

## **Housing Supervisory Board**

**20<sup>th</sup> March 2025**

### **Public Questions**

Andrew John Frederick Sceats

'Cornovii Developments Ltd (CDL) was set up by Shropshire Council to (i) meet unmet housing need across the county and (ii) support the Council to become more financially self-sufficient'. Are CDL's activities meeting these two criteria, bearing in mind the following?

- why are no one- bedroom 'starter' houses and few 1- or 2-bedroom bungalows being built or planned?
- why are a large number of 4-bedroom houses being built or planned?
- why are any 5- bedroom houses at all being built?
- why has a political decision been taken to meet questionable net zero levels, which has meant properties are being built to meet a level of EPC A or B, when the level of EPC C would give a better financial return with a higher level of income for the Council?
- why didn't the Council offer their different plots of land, now being used by CDL, to the open market, rather than simply transferring them to CDL. A sale on the open market would surely have brought in income to the Council at a quicker rate?
- how can the Council justify making available a loan facility of £49 million to CDL (see item on page 3 of financial statement at Companies House y/e 31.3.2024) when the Council is currently short of funds which are currently adversely affecting council tax payers (private and commercial)?