

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

Date: Wednesday, 10 September 2025

Committee:
Housing Supervisory Board

Date: Thursday, 18 September 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)
Beverley Waite (Vice-Chair)
Greg Ebbs
Brian Evans
Harry Hancock-Davies

Nigel Lumby
Mark Owen
Vivienne Parry
Jon Tandy

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 - 4)

To confirm the minutes of the Housing Supervisory Board meeting held on 5th June 2025.

Contact: Shelley Davies on 01743 257718

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 12.00 pm, Friday 12th September 2025.

5 Member Question Time

To receive any question of which Members of the Council have given notice. The deadline for this meeting is 12.00 pm, Friday 12th September 2025.

6 Cornovii Developments Limited - Update Report - Quarter 1 (Pages 5 - 16)

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

Contact: Laura Tyler

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 5th June 2025.

9 Cornovii Developments Limited - Exempt Items Update Report - Quarter 1 (Pages 19 - 36)

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

Contact: Laura Tyler

10 Date of Next Meeting

To note that the next meeting of the Housing Supervisory Board will be held at 2.00 p.m. on 27th November 2025.

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Committee and Date

Housing Supervisory Board

18th September 2025

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 5 June 2025

In the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

2.00 - 3.15 pm

Responsible Officer: Shelley Davies

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

Present

Councillor Rosemary Dartnall (Chairman)

Councillors Greg Ebbs, Brian Evans, Harry Hancock-Davies, Mark Owen, Vivienne Parry, Jon Tandy and Beverley Waite (Vice-Chair)

5 Apologies for Absence and Substitutions

An apology for absence was received from Councillor Nigel Lumby.

6 Disclosable Pecuniary Interests

Councillor Jon Tandy noted that one of the sites referred to in agenda item 10 (Cornovii Developments Limited - Exempt Items Update Report) was near his home.

7 Minutes

RESOLVED: That the minutes of the meeting held on 20th March and 22nd May 2025 be approved as a true record.

8 Public Question Time

A public question was received from:

John Palmer, in relation to Cornovii Developments Ltd.

The full question and response provided can be found on:

[HSB 05.06.25 - Public Question with response.pdf](#)

9 Member Question Time

There were no member questions.

10 Cornovii Developments Limited Overview - Presentation

The Managing Director gave a presentation which provided an overview of Cornovii

Developments Limited, explaining its purpose, governance structure, and the roles of the Housing Supervisory Board, CDL board, and CDL team.

In response to questions the Managing Director confirmed that:

- The Housing Supervisory Board was responsible for appointing the chairman of CDL and explained that the process involved.
- The lettings policy and key contacts for CDL would be circulated to members after the meeting.
- CDL was exploring innovative housing solutions, such as launching a "help to own" product in partnership with private investors and a nationwide lender, allowing tenants to save for a deposit and purchase a property after three years, with mortgage costs aligned to current rent payments.
- Most properties were built using a timber frame to allow for future adaptations such as hoists and were therefore "homes for life".
- A timeline of CDL's company history, including board appointments, setup, first house sale, and site completions, would be shared after the meeting.
- CDL had built 124 homes to date and currently had 84 homes under construction at the London Road site, with additional planning applications for 386 homes and about 220 more in the pipeline.
- The completed homes included a mix of open market, private rented, and affordable units and development was focussed on challenging regeneration sites that often required external intervention and funding.
- A dedicated member briefing to allow board members to ask detailed questions and gain a deeper understanding of CDL's operations, history, and financials would be arranged before the next scheduled meeting.
- CDL started with an original £14 million loan at the beginning of the company, which later became a revolving loan facility with a 10-year timeframe.
- CDL operated with a very small team, currently about 4.5 full-time equivalent staff, which meant overheads were kept low. It was agreed that the latest operating costs would be provided after the meeting.

RESOLVED: That the presentation be noted.

11 Cornovii Developments Limited - Update Report

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

The Strategic Housing & Commissioning Manager introduced the report and referred to Appendix A which provided detail of the company's activity to the end of March 2025, noting that CDL was on track to deliver 582 homes over the 10-year business plan, with 21% forecast as affordable housing.

In response to a question from a member the Strategic Housing & Commissioning Manager confirmed that there were two specialist accommodation units located on London Road commissioned for clients with learning disabilities.

RESOLVED: That the report be noted.

12 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.

13 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 20th March 2025 be approved as a true record.

14 Cornovii Developments Limited - Exempt Items Update Report

Members received an exempt report from the Assistant Director - Joint Commissioning.

RESOLVED: That the report be noted.

15 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 18th September 2025.

Signed (Chairman)

Date:

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Committee and Date

Housing Supervisory Board
19th September 2025

Item

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 details of the Company's activity to the end of June 2025.

2. Executive Summary

- 2.1 The report in Appendix A provides the Housing Supervisory Board with an update from Cornovii Developments Limited (CDL) on the Company's progress against the Business Plan which was approved by the Housing Supervisory Board in March 2025.
- 2.2 The quarterly monitoring report from CDL provides detail on the progress against the approved Business Plan, giving updates on the Company's live and completed schemes at Ifton Heath, Ellesmere Wharf, The Oaklands and London Road. It includes 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 Q1 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 Housing Service 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 development 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, Ellesmere Wharf and The Frith have achieved an EPC rating of A (SAP 2012), producing carbon savings of approximately 2.86 to 2.93 tonnes per year compared to a property with an EPC rating of C. Homes at Oaklands have an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A, with calculated CO2 emissions of 0.2 tonnes per year.
- 6.2 London Road homes are forecast to achieve an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A, with electric heating systems and photovoltaic panels. These measures demonstrate CDL's commitment to meeting climate plan objectives.

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 The reports provided by CDL for both Public and Exempt shown in appendices have been considered by the CDL monitoring board and

CDL have been requested to amend or provide the following information.

- Graph 2.7 in the public report to be amended to highlight figures for those sites completed and live, as per appendix A this has now been completed.
- Graph 2.8 in the public report to be RAG rated please and context to be provided to show if these figures are on target.
- Details in relation to completed sites are removed from reports and included as an additional appendix.

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

- 8.1 CDL's 10-year Business Plan aims to deliver 582 homes over the plan period. The Q1 forecast continues to project delivery of 582 homes. Completed schemes include Ifton Heath, Ellesmere Wharf, and The Oaklands. London Road is currently on site with completion forecast for December 2025.
- 8.2 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. CDL aims to deliver 81 private rented homes over the plan period, 22 of which will be on the London Road development.

9. Additional Information

- 9.1 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 support educational settings within the locality of its development sites. Apprenticeship opportunities have been provided across all sites, with 6 to 16 apprentices supported per site. CDL has also engaged with local schools and colleges through site visits and work experience placements.
- 9.2 The performance of CDL is also monitored by the Council's Housing Service, with further oversight provided by 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.

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)

Cllr James Owen - Portfolio Holder for Housing and Leisure

Cllr Rosemary Dartnall - Chair of Housing Supervisory Board

Local Member – n/a

Appendix A

CDL monitoring report

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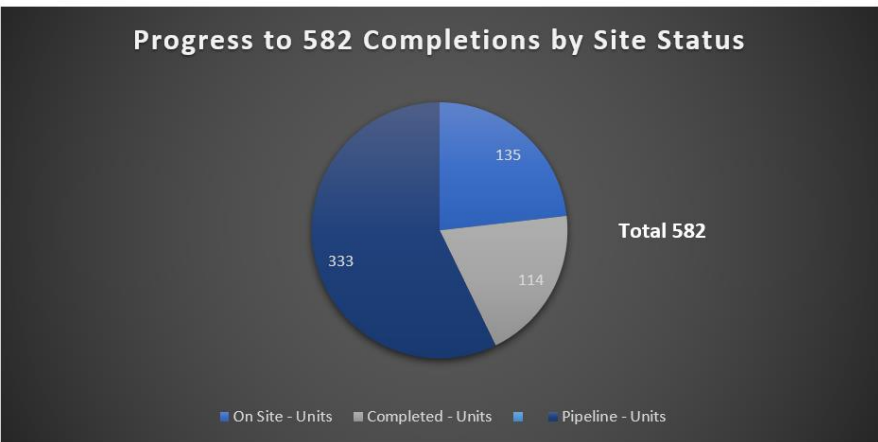
Cornovii Development Ltd Quarter One Monitoring Report Public

1 Purpose of the report

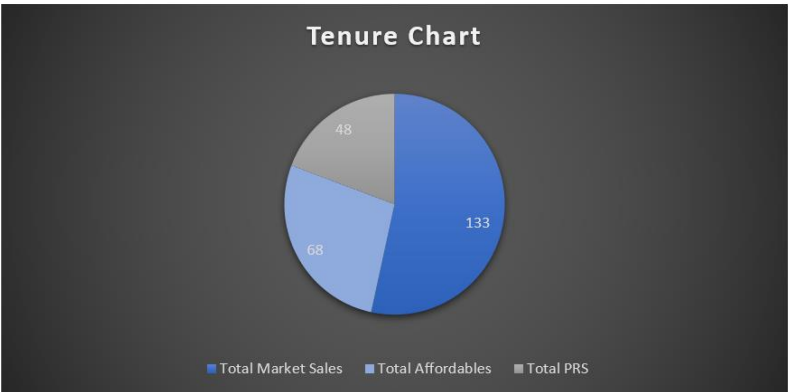
- 1.1 The purpose of the Monitoring Report is to update Housing Supervisory Board members on Cornovii Development Limited CDL activity to the end of June 2025.

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:

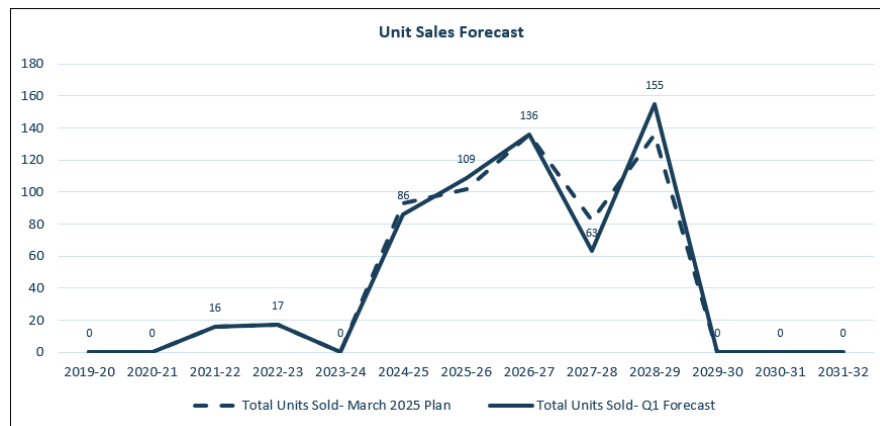


- 2.3 Fig. 2 - Tenure chart approved schemes :

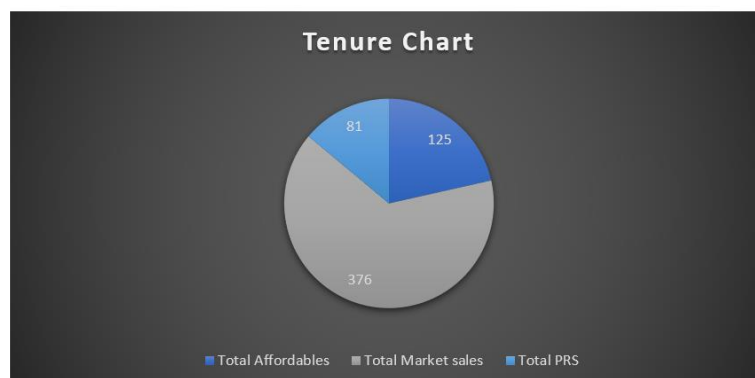


The Q1 forecast estimates 21% of the 582 homes to be delivered will be affordable. To date, four sites have been completed delivering 39 affordable homes (34% across the four completed sites). One further development is on site and is due to deliver a further 27 affordable, plus two specialist accommodation properties.

2.4 Fig. 3 – Sales forecast within the approved business plan and as at Q1



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
Completed Sites								
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
Total Completed Sites	49	27	12	26	39	49	26	114
London Road (Live)	84	21	8	22	29	84	22	135
Total (All)					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

	Completed Sites	Live Sites	Total	
1 bed	8	16	24	10%
2 bed	36	29	65	26%
3 bed	50	32	82	33%
4 bed	20	50	70	28%
5 bed	0	8	8	3%
Total Units	114	135	249	

	Completed Sites	Live Sites	Total	
Bungalow	17	16	33	13%
House	97	99	196	79%
Apartment	0	20	20	8%
Total Units	114	135	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	63	155	0	0	0	0	582
Outright sales	46	66	103	63	98	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)



3.1 Ifton Heath Development Update

This scheme has now reached practical completion, CDL has delivered the following split of tenures:

- 10 x Open market sale properties – one is reserved and expected to complete in quarter two. 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 Group

3.1.1 Ellesmere Wharf Development Update

This scheme has now reached practical completion, CDL has delivered the following split of tenures:

- 8 x Open market sale properties – all sales are complete
- 9 x PRS have all been occupied
- 6 x affordable homes, all of which have been transferred into the local authority

3.1.2 Oaklands Development Update

This scheme has now reached practical completion, CDL has delivered or is delivering the following split of tenures:

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

3.1.3 London Road Development Update

CDL is on site with practical completion due in December 2025. The sales are progressing as follows

- 2 x properties have been reserved as first option (buyer has property to sell)
- 6 x properties have been fully reserved and are going through the conveyancing process
- 1 x help to own property has been reserved
- 8 further homes are released and available for sale

The private rental homes are progressing as follows:

- 12 x PRS are fully occupied
- 10 x PRS to be handed over

A further 27 x Affordable homes are to be sold to Shropshire Council via STAR, legal completion is due 5th September 2025. It should be noted four of those properties are now available and remain unoccupied, an exchange has not yet been achieved between CDL and Shropshire Council.

2.10 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

2.11 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).

2.12 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.

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

- Preliminary plans were underway to invite the local school and college to the show home and site to showcase London Road and its eclectic offering in housing type, tenure and affordability to the Shrewsbury market. These plans were delayed, the CDL marketing team will now invite the local school and college 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

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

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