

**Housing Supervisory Board**  
**20<sup>th</sup> March 2025**  
**Public Questions and responses**

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?

1. Why are no one- bedroom 'starter' houses and few 1- or 2-bedroom bungalows being built or planned?

Cornovii Homes is actively working on several developments in Shropshire, including the London Road scheme, which comprises a mix of 135 new homes ranging from one to four-bedroom houses, apartments, and bungalows. Following detailed feedback as part of the planning application for the SUE West site Cornovii is increasing the provision of one-bedroom homes at SUE West.

2. Why are a large number of 4-bedroom houses being built or planned?

The requirement for larger homes due to market demand and strategic planning to meet diverse housing needs. All developments comprise a mix of new homes. The Council is also committed to working closely with stakeholders and key employers to understand the housing requirements of Shropshire's workforce and align housing solutions with recruitment and retention strategies. This highlights the requirements for a range of homes, including larger homes, to meet the needs of families and skilled employees.

3. Why are any 5 - bedroom houses at all being built?

I refer to the answer to Question 2 above. It should be further noted that CDL has not built nor has plans to build any 5-bedroom homes unless they are for a specifically identified cohort.

4. 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?

CDL was incorporated in 2019 by Shropshire Council to meet unmet housing need across the County and to provide income to support the Council to become more financially self-sufficient. The Housing Supervisory Board is a cross-party group responsible for approving all Shareholder Consent matters in relation to CDL, including approving the Company Business Plan. As a Council owned company, CDL is expected to play a role in supporting the Council reach its net zero targets, and this is reflected in the approved Business Plan. The balance between income and climate goals, including meeting EPC levels that provide homes that are more affordable to heat, is one that the Housing Supervisory Board makes a judgement upon annually.

5. 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?

The council receives a capital receipt at full market value when selling land to CDL in line with any other land transfer.

6. 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 taxpayers (private and commercial)?

This question relates to decisions taken at Cabinet and Council on the Council's financial position, and as such it is not for the Housing Supervisory Board to answer. This question will therefore be taken to Cabinet/Council in due course.