

**Committee and Date**

Housing Supervisory Board

18th September 2025

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 5 June 2025

In the Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

2.00 - 3.15 pm

Responsible Officer: Shelley Davies

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

Present

Councillor Rosemary Dartnall (Chairman)

Councillors Greg Ebbs, Brian Evans, Harry Hancock-Davies, Mark Owen, Vivienne Parry, Jon Tandy and Beverley Waite (Vice-Chair)

5 Apologies for Absence and Substitutions

An apology for absence was received from Councillor Nigel Lumby.

6 Disclosable Pecuniary Interests

Councillor Jon Tandy noted that one of the sites referred to in agenda item 10 (Cornovii Developments Limited - Exempt Items Update Report) was near his home.

7 Minutes

RESOLVED: That the minutes of the meeting held on 20th March and 22nd May 2025 be approved as a true record.

8 Public Question Time

A public question was received from:

John Palmer, in relation to Cornovii Developments Ltd.

The full question and response provided can be found on:

[HSB 05.06.25 - Public Question with response.pdf](#)

9 Member Question Time

There were no member questions.

10 Cornovii Developments Limited Overview - Presentation

The Managing Director gave a presentation which provided an overview of Cornovii

Developments Limited, explaining its purpose, governance structure, and the roles of the Housing Supervisory Board, CDL board, and CDL team.

In response to questions the Managing Director confirmed that:

- The Housing Supervisory Board was responsible for appointing the chairman of CDL and explained that the process involved.
- The lettings policy and key contacts for CDL would be circulated to members after the meeting.
- CDL was exploring innovative housing solutions, such as launching a "help to own" product in partnership with private investors and a nationwide lender, allowing tenants to save for a deposit and purchase a property after three years, with mortgage costs aligned to current rent payments.
- Most properties were built using a timber frame to allow for future adaptations such as hoists and were therefore "homes for life".
- A timeline of CDL's company history, including board appointments, setup, first house sale, and site completions, would be shared after the meeting.
- CDL had built 124 homes to date and currently had 84 homes under construction at the London Road site, with additional planning applications for 386 homes and about 220 more in the pipeline.
- The completed homes included a mix of open market, private rented, and affordable units and development was focussed on challenging regeneration sites that often required external intervention and funding.
- A dedicated member briefing to allow board members to ask detailed questions and gain a deeper understanding of CDL's operations, history, and financials would be arranged before the next scheduled meeting.
- CDL started with an original £14 million loan at the beginning of the company, which later became a revolving loan facility with a 10-year timeframe.
- CDL operated with a very small team, currently about 4.5 full-time equivalent staff, which meant overheads were kept low. It was agreed that the latest operating costs would be provided after the meeting.

RESOLVED: That the presentation be noted.

11 Cornovii Developments Limited - Update Report

Members received the report of the Assistant Director - Joint Commissioning which gave an update from Cornovii Developments Limited (CDL) on the company's progress against the approved 10-year Business Plan.

The Strategic Housing & Commissioning Manager introduced the report and referred to Appendix A which provided detail of the company's activity to the end of March 2025, noting that CDL was on track to deliver 582 homes over the 10-year business plan, with 21% forecast as affordable housing.

In response to a question from a member the Strategic Housing & Commissioning Manager confirmed that there were two specialist accommodation units located on London Road commissioned for clients with learning disabilities.

RESOLVED: That the report be noted.

12 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.

13 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 20th March 2025 be approved as a true record.

14 Cornovii Developments Limited - Exempt Items Update Report

Members received an exempt report from the Assistant Director - Joint Commissioning.

RESOLVED: That the report be noted.

15 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 18th September 2025.

Signed (Chairman)

Date: