

## Housing Supervisory Board

5<sup>th</sup> November 2020

### Item 5, Member Question Time

#### Question 1

**CLLR BODDINGTON:** *The launching of Cornovii Developments Limited by Shropshire Council has been welcomed by councillors. Along with ensuring enough housing is built, our council also wishes to promote high quality design. What plans does the Housing Supervisory Board have to promote design of the highest quality through Cornovii Developments and thereby provide exemplars for other developers?*

#### **Response:**

Cornovii Developments Limited (CDL), Shropshire Council's wholly owned Local Housing Company, has been established to achieve a number of the Council's aims and objectives, the primary being to 'address unmet housing need in the County'.

The vision for Housing in Shropshire, as defined in the Housing Strategy, states that:

'All homes are well designed, decent homes of high quality, which will protect Shropshire's unique urban and rural environments and ensure it is a great place to live....'.

Cornovii Developments has responded with a commitment to realising this vision across its ambitious five-year development programme of over 950 homes; with its corporate values of Quality, Service, Community, and Sustainability.

The Housing Supervisory Board represents the Council as sole Shareholder of Cornovii Developments. It receives regular reports on the company's business and takes a close interest in how it is progressing its activities to meet and exceed the Council's Planning and Building Control standards.

In particular Cornovii Developments intends to promote high quality design through the adoption and monitoring of challenging build standards. These include, adopting the larger 'Nationally Described Space Standard'; and all homes being built to a high Fabric Specification, to limit the impact of development on the environment.

Specifically, Cornovii Developments have set out three levels of building fabric standard for their new homes: Their minimum Eco Standard, which is 20% higher than building regulations and has an Energy Performance Certificate (EPC) Rating of B; an Eco Smart Standard with an EPC of A; and a Carbon Neutral Standard which matches those of Passive House.

Each development will be tailored to meet unique local requirements and designed by carefully selected architects; using quality products and where possible local builders and companies to maximise the Shropshire Pound.

Given the Council's Climate Emergency Declaration and commitment to Carbon Reduction, it is more important than ever to lead by example and demonstrate that value for money, quality and innovation is achievable on all new homes.

The Housing Supervisory Board supports the ambitions that the Council has set for Cornovii Developments in establishing the company, is positive about the future growth of high-quality housing in Shropshire and looks forward to seeing them deliver much needed new homes, to ensure everyone can live in the 'Right Home and in the Right Place'.