



Committee and Date

Housing Supervisory Board

31st March 2022

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 20 January 2022

In the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

2.00 - 3.00 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257713

Present

Councillor Robert Macey (Chairman)

Councillors Vince Hunt (Vice Chairman), Julian Dean, Simon Jones, Heather Kidd, Tony Parsons and Nicholas Bardsley (substitute for Dan Thomas)

26 Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Dan Thomas (Substitute: Councillor Nicholas Bardsley).

27 Disclosable Pecuniary Interests

None were declared.

28 Minutes

RESOLVED: that the minutes of the meeting held on 21st October 2021 be approved as a true record and signed by the Chairman.

29 Public Question Time

There were no public questions.

30 Member Question Time

There were no Member questions.

31 Approval to Increase Share Capital of CDL

Members received the report of the Assistant Director Homes and Communities which sought approval for Cornovii Developments Limited (CDL) to increase its share capital by an amount equal to the purchase price of the land at Overton Road, Ifton Heath.

The Assistant Director Homes and Communities introduced the report and explained that the Council, as previously approved, will transfer the land at Overton Road, Ifton Heath to CDL in exchange for the newly created shares in the Company. It was added that on 17th December 2020, the Council approved a new land purchase structure agreement for sites owned by Shropshire Council sold to CDL and agreed to sell all sites at market value. This resulted in the site at Ifton Heath being revalued at £320,492.

In response to a question the Managing Director of CDL explained that there would be 13 affordable homes provided at the Ifton Heath site, 1 through the Section 106 legal agreement and 12 additional properties through Homes England. He that added the Council were paying the market value for the site which was the appropriate price and fair to other developers.

RESOLVED:

1. That the proposed resolution, shown at Appendix A, to increase the share capital of CDL by 320,492 ordinary shares at a nominal value of £1 per share, bringing the total share capital to £570,493 be approved. The authorisation to increase the share capital shall, unless renewed, varied or revoked by the Company, expire 12 months from the execution of the Shareholder resolution.
2. That the execution of a written resolution, to allot shares in the Company up to an aggregate nominal amount of £320,492 be authorised.

32 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.

The Assistant Director Homes and Communities introduced the report and updated Members in relation to recent progress at the Frith, Ellesmere Wharf and Ifton Heath sites. It was noted by the Assistant Director Homes and Communities that the progress of CDL against its Business Plan continued to be satisfactory and as a result of the remodelling of one scheme the number of homes to be delivered had increased from 574 to 594.

In response to questions in relation to the Ellesmere Wharf development, the Managing Director of CDL reported that the request from the Board to revisit the decision in relation to fitting solar panels was being investigated but added that any changes to schemes were made on a risk based approach.

The Managing Director of CDL agreed to provide information at the next meeting in relation to a request for a breakdown by area on the percentage of affordable housing provided by CDL compared to the level required by policy and further detail on how much of this was social housing.

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

33 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.

34 Exempt Minutes

RESOLVED: That the exempt minutes of the meeting held on 21st October 2021 be approved as a true record and signed by the Chairman.

35 CDL Statement of Accounts and Auditors Finding Report 2020/21

RESOLVED:
That the report be deferred to the next meeting.

36 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: