



Shropshire Council  
Legal and Democratic Services  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

Date: 17<sup>th</sup> June 2026

**Committee:  
Housing Overview and Scrutiny Committee**

**Date: Thursday, 25 June 2026**

**Time: 2.00 pm**

**Venue: The Shrewsbury Room, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ**

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  
Service Director – Legal and Governance (Monitoring Officer)

**Members of Housing Overview and Scrutiny Committee**

Andy Davis (Chairman)	Vicky Moore
Rosemary Dartnall (Vice Chairman)	Vivienne Parry
Jeremy Blandford	Carl Rowley
Harry Hancock-Davies	Jon Tandy
Christopher Lemon	Teri Trickett
Nigel Lumby	

Your Committee Officer is:

**Shelley Davies** Committee Officer

Tel: 01743 257718

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

When attending this meeting, Members are reminded of the three principles of the Jo Cox Foundation and Compassion in Politics Civility Pledge:

1. *Use a civil and constructive tone in debate*
2. *Act with integrity, honesty and compassion*
3. *Behave respectfully towards others, including those I disagree with*

\*(Please note that while we strive to live stream meetings, technical issues may occasionally occur. In the event of a technical disruption, the meeting will be paused to try to resolve the issue. Should it not be possible to resume the live stream, the meeting will proceed as scheduled, and a backup recording will be made available after the meeting. Any disruption to the live stream does not affect the legality of the meeting).

# AGENDA

## 1 Apologies for Absence

## 2 Disclosable 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 (Pages 1 - 2)

To confirm the minutes of the meeting held on 14th May 2026. [Minutes attached]

Contact: Shelley Davies – Committee Officer.

## 4 Housing Supervisory Board - Minutes (Pages 3 - 8)

To confirm the minutes of the Housing Supervisory Board meetings held on 19<sup>th</sup> and 25<sup>th</sup> March 2026. [Minutes attached]

Contact: Shelley Davies – Committee Officer.

## 5 Public Questions

To receive any questions from members of the public of which notice has been given. The deadline for this meeting is 12.00 pm, Friday 19<sup>th</sup> June 2026.

## 6 Member Questions

To receive any question of which Members of the Council have given notice. The deadline for this meeting is 12.00 pm, Friday 19<sup>th</sup> June 2026.

## 7 Local Plan

To receive a verbal update from the Planned Policy & Strategy Manager.

Contact: Edward West.

**8 Social Housing Regulator**

To receive a presentation from the Service Director – Communities & Customer.

Contact: Paula Mawson.

**9 Work Programme (Pages 9 - 12)**

Verbal update on the work programme of the Committee. [Work Programme and new topics identified at 9<sup>th</sup> June workshop attached]

Contact: Claire Braddock – Overview and Scrutiny Officer.

**10 Exclusion of the Public and Press**

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.

**11 Housing Supervisory Board - Exempt Minutes (Pages 13 - 20)**

To confirm the exempt minutes of the Housing Supervisory Board meeting held on 19<sup>th</sup> and 25<sup>th</sup> March 2026.

Contact: Shelley Davies on 01743 257718.

**12 Date of next meeting**

To note that the next meeting of the Housing Overview and Scrutiny Committee will be held at 10.00 a.m. on Wednesday 23<sup>rd</sup> September 2026.



<u>Committee and Date</u>
Housing Overview and Scrutiny Committee
25 <sup>th</sup> June 2026

## HOUSING OVERVIEW AND SCRUTINY COMMITTEE

**Minutes of the meeting held on 14 May 2026**

**In The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
12.00 - 12.10 pm**

**Responsible Officer:** Shelley Davies

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

### **Present**

Councillors Jeremy Blandford, Rosemary Dartnall, Andy Davis, Rhys Gratton, Harry Hancock-Davies, Christopher Lemon, Nigel Lumby, Vicky Moore, Carl Rowley, Jon Tandy and Teri Trickett

### **1 Election of Chairman**

It was proposed, seconded and duly **RESOLVED**

That Councillor Andy Davis be elected Chairman of the Housing Overview and Scrutiny Committee for the forthcoming municipal year

### **2 Apologies for Absence**

There were no apologies for absence

### **3 Appointment of Vice-Chairman**

It was proposed, seconded and duly **RESOLVED**

That Councillor Rosemary Dartnall be appointed Vice-Chairman of the Housing Overview and Scrutiny Committee for the forthcoming municipal year

Signed ..... (Chairman)

Date: .....

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## Committee and Date

Housing Overview & Scrutiny  
Committee

25<sup>th</sup> June 2026

## HOUSING SUPERVISORY BOARD

**Minutes of the meeting held on 19 March 2026**

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

**2.00 - 3.20 pm**

**Responsible Officer:** Shelley Davies

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

### **Present**

Councillor Beverley Waite (Chairman)

Councillors Greg Ebbs, Harry Hancock-Davies, Nigel Lumby, Mark Owen, Carl Rowley and Jon Tandy

### Other Members in Attendance:

Councillor James Owen – Portfolio Holder for Housing and Leisure (remotely)

### Officers in Attendance:

Laura Tyler - Service Director Commissioning, Shropshire Council

Laura Fisher - Head of Housing, Resettlement & Independent Living, Shropshire Council

Harpreet Rayet – Managing Director, CDL

Ros Jones – Finance Director, CDL

Dan Barnes - Head of Development, CDL

Ben Graham - Technical Manager, CDL

## 36 **Apologies for Absence and Substitutions**

An apology for absence was received from the Chairman, Councillor Rosemary Dartnall.

## 37 **Disclosable Pecuniary Interests**

Councillor Jon Tandy noted that one of the sites referred to in agenda item 10 (Cornovii Development Ltd – Exempt Items Quarter Three Monitoring Report) was near his home.

## 38 **Minutes**

**RESOLVED:** That the minutes of the meeting held on 27<sup>th</sup> November 2025 be approved as a true record.

## 39 **Public Question Time**

There were no public questions.

#### 40 **Member Question Time**

There were no member questions.

#### 41 **Cornovii Developments Limited - Quarter Three Monitoring Report**

The Service Director - Commissioning presented the Quarter 3 Monitoring Report which gave an update from Cornovii Developments Limited (CDL) on the company's progress against the approved 10-year Business Plan and referred to Appendix A which provided detail of the company's activity to the end of December 2025. Key risks relating to planning timescales, construction market pressures and scheme viability were outlined and it was highlighted that four sites had been completed and one remained live.

In response to questions from members, officers confirmed that:

- There were various Joint Venture options including placing land into a joint venture vehicle funded by both parties or contributing land as equity and all these options were being reviewed to determine which was the best approach for CDL and Shropshire Council.
- The SUE West scheme had been delayed due to technical work, primarily related to road infrastructure and coordination with National Highways. It was explained that survey work was scheduled to start soon and the planning application was targeted for July.
- The draw down loan facility from Shropshire Council was adjusted annually based on the business plan and market conditions and the reduction in forecasted homes does not necessarily mean the draw down has decreased, but the approach was more cautious to avoid overexposure.
- STAR Housing was working in partnership with CDL and Shropshire Council, with plans to potentially deliver more homes through the Housing Revenue Account (HRA) business plan.
- Market conditions were challenging nationally, with slow open market sales and high competition. It was added that CDL was unable offer part exchange, which limits sales options compared to other developers.
- There was strong demand for PRS homes, especially as many tenants were receiving Section 21 notices from landlords and cannot find affordable private sector housing.
- Due to mortgage products being withdrawn, gas and oil prices increasing, and a rise in construction costs, CDL was consolidating existing sites and being cautious about new delivery.

- The inclusion of a retailer on part of the Oswestry site makes the development more viable as the site was very contaminated and a retail unit was better suited due to differing regulations. It was added that the remaining land was planned for an older persons' affordable housing scheme.
- The rental income from PRS and Rent to Own properties sits with CDL but because the company was debt-funded the funds were used to pay off the loan from Shropshire Council.

**RESOLVED:**

That the progress made by Cornovii Development Ltd to the end of December 2025 against the approved business plan and the updated delivery profile, tenure mix, and financial performance outlined in the Quarter Three Monitoring Report be noted.

**42 Cornovii Developments Limited - Business Plan**

The Service Director – Commissioning explained that the CDL Business Plan was not being presented for approval at the meeting today due to the need for further due diligence in light of significant internal financial leadership changes and fast-moving economic conditions. It was advised that a separate meeting of Housing Supervisory Board had been scheduled to take place next week to discuss an interim Business Plan and the full Business Plan would be reported to the June meeting.

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

**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 27<sup>th</sup> November 2025 be approved as a true record.

**45 Cornovii Developments Limited - Exempt Items Quarter Three Monitoring Report**

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

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

46 **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 Wednesday 25<sup>th</sup> March 2026.

Signed ..... (Chairman)

Date: .....



**Committee and Date**

Housing Overview & Scrutiny  
Committee

25<sup>th</sup> June 2026

**HOUSING SUPERVISORY BOARD**

**Minutes of the meeting held on 25 March 2026**

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

**2.00 - 3.09 pm**

**Responsible Officer:** Shelley Davies

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

**Present**

Councillor Rosemary Dartnall (Chairman)

Councillors Beverley Waite (Vice-Chair), Harry Hancock-Davies, Nigel Lumby,  
Mark Owen, Vivienne Parry, Carl Rowley and Jon Tandy

**47 Apologies for Absence and Substitutions**

An apology for absence was received from the Councillor Greg Ebbs.

**48 Disclosable Pecuniary Interests**

Councillor Jon Tandy noted that he had submitted an objection in relation to the SUE West Planning Application.

**49 Minutes**

It was noted that the minutes of the meeting held on 19<sup>th</sup> March 2026 would be presented to the next meeting due to be held at 2.00 p.m. on Thursday 4th June 2026.

**50 Public Question Time**

There were no public questions.

**51 Member Question Time**

There were no member questions.

**52 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.

**53 Exempt Minutes**

It was noted that the exempt minutes of the meeting held on 19th March 2026 would be presented to the next meeting due to be held at 2.00 p.m. on Thursday 4th June 2026.

**54 Cornovii Developments Limited - Interim Business Plan 2026**

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

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

**55 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 4th June 2026.

Signed ..... (Chairman)

Date: .....

**Housing Overview and Scrutiny Committee Work Programme – 2026/2027**

**COMMITTEE MEETING AGENDA ITEMS**

Date	Topic	Responsible Officer	Added to mod.gov YES/NO	All Member Teams Briefing	Task and Finish Group followed by a report to Committee	Report straight to committee	Previous topic of review - an update against the action plan
25-Jun-26	Local Plan	Eddie West				☑	
25-Jun-26	Social Housing Regular - update presentation	Paula Mawson / Laura Fisher				☑	
25-Jun-26	Work programme 2026-27	Claire Braddock					

**Other identified areas of interest from Committee discussions, including topics for briefings and potential Task and Finish Groups:**

Planned Task and Finish groups	
Planned Member Briefings	
Other items for consideration	

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**Housing Work Programming Discussion: Topics Identified on 09.06.2026**

**DRAFT**

	<b>TOPIC</b>	<b>APPROACHES</b>	<b>DATE</b>
1.	LOCAL PLAN	Members Briefing (Kassandra to discuss with Eddie)	June 2026
2.	CDL	Post decision scrutiny	September 2026
3.	HOUSING STRATEGY	Reports to committee	September 2026 as part of stat. duties
4.	ALLOCATIONS POLICY	Scrutiny	September 2026
5.	STAT. DUTIES (including regulator, renters rights, homelessness etc)	Report to committee	September 2026
6.	CIL & S106	Scrutiny	26.11.2026
7.	STAR HOUSING	Scrutiny of performance Reviewing best practice evidence	26.11.2026
8.	HRA & BUSINESS PLAN	All member briefing	26.11.2026
9.	RSL'S	Reports and presentations from RSL's, Chief Exec and MDs	18.03.2027
10.	D&K / AFFORDABLE WARMTH	Report to committee	18.03.2027
11.	AFFORDABLE HOUSING	Task and Finish	? KP
12.	RENTERS RIGHTS ACT	Update report to Committee	Regular intervals as appropriate

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