

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

Date: Wednesday, 19 November 2025

Committee: Housing Supervisory Board

Date: Thursday, 27 November 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, Governance and Planning

Members of Housing Supervisory Board

Rosemary Dartnall (Chairman)
Beverley Waite (Vice-Chairman)
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 18th September 2025.

Contact: Shelley Davies on 01743 257718

4 Public Question Time

To receive any questions from members of the public of which notice has been given. The deadline for this meeting is 12.00 pm, Friday 21st November 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 21st November 2025.

6 Cornovii Developments Limited - Update Report (Pages 5 - 14)

To receive the Cornovii Developments Limited Update Report from the Service 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 15 - 16)

To confirm the exempt minutes of the Housing Supervisory Board meeting held on 18th September 2025.

9 Cornovii Developments Limited - Exempt Items Update Report (Pages 17 - 58)

To receive the Cornovii Developments Limited Exempt Items Update Report from the Service 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 Thursday 19th March 2026.

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Committee and Date

Housing Supervisory Board

27th November 2025

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 18 September 2025

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

2.00 - 3.00 pm

Responsible Officer: Shelley Davies

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

Present

Councillor Rosemary Dartnall

Councillors Beverley Waite (Vice-Chair), Brian Evans, Nigel Lumby, Mark Owen, Jon Tandy and George Hollyhead (substitute for Harry Hancock-Davies)

16 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Harry Hancock-Davies and Greg Ebbs.

17 Disclosable Pecuniary Interests

None received.

18 Minutes

RESOLVED: That the minutes of the meeting held on 5th June 2025 be approved as a true record.

19 Public Question Time

Public questions were received from:

Andrew Sceats and John Palmer in relation to Cornovii Developments Ltd.

The full questions and responses provided can be found on: [HSB 18.09.25 - Public Questions Responses.pdf](#)

20 Member Question Time

There were no member questions.

21 Cornovii Developments Limited - Update Report - Quarter 1

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

The Service Director - Commissioning and Managing Director introduced the report and provided detail of the company's activity, noting that 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.

In response to questions from members the Managing Director confirmed that:

- The preferred contractor for the SUE West development had not been chosen yet and clarified that previous contractors for other sites had been Shropshire-based.
- The revised business plan was being prepared and due to be presented to the CDL Board and Star Housing in October. He explained that the business plan required officer sign-off before it can be brought to the Housing Supervisory Board.
- Members would be able to see the draft business plan at the away day but noted that some technical work may still be ongoing at that point.
- The colour representing affordable housing had swapped between the two tenure charts in the quarterly monitoring report and this would be standardised in future reports to avoid confusion.
- The report did not provide a breakdown of the sizes of affordable houses and agreed to circulate a detailed breakdown of all affordable houses delivered to date, including property type and size, after the meeting.
- There was a demand for larger (four-bedroom) affordable houses, and this was being considered in future planning.
- A number of homes were sold to Connexus early in CDL's operations which had been identified as needed within the local community at that time, however, CDL's current preference was to position all affordable homes within the Housing Revenue Account.
- The Help to Own scheme addressed the challenges for buyers who can afford rent and mortgage payments but struggle with a deposit. He added that CDL was monitoring uptake of the scheme and was keen to expand the product, subject to business plan constraints.
- The majority of Help to Own homes were two and three bedroom properties, with a limited number of four-bedroom homes also available.
- The risks involved with the Help to Own scheme included changes in residents' circumstances and ensuring capital receipts after three years. It was explained that the agreement allows for flexibility up to five years.

RESOLVED: That the report be noted.

22 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.

23 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 5th June 2025 be approved as a true record.

24 Cornovii Developments Limited - Exempt Items Update Report - Quarter 1

Members received an exempt report from the Service Director - Commissioning.

RESOLVED: That the report be noted.

25 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 27th November 2025.

Signed (Chairman)

Date:

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Committee and Date

Housing Supervisory Board

27th November 2025

Item

6

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 September 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, Crowmoor, 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 Q2 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.

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 Q2 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 Two Monitoring Report Public

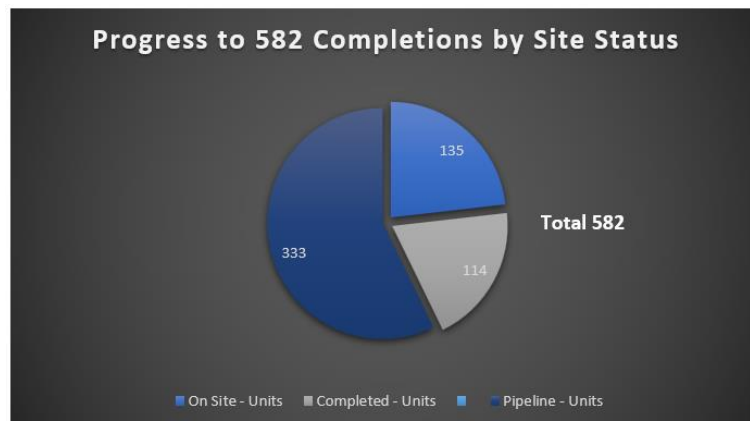
1 Purpose of the report

- 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 September 2025.

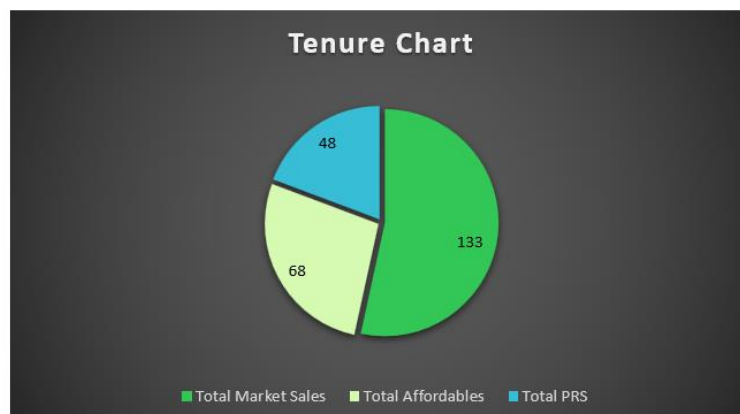
2 Development Summary

- 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:

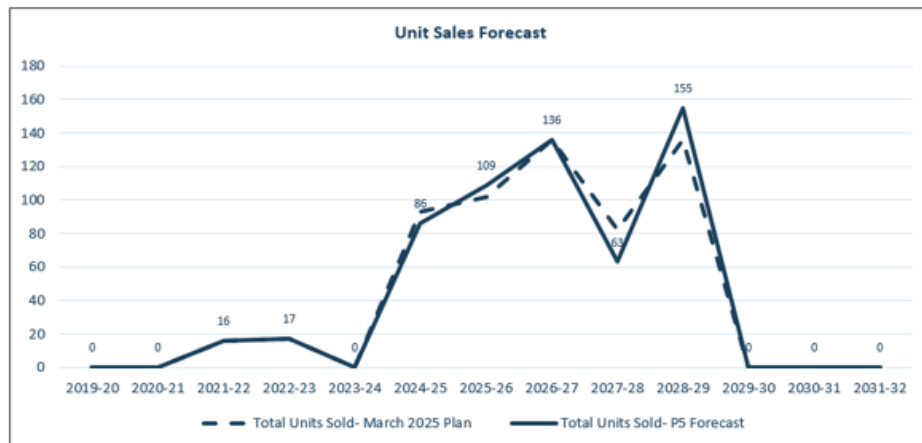


- 2.3 Fig. 2 - Tenure chart approved schemes :

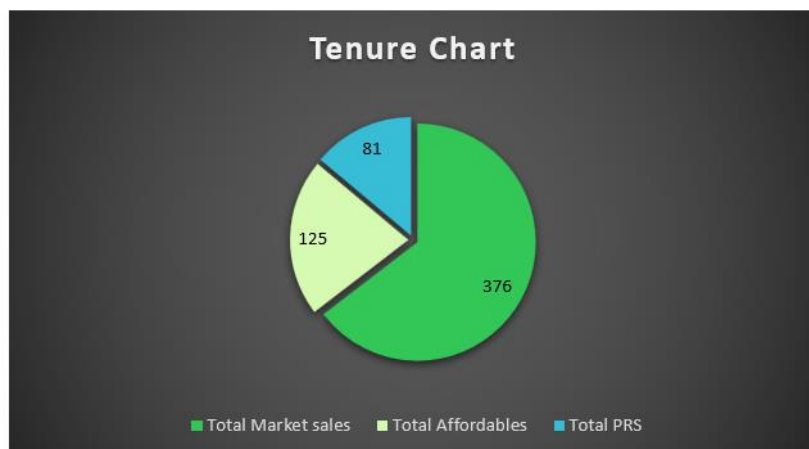


The Q2 forecast estimates 21% of the 582 homes to be delivered will be affordable. To date, four sites have been completed delivering 39 affordable homes (34% across the four completed sites). One further development is on site and has delivered a further 27 affordable, plus two specialist accommodation properties.

2.4 Fig. 3 – Sales forecast within the approved business plan and as at Q2



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 (marketed as Ifton Green) Development Update

Scheme has achieved practical completion and is now in the defect's liability period. All OMS plots are sold, all PRS plots are now occupied, all affordable S106 units are sold.

3.1.1 Ellesmere Wharf Development Update

Scheme has achieved practical completion and final defect works are being completed (defect period expired in August 2025).

All OMS plots are sold, all PRS plots are now occupied, all affordable S106 units are sold.

Two affordable properties were acquired by Shropshire Council/STAR.

3.1.2 Former Oaklands Primary School Development Update

Scheme has achieved practical completion and final defect works are being completed (defect period expired in September 2025).

All OMS plots are sold, all PRS plots are now occupied, all affordable S106 units are sold.

Two affordable properties were acquired by Shropshire Council/STAR.

3.1.3 London Road (marketed as Charles View) Development Update

Work is progressing well on site, CDL is working with SJ Roberts to deliver the phase 1 plots, final practical completion is forecast for 5th December 2025.

Two plots were identified for major adaptations to meet the needs of households identified by Shropshire Council and legal completion has been achieved.

27no. S106 homes have been sold to Shropshire Council/STAR for £3,853,500. STAR Housing will manage the onward sale of the shared ownership homes.

All private rent homes are let.

The show homes were launched in October 2025

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

- London Road – 65% to date

3.3 Average EPC rating and carbon savings for current schemes.

- London Road - The typical EPC rating is 'B' (SAP 10), with a score of 82. 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).

3.4 Employment & training on current schemes:

- London Road - 6 apprentices have been supported on site to date; 1 apprentice has been employed by the contractor.

3.5 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

3.6 Private Rented Sector Update

CDL entered into the PRS market in January 2025 across four of our sites. CDL have 38 PRS properties, all the homes are let.

CDL has launched a Rent to Own product, this allows potential homeowners to rent their home for three years with an option to buy after that period. The product is being piloted on CDL's London Road scheme. One reservation has been received with a further one working through the application process. The rent to own product is backed by a specific ISA and mortgage products related to savings in the ISA. The product looks to encourage renters to save a deposit and gives them certainty around mortgage products, monthly costs for a mortgage and other costs such as stamp duty associated with the purchase. It is a product targeted at first time buyers.

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

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