

CORNOVII DEVELOPMENTS LIMITED - DEVELOPMENTS UPDATE REPORT

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1. Summary

- 1.1 The following report provides the Housing Supervisory Board with an update from Cornovii Developments Limited on the progress of the two development sites at Overton Road, Ifton Heath and Frith Close, Monkmoor, Shrewsbury; since the previous meeting of the Board on 31st October 2019.

2. Recommendation

- 2.1 That the Housing Supervisory Board notes the Cornovii Developments Limited Sites Update Report.

3. Risk Assessment and Opportunities Appraisal

- 3.1 N/A.

4. Financial Implications

- 4.1 N/A.

REPORT

5. Background

- 5.1 Cornovii Developments Limited, 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 31st October 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 Limited - Developments Update Report



Cornovii Developments Limited

Developments Update Report 21st November 2019

1 Purpose

- 1.1 To update the Housing Supervisory Board with the progress of the first two development 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. Since our last update to the Housing Supervisory Board, several key actions and key activities have taken place as outlined in this report.

3 Recommendations

- 3.1 That the Housing Supervisory Board notes the Cornovii Developments Limited Sites Update Report.

4 Surveys

- 4.1 Survey at both sites (with the exception of the Geo-Environmental which is having additional ground gas measures) have now been completed. Reports have been issued to Willmott Dixon. A preliminary Geo-Environmental report has been produced, also issued to Willmott Dixon.
- 4.2 The completed surveys are as follows:
 - Topographical Survey
 - Utility Survey
 - CCTV Survey
 - Acoustic
 - Arboricultural Survey
 - Geotechnical Investigation (additional ground measures on-going)
 - Ecology Surveys.

- 4.3 The DNA analysis of bat droppings at Overton Road has now been completed. The findings show that the droppings in the central part of the roof are from 'Lesser Horseshoe Bats'. They are considered to be from occasional, or episodic, use, so do not present a significant issue.
- 4.4 However, given the nature of the buildings and the species present, we will not be able to start works that will impact on the older buildings until mid-March. We are now in the process of consulting with individuals with particular expertise on Lesser Horseshoe's and will develop a bat strategy accordingly.

5 Appointments

- 5.1 Martin Kelly has been appointed as interim Director of Development. Martin is to replace Claire Nangle as lead and most senior officer working on behalf of Cornovii Developments.
- 5.2 The formal appointment of legal services is anticipated imminently. With the formal appointment of sales and marketing services to take place by the end of November 2019.
- 5.3 Upon the formal appointment of legal services, contract negotiations with Willmott Dixon will commence. We expect to have Willmott Dixon in contract by the end of November 2019. When in contract, Willmott Dixon will move forward with the detailed design of both sites.
- 5.4 Confirmation of the appointment of Contract Management, Quantity Surveying and Clerk of Works Services is expected shortly.

6 Design Workshop

- 6.1 Design workshops took place on Tuesday 29th September 2019, the focus of which was the further development of a "One Scheme".
- 6.2 The Cornovii Workshop was attended by 23 people including external partners from Willmott Dixon, Cundall Engineers and AHR Architects, who acted as expert session facilitators. The sessions focused on the key areas for Shropshire Council of; Climate Emergency, Housing and Place and Health and Innovation.

- 6.3 The outputs provided a range of solutions for Cornovii to consider in the planning, design, construction and management of the One Scheme. In addition, the solutions proposed have application across all development activity undertaken by the company and will be used to inform the design development of Cornovii's standard house type, "The Shropshire Home". Proposals for behavioural changes, awareness and community involvement will be captured in the company's Social Value Strategy and considered in procurement processes.
- 6.4 Feedback during and following the workshop has been positive and it is the case that participants want to continue to engage at a strategic level. Applying the solutions proposed, Cornovii will now work with partners and stakeholders to understand what is deliverable and financially viable in the short-term and set aspirations for the longer-term. It is proposed to reconvene the group once a model for the One Scheme has been developed to seek their views on the design development.
- 6.5 It is also the intention to reconvene the group ahead of submission of the Planning Applications for Frith Close and Overton Road to seek views on how the design development process for these sites has concluded and how the "Shropshire Home" has evolved.