



Committee and Date

Housing Supervisory Board

14th March 2024

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 30 November 2023

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

2.00 - 3.00 pm

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 and Tony Parsons

24 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Garry Burchett, Roger Evans, Simon Jones and Dan Thomas.

25 Disclosable Pecuniary Interests

None were declared.

26 Minutes

RESOLVED: That the minutes of the meeting held on 14th September 2023 be approved as a true record and signed by the Chairman.

27 Public Question Time

There were no public questions.

28 Member Question Time

There were no member questions.

29 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 September 2023. The reduction in the number of units forecast since the plan was approved in March 2023 was noted and the Assistant Director Homes and Communities

explained that approval was required from the Housing Supervisory Board in relation to the change in Cornovii Developments Registered office.

The Managing Director of CDL gave an update on the Ellesmere Wharf, Ifton Heath, Oaklands and London Road schemes and noted the challenges that continued in relation to the housing market.

In response to questions the Managing Director of CDL, confirmed that:

- CDL was reviewing the reduction in affordable homes as stated in paragraph 2.3 of the report and hoped that this figure would increase.
- The cost of building homes had decreased slightly and main issue now for developers was selling homes as it was difficult for buyers to obtain mortgages.
- The focus for CDL at present was to sell the homes built and secure a pipeline for the future.
- All the affordable homes built by CDL had an EPC rating A or B.

RESOLVED:

1. That the report be noted.
2. That the change in Cornovii Developments Registered office be approved.

30 Cornovii Developments Limited - Establishment of a Subsidiary Company

Members received the report of the Assistant Director Homes and Communities which sought approval from the Housing Supervisory Board to form a Subsidiary company into which land transactions from the Council can be made with onward sale of the land into CDL.

The Assistant Director Homes and Communities outlined the reasons for establishing a subsidiary company and noted that legal advice had been sought which stated that the establishment of the subsidiary company can reasonably be regarded as part of the Council's fiduciary duty to safeguard public money as well as being a legitimate arrangement under the Local Government Act 1999 to secure best value through continuous improvement in the discharge of its functions with regard to economy, efficiency and effectiveness.

RESOLVED:

1. That the request from Cornovii Developments Limited to establish a subsidiary company limited by guarantee be approved in accordance with the provisions contained within the Shareholder Agreement

2. That any and all actions to facilitate and implement the recommendation 1 above be delegated to the Assistant Director Homes and Communities and the Assistant Director Legal and Governance in consultation with the Chair of the Housing Supervisory Board.
3. That the Assistant Director Legal and Governance be authorised to sign, on the Council's behalf, any document and resolutions to implement recommendations 1 and 2 above.

31 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.

32 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 14th September 2023 be approved as a true record and signed by the Chairman.

33 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.

34 Cornovii Developments Limited - Proposals to establish a Public Open Space Management Company

Members received a verbal update from the Managing Director of Cornovii Developments Limited.

RESOLVED: That the update be noted.

35 Date of Next Meeting

It was noted that the next meeting of the Housing Supervisory Board would be held at 2.00 p.m. on Thursday 14th March 2024.

Signed (Chairman)

Date: