



Shropshire Council
Legal and Democratic Services
Guildhall,
Frankwell Quay,
Shrewsbury
SY3 8HQ

Date: Wednesday, 28 May 2025

Committee: Housing Supervisory Board

Date: Thursday, 5 June 2025

Time: 2.00 pm

Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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
Service Director, Legal and Governance

Members of Housing Supervisory Board

Rosemary Dartnall (Chair)
Greg Ebbs
Brian Evans
Harry Hancock-Davies
Nigel Lumby

Mark Owen
Vivienne Parry
Jon Tandy
Beverley Waite (Vice-Chair)

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 20th March 2025 and 22nd May 2025.

Contact: Shelley Davies on 01743 257718

4 Public Question Time

To receive any public questions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is 12.00 pm, Friday 30th May 2025.

5 Member Question Time

To receive any public questions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is 12.00 pm, Friday 30th May 2025.

6 Cornovii Developments Limited Overview - Presentation

To receive a presentation on Cornovii Developments Limited

7 Cornovii Developments Limited - Update Report (Pages 7 - 18)

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

Contact: Laura Tyler

8 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.

9 Exempt Minutes (Pages 19 - 20)

To confirm the exempt minutes of the Housing Supervisory Board meeting held on 20th March 2025.

10 Cornovii Developments Limited - Exempt Items Update Report (Pages 21 - 44)

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

Contact: Laura Tyler

11 Date of Next Meeting

To note that the next meeting of the Housing Supervisory Board will be held at 2.00 p.m. on 18th September 2025.

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Committee and Date

Housing Supervisory Board

5th June 2025

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 20 March 2025

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 2.54 pm**

Responsible Officer: Shelley Davies

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

Present

Councillor Vince Hunt (Chairman)

Councillors Garry Burchett (Vice Chairman), Rosemary Dartnall, Roger Evans,
Ruth Houghton and Simon Jones

37 Apologies for Absence and Substitutions

None received.

38 Disclosable Pecuniary Interests

None received.

39 Minutes

RESOLVED: That the minutes of the meeting held on 28th November 2024 be approved as a true record.

40 Public Question Time

A public question was received from:

Andrew John Frederick Sceats, in relation to Cornovii Developments Ltd.

The full question and response provided can be found on: [HSB 20.03.25 - Public Questions and responses.pdf](#)

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 2024. It was explained that the number of units forecast to be delivered over the plan period remained at 913 and following market feedback, a decision had been taken to increase the number of properties for private rent.

A member raised concern about the time taken for the legal completion of properties to be purchased by STaR Housing as noted at paragraphs 8.3 and 8.4 of the report. The Strategic Housing & Commissioning Manager explained that the process was expected to be completed within the next three months.

In response to a question regarding the delay in selling completed units, the Managing Director explained that only four properties built by CDL remain unsold at this point and agreed to provide further clarification to why Appendix A referred to a figure of 114 properties.

RESOLVED: That the report be noted.

43 **Summary of Cornovii Developments 2025 Business Plan**

Members received the report of the Assistant Director Homes and Communities which provided a summary of the Cornovii Developments Limited (CDL) 2025 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.

The Assistant Director Homes and Communities noted that the total number of affordable dwellings anticipated to be delivered over the plan period had decreased by 300 units since the 2024 CDL business plan due to the reduced build programme, however, the percentage of total units remained the same for affordable housing.

The Finance Director explained that the major change in this business plan compared to last year is the shift into the private rented sector market which provided a longer-term investment for the Council and addressed a gap in the market for private rent.

The Managing Director added that CDL was keen to increase the number of affordable homes and different tenure homes as part of the business plan and noted the current record of 34% affordable homes delivered, 23% private rented sector, and 43% for open market sale.

RESOLVED: That the Housing Supervisory Board noted the 2025 summary Business Plan and confirmed that the plan met 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 28th November 2024 be approved as a true record.

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 Development Limited 2025 Business Plan

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

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

Signed (Chairman)

Date:

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**Committee and Date**

Housing Supervisory Board

5th June 2025**HOUSING SUPERVISORY BOARD****Minutes of the meeting held on 22 May 2025****In the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
11.00 - 11.10 am****Responsible Officer:** Shelley Davies

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

Present

Councillors Rosemary Dartnall, Greg Ebbs, Brian Evans, Mark Owen, Beverley Waite, Harry Hancock-Davies, Nigel Lumby, Vivienne Parry and Jon Tandy

1 Election of Chairman**RESOLVED:**

That Councillor Rosemary Dartnall be elected Chairman of the Housing Supervisory Board for the forthcoming municipal year.

2 Apologies for Absence

There were no apologies for absence.

3 Appointment of Vice-Chairman**RESOLVED:**

That Councillor Beverley Waite be appointed Vice-Chairman of the Housing Supervisory Board for the forthcoming municipal year.

4 Date of Next MeetingIt was noted that the next meeting of the Housing Supervisory Board would be held at 2.00 p.m. on Thursday 5th June 2025.

Signed (Chairman)

Date:

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Committee and Date

Housing Supervisory Board

5th June 2025

Item

7

Public

Cornovii Developments Limited Update Report

Responsible Officer

Laura Tyler

e-mail:

Laura.tyler@shropshire.ov.uk

1. Synopsis

The purpose of this report is to update the Housing Supervisory Board on the progress of Cornovii Developments Limited (CDL) 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 2025.

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 20th March 2025.
- 2.2. The quarterly monitoring report provides detail on the progress against the approved Business Plan, giving updates on the Company's live and completed schemes at Crowmoor, Ellesmere Wharf, Ifton Heath, The Oaklands 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.
- 2.3. The number of units forecast to be delivered over the plan period remains as forecast in the approved business plan at 582 new homes. The Q4 forecast estimates 21% of the 582 homes to be delivered will be affordable. To date, four sites have been completed delivering 39 affordable homes. One further development is on site and is due to deliver a further 27 affordable homes, plus two specialist accommodation properties.

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 have achieved 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, therefore the climate plan has been met.
- 6.2. All new homes at Ellesmere Wharf 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, therefore the climate plan has been met.
- 6.3. All homes at London Road will have an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A. In addition, all homes at London Road will be electrically heated, utilising ASHP for houses, and electric panel heating for apartments. Therefore, London Road is on target to reach climate plan objectives once complete.
- 6.4. All homes at Oaklands have an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A. In addition, all homes at Oaklands will be fitted with ASHPs to all plots, and a maximum of 1.7 kwp to roofs. Calculated Co2 emissions are (for a typical plot) 0.2 tonnes (vs 6 tonnes produced by a typical household), therefore meeting climate plan objectives.

- 6.5. All homes at The Firth have an EPC rating of A (SAP 2012) producing a carbon saving of 2.86 tonnes per year in comparison to a property with an EPC rating of C, therefore the climate plan has been met
- 6.6. 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.
- 6.7. At all 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.
- 6.8. 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.
- 6.9. 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.
- 6.10. 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 on 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. In accordance with the terms of the Shareholder Agreement, Schedule 1, Shareholder Consent Matters, Part A Corporate Matters, the company shall not, unless it has Shareholder Consent, alter its registered office.

8. Operations and performance of the Company in meeting unmet housing need and objectives contained within the Business Plan

- 8.1. On 20th March 2025 the Housing Supervisory Board approved CDL's 10-year Business Plan which set out its aims to deliver 582 homes over the plan period. The forecast as of Quarter four now continues to forecast a delivery of 582 homes over the plan period.
- 8.2. Ifton Heath has now reached practical completion and is approaching end of defects period in July 2025. CDL have confirmed two properties have completed for Local Authority Housing Fund (LAHF). There has also been the successful sale and purchase of 13 affordable homes to Connexus Housing Group which completed in July 2024. Two properties are now reserved and expected to complete within Quarter one. All other properties have been sold, and all private rented properties have been let.
- 8.3. Ellesmere Wharf site has now reached practical completion and the end of the defects period, one open market sale remains, however this has now been reserved and is expected to complete within Quarter one. A private rented sector homes are occupied. CDL have confirmed four properties completed for Local Authority Housing Fund (LAHF). CDL have confirmed STaR Housing received board approval in July 2024 to purchase 2 x S106 1 bed bungalows from CDL. Legal completion is in process and expected to complete by the end of May 2025.
- 8.4. The Oaklands Development has now reached practical completion and the end of defects period. All open market properties have been sold and all private rented properties have been let. CDL have confirmed four properties completed for Local Authority Housing Fund (LAHF). STaR Housing received board approval in July 2024 to purchase 2 x S106 1 bed bungalows from CDL. Legal completion is in process and expected to complete by the end of May 2025.
- 8.5. CDL are currently on site at London Road and since reporting the six months delay due to the point of connection a new programme of completion has been released with completion of the site forecast for December 2025. CDL have confirmed that six properties have been reserved as first option, five properties have been fully reserved and are currently in the conveyancing process. CDL have 12 private rented sector properties which have all been let and there is a further 10 private rented sector properties are to be handed over. Shropshire Council received Cabinet approval on the 05th March 2024 for STaR Housing to purchase 27 affordable homes on behalf of Shropshire Council, these properties are currently going through conveyancing process.

- 8.6. From the current live and completed schemes, CDL will deliver a total of 249 units, of which 133 will be for market sale, 68 will be affordable tenure and 48 will be for private rent.
- 8.7. CDL aim to deliver 81 private rented homes over the plan period, 22 of which will be on the London Road development.
- 8.8. At section 2.4 Figure 3 of appendix A, CDL set out their sales forecast against the approved business plan.
- 8.9. 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.
- 8.10. At Appendix A section two of the CDL report on the local Social Value generated from their activity, to include percentage of contractors and subcontractors from a Shropshire postcode, employment and training opportunities and number of educational settings supported by CDL activities.

9. Additional Information

- 9.1. 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.

10. Conclusions

- 10.1. 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 relation to live and completed schemes.
- 10.2.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)
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Cllr James Owen - Portfolio Holder for Housing and Leisure
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Cllr Rosemary Dartnall - Chair of Housing Supervisory Board

Local Member – N/A

Appendix A - CDL update report

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Cornovii Development Ltd Quarter Four Monitoring Report Public

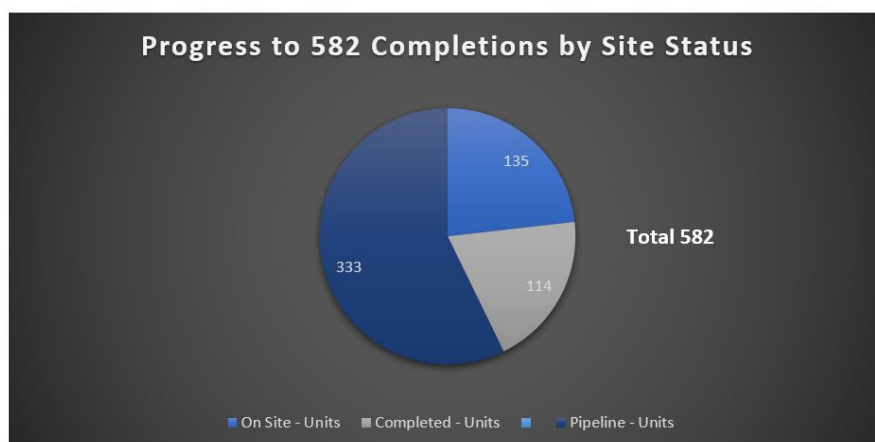
1 Purpose of the report

- 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 2025.

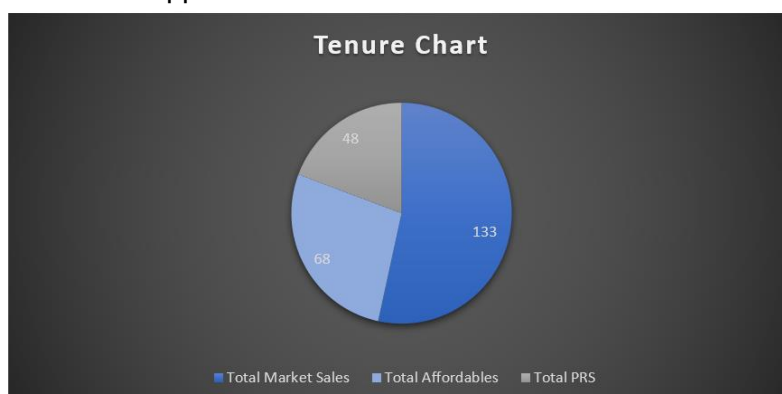
2 Development Summary

- 2.1 A total of seven schemes were approved in the March 2025 Business Plan. The business plan aims to deliver a total of 582 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 582 completions in accordance with the approved business plan:

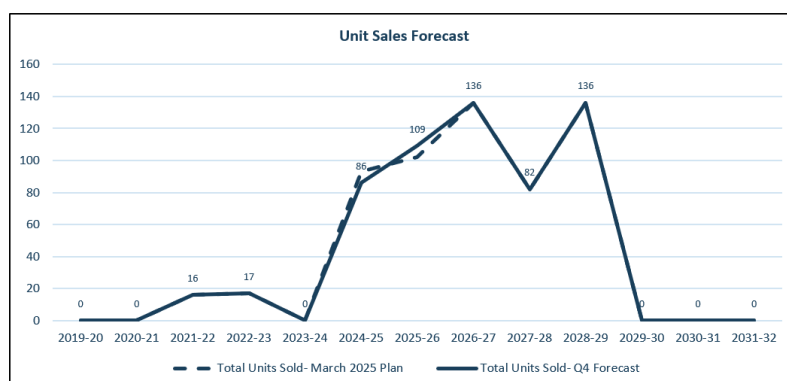


- 2.3 Fig. 2 - Tenure chart approved schemes :

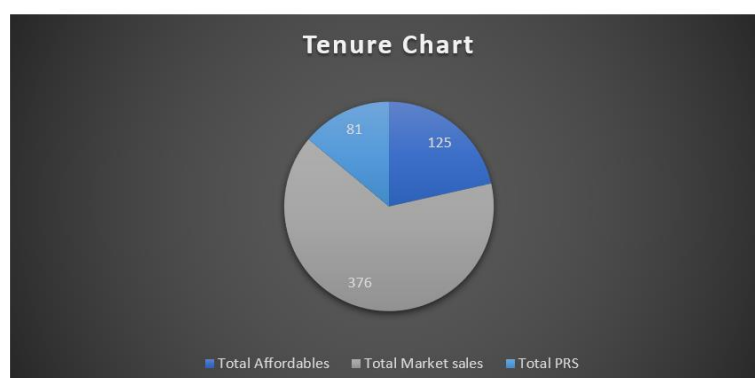


The Q4 forecast estimates 21% of the 582 homes to be delivered will be affordable. To date, four sites have been completed delivering 39 affordable homes (34% across the four completed sites). One further development is on site and is due to deliver a further 27 affordables, plus two specialist accommodation properties.

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	6	6	0	12	21	0	33
Ellesmere Wharf	8	6	0	9	6	8	9	23
Ifton	10	9	6	10	15	10	10	35
Oaklands	10	6	0	7	6	10	7	23
London Road	84	21	8	22	29	84	22	135
					68	133	48	249

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

Homes by house type and bedroom size

1 bed	24	10%
2 bed	65	26%
3 bed	82	33%
4 bed	70	28%
5 bed	8	3%
Total Units	249	

Bungalow	33	13%
House	196	79%
Apartment	20	8%
Total Units	249	

2.8 Number of completions in the plan period against the approved business plan of 582 units:

	Prior Years	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Total
Completions Forecast	119	109	136	82	136	0	0	0	0	582
Outright sales	46	66	103	82	79	0	0	0	0	376
Affordable rent & SO	35	33	0	0	57	0	0	0	0	125
PRS	38	10	33	0	0	0	0	0	0	81

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



2.10 Ifton Heath Development Update

3.1 Ifton Heath Development Update

This scheme has now reached practical completion, and is approaching end of defects period in July 2025, therefore final costs and outturn will follow at the next HSB meeting.

CDL has delivered the following split of tenures:

- 10 Open market sale properties – two are reserved and expected to complete in quarter one. All other sales are complete.
- 10 x PRS to Cornovii Investments (Shropshire) Ltd
- 15 x affordable homes which have been primarily sold to Connexus Housing Association

2.11 Ellesmere Wharf Development Update

This scheme has now reached practical completion, and we have reached end of defects period, therefore final costs and an update on outturn will follow at the next HSB meeting.

CDL has delivered or is delivering the following split of tenures:

- 08 Open market sale properties – one is reserved and is expected to complete in quarter one. All other sales are complete
- 09 x PRS have all been occupied
- 06 x affordable homes, 4 of which have been transferred into the local authority

2.12 Oaklands Development Update

This scheme has now reached practical completion, and we have reached end of defects period, therefore final costs and an update on outturn will follow at the next HSB meeting.

CDL has delivered or is delivering the following split of tenures:

- 10 Open market sale properties – all sold
- 07 x PRS have all been occupied
- 06 x affordable homes, four of which have been transferred into the local authority
-

2.13 London Road Development Update

Since reporting the delay to programme caused by the point of connection, a new re-sequenced programme has been released anticipating a practical completion for December 2025 as opposed to October 2025. A soft launch for sales took place on 11th November and subsequent releases will occur over the course of the rest of the programme.

- 06 x properties have been reserved as first option (buyer has property to sell)
- 05 x properties have been fully reserved and are going through the conveyancing process
- 12 x PRS are fully occupied
- 10 x PRS to be handed over
- 27 x Affordable homes to be sold to Shropshire Council via STAR – **not yet completed.**

2.14 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 Green – 60%
- Ellesmere Wharf – 65%
- The Oaklands – 95%
- London Road – 65% to date

2.15 Average EPC and carbon savings – the position hasn't changed since the last HSB meeting. However, we are waiting for the new SAP methodology to be confirmed, these ratings will then be updated. There has been no confirmation when the new methodology for assessment will be released:

- 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.

- Oaklands - The final EPC rating is 'B' (SAP 10), with a score of 86. The Environmental Impact Rating is 'A'. Calculated Co2 emissions are (for a typical plot) 0.2 tonnes (vs 6 tonnes produced by a typical household).

2.16 Employment & training:

- Ifton Green – Six apprentices were supported on site.
- Ellesmere Wharf – Six apprentices were supported on site.
- The Oaklands - 16 apprentices have been supported on site.
- London Road - 6 apprentices have been supported on site to date; 1 apprentice has been employed by the contractor.

2.17 Number and detail of Education settings supported by CDL activities

- Preliminary plans were underway to invite the local school and college to the Showhome and site to showcase London Road and its eclectic offering in housing type, tenure and affordability to the Shrewsbury market. These plans were delayed due to the point of connection, the CDL marketing team will invite the local school and college for after the school holidays.
- A GCSE work experience student spent a week in the CDL development Team week commencing 19th May 2025 from Meole Brace School; the placement was a great success
- Ifton Heath – Pupils at St Martins School took 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 were:
 - Levi Lane
 - Miners Way
 - Old School Avenue

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

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