



Committee and Date

Housing Supervisory Board

9 June 2022

Cornovii Developments Limited Update Report

Responsible Officer Jane Trethewey

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1. Synopsis

The purpose of this report is to update the Housing Supervisory Board on the progress of Cornovii Developments Limited against its approved 10-year Business Plan. The report shown at Appendix A provides detail of the Company's overall progress in developing the homes set out in the Business Plan giving updates on its approved schemes at The Frith, Ellesmere Wharf and Ifton Heath.

2. Executive Summary

- 2.1. The report in Appendix A provides the Housing Supervisory Board with an update from Cornovii Developments (CDL) on the Company's progress against the Business Plan which was approved by the Housing Supervisory Board on 31 March 2022.
- 2.2. The quarterly monitoring report provides detail on the progress against the approved Business Plan, giving updates on the Company's approved schemes at The Frith, Ellesmere Wharf and Ifton Heath, to include investment in contractors and sub-contractors from a Shropshire postcode, detail of average EPC and carbon savings, employment and training opportunities created through CDL activity and number of educational settings supported by CDL.

3. Recommendations

- 3.1. That the Housing Supervisory Board receives the CDL Quarterly Monitoring Report in accordance with the terms of the Shareholder Agreement

REPORT

4. Risk Assessment and Opportunities Appraisal

- 4.1. A Risk Register is monitored by the Homes and Communities Team along with the CDL Monitoring Board. The Register covers the risks for the Council in its capacity of single shareholder of CDL.

5. Financial Implications

- 5.1. The CDL developments schemes are being delivered within the terms of the approved Shareholder Agreement and loan funding arrangements.

6. Climate Change Appraisal

- 6.1. All homes at Frith Close and Ifton Heath will have an EPC rating of A compared to building regulations that require an EPC rating of C. Carbon savings from the properties are anticipated to fall within the predicted energy assessment and will be confirmed at completion of the homes by the EPC certificates provided at handover. It is estimated that the homes at The Frith will produce 0.34 tonnes per year, which, when considered against a typical EPC rated property which produced 3.2 tonnes of Carbon per year, represents a saving of 2.86 tonnes of Carbon per year.
- 6.2. All new homes at Ellesmere Wharf will have an EPC rating of B producing a carbon saving of 1.93 tonnes per year in comparison to a property with an EPC rating of C.
- 6.3. Neither the homes at Frith Close or Ellesmere Wharf benefit from any additional carbon off-setting measures over and above the

landscaping measures approved at planning. The Ifton site is to benefit from the planting of additional trees.

- 6.4. At Frith Close, Ellesmere Wharf and Ifton Heath developments the flood risk assessment undertaken for demonstrated that there is no risk of a 1 in 100 + 30year flood event, which was also demonstrated by the Engineer's drainage calculations. Rainwater goods have been sized by the Architect to capacities required by Building Regulations. The homes at The Frith and Ellesmere Wharf scheme are generally situated on a NE/SW axis, with principal rooms situated in that axis, to prevent extreme heating and extreme cooling. Ifton Heath plots 1-17 are situated on a NW/SE axis, with principal rooms situated on that axis. All other plots are on a NE/SW axis, however, all principal rooms are positioned to limit solar gain and heat loss

7. Background

- 7.1. In accordance with the terms of the Shareholder Agreement CDL is required to report to the Shareholder via the Housing Supervisory Board at quarterly intervals in the operations and performance of the Company in meeting unmet housing need and on the objectives contained within the Business Plan, and otherwise keep the Shareholder informed of the progress of the Company.
- 7.2. On 31 March 2022 the Housing Supervisory Board approved CDL's 10-year Business Plan which set out its aims to deliver 728 homes over the plan period.
- 7.3. To date CDL has 91 homes on site at Frith Close, Ellesmere Wharf and Ifton Heath, with a further 637 within its pipeline. Of the homes to be delivered over the plan period, 138 will be homes for affordable tenures and 590 homes for market sale.
- 7.4. Through its Social Value objectives CDL is meeting targets set by its Board of Directors to invest in local contractors and subcontractors, offer employment and training opportunities, and to support, by its activities, educational settings within the locality of its development sites.

8. Additional Information

- 8.1. The progress of CDL against its Business Plan continues to be satisfactory.
- 8.2. The performance of CDL is also monitored by the Council's Homes and Communities Team, with further oversight being provided the CDL Monitoring Board, formed of a group of Officers from various departments across the Council.

9. Conclusions

- 9.1. The Housing Supervisory Board is asked to receive the CDL update report on the Company's delivery against its Business Plan and note its progress in respect of its approved schemes at The Frith, Ellesmere Wharf and Ifton Heath.

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

Cabinet Member (Portfolio Holder)

Cllr Dean Carroll

Portfolio Holder for Highways, Assets and Built Housing

Cllr Robert Macey

Chair of Housing Supervisory Board

Local Member

Appendix A

CDL update report

