

Cornovii Development Ltd Quarter Three Monitoring Report Public

1. Purpose of the report

- 1.1. The purpose of the Monitoring Report is to update Housing Supervisory Board members on Cornovii Developments Limited (CDL) activity to the end of December 2023.
- 1.2. CDL Board was not provided with a quarter three monitoring forecast due to the close proximity to the preparation of the 2024 Business Plan. The updated plan brings forward updates to the unit mix and planned developments and is presented in a separate report.

2. Development Summary

- 2.1. A total of 9 schemes were approved in the March 2023 Business Plan. The business plan aims to deliver a total of 736 new homes during the life of the business plan.

Map 1: – Location of sites across the county (approved schemes only)



2.2. Ifton Green Development Update – 35 new homes

- 2.2.1. Site works are progressing well with all timber frames now erected and all plots watertight.
- 2.2.2. First handovers took place on 26th January, next handovers are due 15/16 February with practical completion in May 2024.
- 2.2.3. With regards to the extension of time (EOT) notification submitted by McPhillips in March 2023, CDL's Employers Agent (EA) has produced a report proposing a response to the claim under the contract. The report was reviewed and approved by CDL and the Chair of CDL Board and the EA issued a formal response to McPhillips on the 3rd of October 2023.
- 2.2.4. An offer has been accepted from a affordable housing provider to purchase 13 affordable homes being delivered at the scheme. Deal structure and specification details have been agreed, form of contract has been issued. The first of the affordable homes are due to be handed over in February 2024 closely followed by exchange anticipated for March 24. The delay is due to Homes England approvals.

2.3. Ellesmere Wharf Development Update – 23 new homes

- 2.3.1. All plots are now watertight with the remaining 9 following closely behind. McPhillips have also commenced work on driveways and landscaping.
- 2.3.2. The first plot handover was due in November 2023 but was delayed over the Christmas period to 11th January. Therefore the first plots have been handed over and completion anticipated in May 2024.
- 2.3.3. CDL have received a formal extension of time (EOT) claim from McPhillips which has been reviewed by the Employers Agent (EA) and a report produced. Due to the JCT D&B (2016) contract for this scheme being amended to cover cost plus in the ground and fixed price for superstructure only, CDL referred the EOT and EA's report to Shakespeare Martineau solicitors for comment as they drafted the amendments to JCT contract on CDL's behalf prior to appointing McPhillips.
- 2.3.4. In addition to the above, on behalf of SCC, STAR has made an offer for four DHLUC properties to be purchased for refugees under the LAHF (Local Authority Housing Fund) funding programme, subject to SCC approval and valuation.

2.4. The Oaklands Development Update – 23 new homes

2.4.1. Works continue to progress well on site and first handovers are anticipated early 2024 and completion of the scheme by Summer 2024.

2.5. London Road Development Update – 135 new homes

2.5.1. CDL are awaiting a date from National Grid to divert the overhead electricity cable underground. Subject to these works being scheduled by March 2024, delivery of two show homes is anticipated late Spring 2024 with handovers following shortly afterwards. Completion of the first 82 homes on the scheme is anticipated by Summer 2025.

3.0 Social Value

3.1 CDL are currently investing in the following percentage of contractors and subcontractors from a Shropshire postcode on current on site schemes:

- The Frith – 100%
- Ifton Green – remains at 60% to date
- Ellesmere Wharf – remains at 65% to date
- London Road – 60% to date
- The Oaklands – remains at 92% to date

Average EPC and carbon savings:

- The Frith – EPC rating A (SAP 2012). Carbon savings of 2.86 tonnes/yr in comparison to a property with an EPC rating of C.
- Ellesmere Wharf – EPC rating A (SAP 2012). Carbon savings of 2.93 tonnes/yr in comparison to a property with an EPC rating of C.
- Ifton Green - EPC rating A (SAP 2012). Carbon savings of 2.90 tonnes/yr in comparison to a property with an EPC rating of C.
- London Road – on target for an EPC 'B' under new SAP 10.2. Full design stage SAP's have been completed, CDL is awaiting results to calculate the carbon savings of tonnes/yr.
- The Oaklands – also on target for EPC 'B' under new SAP 10.2. Full design stage SAP's to follow to calculate the carbon savings of tonnes/yr.

Employment & training:

- Ifton Green & Ellesmere Wharf – Six apprentices have been supported on site to date.
- London Road – Four apprentices have been supported on site to date.
- The Oaklands – Sixteen apprentices have been supported on site to date.

3.4 Number and detail of Education settings supported by CDL activities:

- Ifton Green – Pupils at St Martins School took part in a competition and provided the three street names within the Ifton Heath development which have been approved by Shropshire Council and Royal Mail.
- The Oaklands – the street naming competition which was run with pupils at the local Oakmeadow Primary School is now concluded. The winning street name is Tree Top Avenue.
- London Road – the main contractor is engaging with the Shropshire Academy and the Construction Industry Training Board (CITB).