

**Committee and Date**

Housing Supervisory Board

5th June 2025

HOUSING SUPERVISORY BOARD**Minutes of the meeting held on 20 March 2025**

**In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 2.54 pm**

Responsible Officer: Shelley Davies

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

Present

Councillor Vince Hunt (Chairman)

Councillors Garry Burchett (Vice Chairman), Rosemary Dartnall, Roger Evans,
Ruth Houghton and Simon Jones

37 Apologies for Absence and Substitutions

None received.

38 Disclosable Pecuniary Interests

None received.

39 Minutes

RESOLVED: That the minutes of the meeting held on 28th November 2024 be approved as a true record.

40 Public Question Time

A public question was received from:

Andrew John Frederick Sceats, in relation to Cornovii Developments Ltd.

The full question and response provided can be found on: [HSB 20.03.25 - Public Questions and responses.pdf](#)

41 Member Question Time

There were no member questions.

42 **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 against the approved 10-year Business Plan.

The Assistant Director Homes and Communities introduced the report and referred to Appendix A which provided detail of the company's activity to the end of December 2024. It was explained that the number of units forecast to be delivered over the plan period remained at 913 and following market feedback, a decision had been taken to increase the number of properties for private rent.

A member raised concern about the time taken for the legal completion of properties to be purchased by STaR Housing as noted at paragraphs 8.3 and 8.4 of the report. The Strategic Housing & Commissioning Manager explained that the process was expected to be completed within the next three months.

In response to a question regarding the delay in selling completed units, the Managing Director explained that only four properties built by CDL remain unsold at this point and agreed to provide further clarification to why Appendix A referred to a figure of 114 properties.

RESOLVED: That the report be noted.

43 **Summary of Cornovii Developments 2025 Business Plan**

Members received the report of the Assistant Director Homes and Communities which provided a summary of the Cornovii Developments Limited (CDL) 2025 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.

The Assistant Director Homes and Communities noted that the total number of affordable dwellings anticipated to be delivered over the plan period had decreased by 300 units since the 2024 CDL business plan due to the reduced build programme, however, the percentage of total units remained the same for affordable housing.

The Finance Director explained that the major change in this business plan compared to last year is the shift into the private rented sector market which provided a longer-term investment for the Council and addressed a gap in the market for private rent.

The Managing Director added that CDL was keen to increase the number of affordable homes and different tenure homes as part of the business plan and noted the current record of 34% affordable homes delivered, 23% private rented sector, and 43% for open market sale.

RESOLVED: That the Housing Supervisory Board noted the 2025 summary Business Plan and confirmed that the plan met Shareholder requirements.

44 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.

45 Exempt Minutes

RESOLVED: That the exempt minutes of the meeting held on 28th November 2024 be approved as a true record.

46 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.

47 Cornovii Development Limited 2025 Business Plan

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

RESOLVED: That the recommendations detailed in the report be approved.

Signed (Chairman)

Date: