



**Committee and Date**

Housing Supervisory Board

6<sup>th</sup> June 2024

**HOUSING SUPERVISORY BOARD**

**Minutes of the meeting held on 14 March 2024**

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

**2.00 - 3.42 pm**

**Responsible Officer:** Shelley Davies

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

**Present**

Councillor Vince Hunt (Chairman)

Councillors Jeff Anderson, Julian Dean, Roger Evans, Ruth Houghton, Simon Jones and Tony Parsons

**36 Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Garry Burchett and Dan Thomas.

**37 Disclosable Pecuniary Interests**

None were declared.

**38 Minutes**

**RESOLVED:** That the minutes of the meeting held on 30<sup>th</sup> November 2023 be approved as a true record and signed by the Chairman.

**39 Public Question Time**

There were no public questions.

**40 Member Question Time**

There were no member questions.

**41 Cornovii Developments Limited Monitoring Report & Approval to Establish Public Open Space Subsidiaries**

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 against the approved 10-year Business Plan and to seek approval for CDL to establish Public Open Space Management Companies.

The Clienting & Commissioning Officer introduced the report and referred to Appendix A which provided detail of the company's activity to the end of December 2023. The Clienting & Commissioning Officer explained that approval was required from the Housing Supervisory Board in order for CDL to form subsidiary companies to deliver public open space management services on completed developments as outlined at the meeting held on 30<sup>th</sup> November 2023.

The Managing Director of CDL gave an update on the Ellesmere Wharf, Ifton Heath, Oaklands and London Road sites noting that all developments were progressing well and there had been a lot of interest in the properties for sale at the Oaklands and Ifton Heath.

In response to questions the Managing Director of CDL, confirmed that:

- He was happy with the progress on all sites but noted that 2024 was probably going to be as difficult as 2023 for developers.
- All street lighting and roads (excluding driveways) were developed to an adoptable standard and they were working with WSP in relation highways.
- Customer incentives such as vouchers and carpets were included with the homes for sale.
- It was preferred for the Public Open Space to be adopted by the Town or Parish Council and added that CDL had looked into the possibility of a financial contribution to the Town Council in relation to sites such as the London Road site.
- He was aware of horror stories concerning management companies and assured Members that these companies would be carefully investigated.
- The apartment block proposed at the London Road site would be retained & managed by CDL.

#### **RESOLVED:**

1. That the report be noted.
2. That in accordance with the provisions contained within the Shareholder Agreement, the request from Cornovii Developments Limited to establish subsidiary companies limited by guarantee for the purposes of public open space management be approved.
3. That any and all actions required by the Council to facilitate and implement recommendation 3.2 be delegated to the Assistant Director Homes and Communities and the Assistant Director Legal and Governance in consultation with the Chair of the Housing Supervisory Board.

4. That the Assistant Director Legal and Governance be authorised to sign on the Council's behalf, any document and resolutions to implement recommendations 3.2 and 3.3, should these be required of the Council.

#### 42 **Cornovii Developments Limited Business Plan 2024 - Summary**

Members received the report of the Assistant Director Homes and Communities which provided a summary of the Cornovii Developments Limited (CDL) 2024 Business Plan. It was noted that all commercially sensitive information, which if disclosed publicly would impact on the ability of the Company to trade commercially had been omitted.

**RESOLVED:** That the Housing Supervisory Board received the Summary of the CDL 2024 Business Plan, noted the Company's proposal to enter into the Private Rented Market and confirmed that the plan met Shareholder requirements.

#### 43 **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.

#### 44 **Exempt Minutes**

**RESOLVED:** That the exempt minutes of the meeting held on 30<sup>th</sup> November 2023 be approved as a true record and signed by the Chairman.

#### 45 **Cornovii Developments Limited Monitoring Report - Exempt Items**

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

**RESOLVED:** That the report be noted.

#### 46 **Cornovii Developments Limited Business Plan 2024**

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

**RESOLVED:** That the recommendation detailed in the report be approved.

**47 Date of Next Meeting**

It was noted that the next meeting of the Housing Supervisory Board would be held at 2.00 p.m. on Thursday 6<sup>th</sup> June 2024.

Signed ..... (Chairman)

Date: .....