



## REPORT

### 5. Background

- 5.1 Cornovii Developments Ltd, Shropshire Council's wholly-owned Local Housing Company, has been progressing the development of its first two sites at Overton Road, Ifton Heath and Frith Close, Monkmoor, Shrewsbury.
- 5.2 The report in Appendix A, provides an update on the development progress since the last meeting of the Housing Supervisory Board on 5<sup>th</sup> September 2019.

### 6. Additional Information

- 6.1 None.

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

None.

**Cabinet Member (Portfolio Holder)**

Cllr. Robert Macey.

**Local Member**

Cllr. Steve Davenport & Cllr. Pam Moseley.

**Appendix A**

Cornovii Developments Ltd - Sites Update Report.

## Appendix A



# Cornovii Developments Sites Update Report

31<sup>st</sup> October 2019

## 1 Purpose

- 1.1 To update the Housing Supervisory Board with the progress of the first two sites.

## 2 Introduction

- 2.1 The Company has been progressing the development of its first two sites at Overton Road, Ifton Heath and Frith Close, Monkmoor, Shrewsbury. The works we are undertaking, their outcomes and the outputs, is making certain that the projects are managed in accordance with shareholder expectations, ensuring that risk is managed, cost is controlled, and quality delivered.

## 3 Surveys

- 3.1 Surveys have been undertaken at both sites and are due for completion within the coming weeks.
- 3.2 The progress of the surveys are as follows:
  - Acoustic — survey / testing for train / road noise etc: surveys completed and awaiting reports.
  - CAT Scans / SUMO / Electro Detection: surveys done and have been issued to Willmott Dixon.
  - CCTV Existing Drainage System: surveys done.
  - Geotechnical Investigation/Soils Report: completed w/c 07.10.19.
  - Tree Protection and survey: survey completed and awaiting reports.
  - Topographical Survey: completed and issued to Willmott Dixon.

- Ecological Survey: survey completed for Frith Close; reports awaited.
  - Services Records: completed and issued to Willmott Dixon.
- 3.3 The services records search shows a large stormwater sewer pipe under the building at Frith Close. Further investigations are required to confirm that this is redundant. Other than this issue, the surveys do not to date reveal any insurmountable problems, which is positive news as this had been identified as a potential risk.
- 3.4 The DNA analysis of bat droppings at Overton Road is expected by 1 November 2019. In anticipation of receipt of the analysis a meeting has been arranged to discuss mitigation and licencing implications. Depending upon the results this may have an impact on potential start dates.

#### **4 Appointments**

- 4.1 The appointments for legal advice and marketing & sales have been approved by the Cornovii Board subject to loan arrangements completing. Both appointments were subject to competitive tendering exercises.
- 4.2 The optimal procurement route for Contract Management, Quantity Surveying and Clerk of Works services is currently being assessed. The Company will report to Cornovii Board at its November meeting on the options available, to which the Board will determine its preferred route.

#### **5 Design Workshop**

- 5.1 We are hosting a design workshop on Tuesday 29 October 2019, the focus of which will be the development of a “One Scheme”. The workshop will examine the following issues;
- Healthy Housing
  - Environmental Sustainability
  - Placemaking / Place Keeping
  - Homes for our ageing population
  - Technology and Modern Methods of Construction.

## **6 Community Involvement and Stakeholder Engagement**

- 6.1 As part of our commitment to responsible development we recognise the strength and necessity of meaningful community and stakeholder engagement. To ensure that we are able to reach, and to give opportunity for involvement to as many people as possible we are creating community portals.
- 6.2 The portals, unique to each development, will provide up to date information on the development, answer frequently asked questions and provide information as to how people can access training and employment opportunities, and importantly purchase or rent our homes. The portals will be accessed from the Company website currently under construction. The portals will supplement and enhance community meetings.