



Committee and Date

Housing Supervisory Board

11th February 2021

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 5 November 2020

In the THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

2.00 - 2.55 pm

Responsible Officer: Shelley Davies

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

Present

Councillors Mark Jones (Chairman), Pauline Dee, Rob Gittins, Vince Hunt, Simon Jones, Heather Kidd, Cecilia Motley, Tony Parsons and Keith Roberts

47 Apologies for Absence and Substitutions

No apologies for absence were received.

48 Disclosable Pecuniary Interests

None were declared.

49 Minutes of the Meeting Held on 11th June 2020

RESOLVED: that the minutes of the meeting held on 11th June 2020 be approved as a true record and signed by the Chairman.

50 Public Question Time

There were no public questions.

51 Member Question Time

A Member question was received from Councillor Andy Boddington as follows:

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?

The following response was read out by the Assistant Director - Homes & Communities:

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'.

52 **Housing Supervisory Board Terms of Reference Review and Governance**

Members received the report of the Assistant Director - Homes & Communities in relation to the Housing Supervisory Board Terms of Reference review and governance.

The Assistant Director - Homes & Communities explained that it had been 14 months since the Housing Supervisory Board agreed the Board's Terms of Reference as detailed in Appendix A and there was an opportunity now to review these and ensure they remain fit for purpose whilst reflecting the growth of the company.

RESOLVED:

That a report to review the governance arrangements in place for the Council as Shareholder of Cornovii Developments Limited and the Terms of Reference of this meeting, attached in Appendix A be presented to the next meeting of the Housing Supervisory Board.

53 Consent to Appoint Cornovii Developments Limited Board of Directors

Members received the report of the Assistant Director - Homes & Communities which required consent from the Housing Supervisory Board to appoint the Cornovii Development Limited (CDL) Board of Directors.

The Assistant Director - Homes & Communities informed Members that it was an agreement under the 'Shareholder Consent Matters' that approval was given by the Housing Supervisory Board for all board appointments and changes and formal consent was required for the appointment of the following Directors to support Harpreet Rayet as Managing Director and Chair:

Independent Board Members

- Chris Poulton (nominated Vice Chair)
- Derek Humphreys
- Richard Cambray

Council Officer Board Members

- Hayley Owen – Growth Programme & Strategy Manager
- Leela Cottey – Senior Property Commissioning Officer.

Council Nomination

- Tim Pritchard – Shrewsbury Programme Manager.

RESOLVED:

That the Housing Supervisory Board approves the appointment of the Cornovii Board of Directors as detailed above and listed in section 7 of the report.

54 Cornovii Developments Limited Update Report

Members received the report of the Assistant Director Homes and Communities which gave an update from Cornovii Developments Limited (CDL) on the company's progress since the last meeting of the Board.

The Assistant Director Homes and Communities informed Members that the report provided an update in relation to the first three sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, Ifton Heath and noted the following points in relation to each site:

Crowmoor

Planning permission for this site was granted in August following the submission of a planning application in April 2020 for 33 homes and details were summarised at paragraph 4 of Appendix A.

Overton Road, Ifton Heath

Following feedback and review of the draft local plan, a revised scheme for 36 units has been prepared as detailed at Appendix B of the report with a new planning application submitted in November and a planning decision anticipated by March 2021.

Ellesmere Wharf

A residential development of 23 homes was now proposed at this site and details were summarised at paragraph 6 of Appendix A and a proposed site plan was attached at Appendix C.

The Assistant Director Homes and Communities referred to the planned Virtual Tour of the sites due to take place on the 20th November 2020 on Microsoft Teams and explained that the tour will show the Board and other stakeholders the proposed Cornovii pipeline, allowing stakeholders to have sight of current and future opportunities.

It was explained to the Board that CDL was exploring other ways to address unmet housing need across the county and had recently issued a tender opportunity to advise on the market opportunities for Private Rental Sector Housing (PRS) within Shropshire. The Assistant Director Homes and Communities added that the findings from this report would support a business case for funding to deliver a comprehensive PRS offer for Shropshire with the aim to include a business case for PRS in Shropshire within Shropshire Council's capital strategy in February 2021.

Members were informed that CDL had awarded a contract to provide the company with branding and marketing services for a period of 18 months to Reech Media, based in Shrewsbury. It was noted by the Assistant Director Homes and Communities that as part of the contract Reech were working with the CDL to develop a new company logo, a social media launch strategy and a new website set to be launched at the end of January 2021.

The Managing Director of CDL, in response to a Member's query regarding the report into the Private Rental Sector, noted that this was a great opportunity for CDL and added that it was envisaged that CDL would work with a specialist management company to address issues such as Anti-Social Behaviour. The Assistant Director Homes and Communities added that CDL would be looking to set a challenge to other private landlords by demonstrating how to do this well.

In response to a Member’s question regarding whether priority would be given to local people wishing to rent, the Managing Director of CDL advised that CDL focussed on unmet housing need in Shropshire and would advertise locally for the first 14 days.

RESOLVED:

That the report of the Assistant Director Homes and Communities be noted.

55 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 item.

56 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 11th June 2020 be approved as a true record and signed by the Chairman.

57 Cornovii Developments Limited - Exempt Items Update Report

Members received an exempt report from the Assistant Director Homes and Communities.

RESOLVED:

That the report be noted.

Signed (Chairman)

Date: