



Shropshire Council  
Legal and Democratic Services  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Date: Wednesday, 23 November 2022

### **Committee: Housing Supervisory Board**

**Date: Thursday, 1 December 2022**

**Time: 2.00 pm**

**Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

You are requested to attend the above meeting. The Agenda is attached

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email [democracy@shropshire.gov.uk](mailto:democracy@shropshire.gov.uk) to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

Tim Collard  
Assistant Director - Legal and Governance

### **Members of Housing Supervisory Board**

Robert Macey (Chairman)  
Vince Hunt (Vice Chairman)  
Jeff Anderson  
Julian Dean  
Simon Jones

Heather Kidd  
Tony Parsons  
Dan Thomas  
Robert Tindall

Your Committee Officer is:

**Shelley Davies** Committee Officer

Tel: 01743 257718

Email: [shelley.davies@shropshire.gov.uk](mailto:shelley.davies@shropshire.gov.uk)

# AGENDA

## 1 Apologies for Absence and Substitutions

## 2 Disclosable Pecuniary Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

## 3 Minutes

To confirm the minutes of the Housing Supervisory Board meeting held on 15<sup>th</sup> September 2022. Minutes to Follow.

Contact: Shelley Davies on 01743 257718

## 4 Public Question Time

To receive any questions or petitions from the public of which notice has been given. The deadline for this meeting is 5.00 pm, Friday 25<sup>th</sup> November 2022.

## 5 Member Question Time

To receive any question of which Members of the Council have given notice. Deadline for notification for this meeting is 5.00pm, Friday 25<sup>th</sup> November 2022.

## 6 Cornovii Developments Limited - Update Report (Pages 1 - 8)

To receive the Cornovii Developments Limited Update Report from the Assistant Director, Homes and Communities. [Report attached]

Contact Jane Trethewey

## 7 Cornovii Developments Limited Board Away Day - Feedback

To receive a verbal update from the Assistant Director, Homes and Communities.

**8 Cornovii Developments Limited Membership Update**

To receive a verbal update from the Assistant Director, Homes and Communities.

**9 Exclusion of the Press and Public**

To resolve 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 item.

**10 Exempt Minutes**

To confirm the exempt minutes of the Housing Supervisory Board meeting held on 15<sup>th</sup> September 2022. Minutes to Follow.

**11 Cornovii Developments Limited - Exempt Items Update Report (Pages 9 - 26)**

To receive the Cornovii Developments Limited Exempt Items Update Report from the Assistant Director, Homes and Communities. [Exempt report attached]

Contact: Jane Trethewey

**12 Collaborative Working with Shropshire Towns and Rural Housing**

To receive a verbal update from the Assistant Director, Homes and Communities.

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<u>Committee and Date</u>
Housing Supervisory Board
1 <sup>st</sup> December 2022

<u>Item</u>
<b>6</b>
Public

## **Cornovii Developments Limited Update Report**

**Responsible Officer** Jane Trethewey

e-mail:	Jane.trethewey@shropshire.ov.uk
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### **1. Synopsis**

The purpose of this report is to update the Housing Supervisory Board on the progress of Cornovii Developments Limited against its approved 10-year Business Plan. The report shown at Appendix A provides detail of the Company's activity to the end of September 2022.

### **2. Executive Summary**

- 2.1. The report in Appendix A provides the Housing Supervisory Board with an update from Cornovii Developments (CDL) on the Company's progress against the Business Plan which was approved by the Housing Supervisory Board on 31 March 2022.
- 2.2. The quarterly monitoring report provides detail on the progress against the approved Business Plan, giving updates on the Company's approved schemes at Ellesmere Wharf and Ifton Heath, to include investment in contractors and sub-contractors from a Shropshire postcode, detail of average EPC and carbon savings, employment and training opportunities created through CDL activity and number of educational settings supported by CDL.

### **3. Recommendations**

- 3.1. That the Housing Supervisory Board receives the CDL Quarterly Monitoring Report in accordance with the terms of the Shareholder Agreement.

## **REPORT**

### **4. Risk Assessment and Opportunities Appraisal**

- 4.1. A Risk Register is monitored by the Homes and Communities Team along with the CDL Monitoring Board. The Register covers the risks for the Council in its capacity of single shareholder of CDL.

### **5. Financial Implications**

- 5.1. The CDL developments schemes are being delivered within the terms of the approved Shareholder Agreement and loan funding arrangements.

### **6. Climate Change Appraisal**

- 6.1. All homes at Ifton Heath will have an EPC rating of A compared to building regulations that require an EPC rating of C, producing a carbon saving of 2.90 tonnes per year in comparison to a property with an EPC rating of C.
- 6.2. All new homes at Ellesmere Wharf will have an EPC rating of A producing a carbon saving of 2.93 tonnes per year in comparison to a property with an EPC rating of C.
- 6.3. The homes at Ellesmere Wharf do not benefit from any additional carbon off-setting measures over and above the landscaping measures approved at planning. The Ifton site is to benefit from the planting of additional trees.
- 6.4. At Ellesmere Wharf and Ifton Heath developments the flood risk assessment undertaken for demonstrated that there is no risk of a 1 in 100 + 30year flood event, which was also demonstrated by the Engineer's drainage calculations. Rainwater goods have been sized by the Architect to capacities required by Building Regulations. The homes at Ellesmere Wharf scheme are generally situated on a NE/SW axis, with principal rooms situated in that axis, to prevent extreme heating and extreme cooling. Ifton Heath plots 1-17 are situated on a NW/SE axis, with principal rooms situated on that axis. All other plots are on a NE/SW axis, however, all principal rooms are positioned to limit solar gain and heat loss.

## **7. Background**

- 7.1. In accordance with the terms of the Shareholder Agreement CDL is required to report to the Shareholder via the Housing Supervisory Board at quarterly intervals in the operations and performance of the Company in meeting unmet housing need and on the objectives contained within the Business Plan, and otherwise keep the Shareholder informed of the progress of the Company.
- 7.2. On 31 March 2022 the Housing Supervisory Board approved CDL's 10-year Business Plan which set out its aims to deliver 728 homes over the plan period. The current forecast estimates delivery of 736 homes.
- 7.3. To date CDL has completed 33 new homes at its development, The Frith. CDL is currently onsite at Ifton Heath and Ellesmere Wharf with 58 homes under construction. The quarter 2 forecast estimates 19% of the 736 homes to be delivered will be affordable (140/736). This compares with a planned amount of 19% (138/728)
- 7.4. Through its Social Value objectives CDL is meeting targets set by its Board of Directors to invest in local contractors and subcontractors, offer employment and training opportunities, and to support, by its activities, educational settings within the locality of its development sites.

## **8. Additional Information**

- 8.1. The progress of CDL against its Business Plan continues to be satisfactory. With the quarter 2 forecast setting out delivering of an additional 8 homes over the life of the business plan.
- 8.2. The performance of CDL is also monitored by the Council's Homes and Communities Team, with further oversight being provided the CDL Monitoring Board, formed of a group of Officers from various departments across the Council.

## **9. Conclusions**

- 9.1. The Housing Supervisory Board is asked to receive the CDL update report on the Company's delivery against its Business Plan and note its progress in respect of its approved schemes at, Ellesmere Wharf and Ifton Heath.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

**Cabinet Member (Portfolio Holder)**

Cllr Dean Carroll

Portfolio Holder for Growth and Regeneration

Cllr Robert Macey

Chair of Housing Supervisory Board

**Local Member**

**Appendix A**

CDL update report (Public)



# Cornovii Development Ltd Quarter Two 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 Development Limited CDL activity to the end of September 2022.

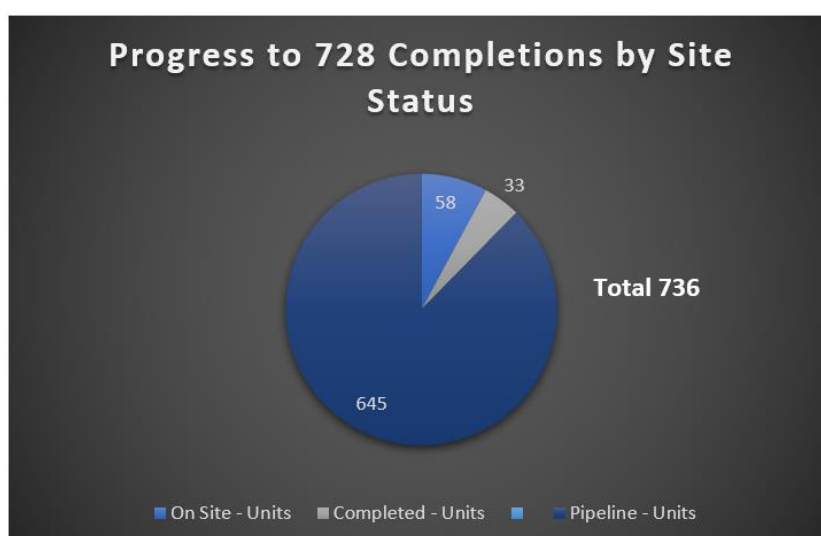
## 2 Shareholder Consent Matters

- 2.1 Request for approval of any consent matters in accordance with Schedule 1 of the Shareholder Agreement; Part A Corporate Matters and Part B Operational Matters; or approval of any new Business Plan or revisions to an existing Business Plan (see clause 2.2 of Shareholder Agreement).

## 3 Development Summary

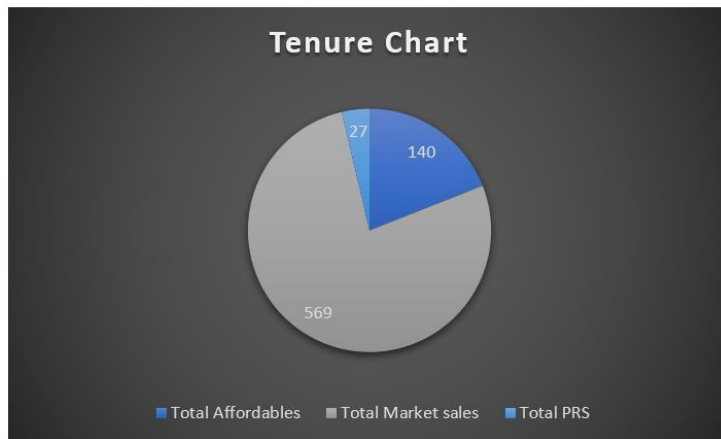
- 3.1 A total of 9 schemes were approved in the March 2022 Business Plan. The business plan aims to deliver a total of 728 new homes during the life of the business plan. The charts and tables below report on progress against this business plan.

- 3.2 Fig. 1 - Progress to 728 completions in accordance with the approved business plan:



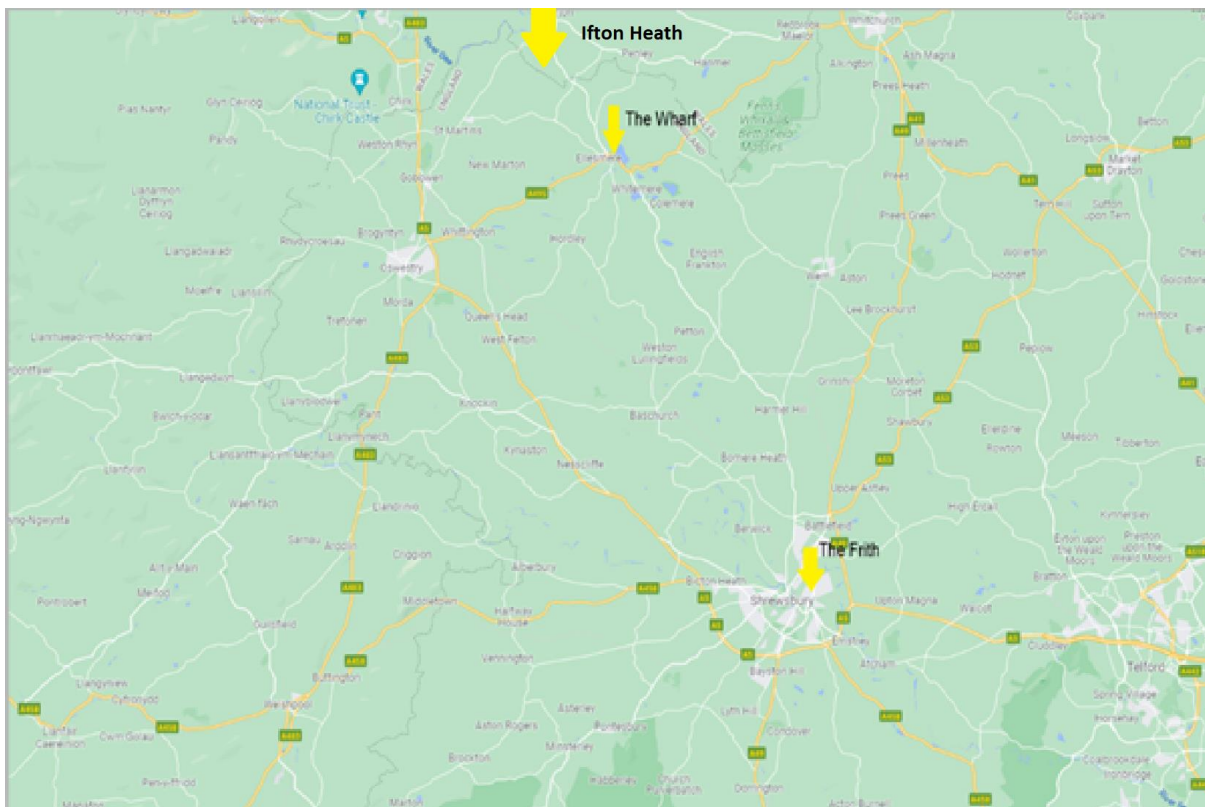
N.B. The number of units forecast has increased since the plan was approved.

4.3 Fig. 2 - Tenure chart approved schemes :



The Q2 forecast estimates 19% of the 736 homes to be delivered will be affordable. This compares to a planned amount of 19% (138/728)

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



## 4 Social Value

4.1 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 Heath – 70% to date
- Ellesmere Wharf – 20% to date

4.2 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 Heath - EPC rating A (SAP 2012). Carbon savings of 2.90 tonnes/yr in comparison to a property with an EPC rating of C.

4.3 Employment & training:

- Ifton Heath – Six apprentices have been supported on site to date.

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

- Ellesmere Wharf – CDL will be engaging with Welshampton Primary School.
- Ifton Heath – CDL and the contractor are currently engaging with St Martins School.

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of the Local Government Act 1972.

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