

**Committee and Date**

Housing Supervisory Board

27th November 2025

HOUSING SUPERVISORY BOARD**Minutes of the meeting held on 18 September 2025**

**In The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
2.00 - 3.00 pm**

Responsible Officer: Shelley Davies

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

Present

Councillor Rosemary Dartnall

Councillors Beverley Waite (Vice-Chair), Brian Evans, Nigel Lumby, Mark Owen, Jon Tandy and George Hollyhead (substitute for Harry Hancock-Davies)

16 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Harry Hancock-Davies and Greg Ebbs.

17 Disclosable Pecuniary Interests

None received.

18 Minutes

RESOLVED: That the minutes of the meeting held on 5th June 2025 be approved as a true record.

19 Public Question Time

Public questions were received from:

Andrew Sceats and John Palmer in relation to Cornovii Developments Ltd.

The full questions and responses provided can be found on: [HSB 18.09.25 - Public Questions Responses.pdf](#)

20 Member Question Time

There were no member questions.

21 Cornovii Developments Limited - Update Report - Quarter 1

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

The Service Director - Commissioning and Managing Director introduced the report and provided detail of the company's activity, noting that from the current live and completed schemes, CDL will deliver a total of 249 units, of which 133 will be for market sale, 68 will be affordable tenure and 48 will be for private rent.

In response to questions from members the Managing Director confirmed that:

- The preferred contractor for the SUE West development had not been chosen yet and clarified that previous contractors for other sites had been Shropshire-based.
- The revised business plan was being prepared and due to be presented to the CDL Board and Star Housing in October. He explained that the business plan required officer sign-off before it can be brought to the Housing Supervisory Board.
- Members would be able to see the draft business plan at the away day but noted that some technical work may still be ongoing at that point.
- The colour representing affordable housing had swapped between the two tenure charts in the quarterly monitoring report and this would be standardised in future reports to avoid confusion.
- The report did not provide a breakdown of the sizes of affordable houses and agreed to circulate a detailed breakdown of all affordable houses delivered to date, including property type and size, after the meeting.
- There was a demand for larger (four-bedroom) affordable houses, and this was being considered in future planning.
- A number of homes were sold to Connexus early in CDL's operations which had been identified as needed within the local community at that time, however, CDL's current preference was to position all affordable homes within the Housing Revenue Account.
- The Help to Own scheme addressed the challenges for buyers who can afford rent and mortgage payments but struggle with a deposit. He added that CDL was monitoring uptake of the scheme and was keen to expand the product, subject to business plan constraints.
- The majority of Help to Own homes were two and three bedroom properties, with a limited number of four-bedroom homes also available.
- The risks involved with the Help to Own scheme included changes in residents' circumstances and ensuring capital receipts after three years. It was explained that the agreement allows for flexibility up to five years.

RESOLVED: That the report be noted.

22 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.

23 Exempt Minutes

RESOLVED:

That the exempt minutes of the meeting held on 5th June 2025 be approved as a true record.

24 Cornovii Developments Limited - Exempt Items Update Report - Quarter 1

Members received an exempt report from the Service Director - Commissioning.

RESOLVED: That the report be noted.

25 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 27th November 2025.

Signed (Chairman)

Date: