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Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Committee: Shareholder Committee
Date: Thursday 25 June 2026
Time: 1.00 pm
Venue: 39 Castle Quay, Banbury, OX16 5FD

Membership

Councillor Chris Brant
Councillor Ian Middleton
Councillor Alisa Russell

Councillor Lesley McLean
Councillor Rob Pattenden

AGENDA

1. **Apologies for Absence**
2. **Appointment of Chair of the Committee for the 2026/27 Municipal Year**
3. **Appointment of Vice-Chair of the Committee for the 2026/27 Municipal Year**
4. **Declarations of Interest**

Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

5. **Minutes** (Pages 7 - 10)

To confirm as a correct record the Minutes of the meeting of the Committee held on 5 March 2026.

6. **Chair's Announcements**

To receive communications from the Chair

7. Urgent Business

The Chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

8. Crown House Banbury Ltd - Quarter Four Business Report 2025/26 (Pages 11 - 18)

Report of Shareholder Representative.

Purpose of report

To note, comment and approve recommendations in response to Crown House Banbury Limited Quarter Four 2025/26 Business Report.

Recommendations

The Shareholder Committee resolves:

- 1.1 To note and comment on the Crown House Banbury Limited Quarter Four 2025/26 Business Report as contained in this report.

9. Exclusion of the Public and Press

The following items of business contain exempt information as defined in the following paragraphs of Part 1, Schedule 12A of Local Government Act 1972.

- 1 Information relating to any individual
- 2 Information which is likely to reveal the identity of an individual
- 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information)
- 4 Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.

Members are reminded that whilst the following items have been marked as exempt, it is for the meeting to decide whether or not to consider each of them in private or in public. In making the decision, members should balance the interests of individuals or the Council itself in having access to the information. In considering their discretion members should also be mindful of the advice of Council Officers.

Should Members decide not to make a decision in public, they are recommended to pass the following recommendation:

“That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as

defined in paragraphs 1, 2, 3 and 4 of Schedule 12A of that Act and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

10. Crown House Banbury Ltd - Quarter Four Business Report 2025/26 - Exempt Appendices (Pages 19 - 26)

11. Readmittance of the Public and Press

The Shareholder Committee is recommended to readmit the public and press to the meeting.

12. Graven Hill Village Development Company (GHVDC) - Quarter Four Business Report 2025/26 (Pages 27 - 32)

An exempt version of this report and exempt appendices are included on this agenda as a separate item, item 14

Report of Shareholder Representative

Purpose of report

To note, comment and approve recommendations in response to the GHVDC Quarter Four Business Report.

Recommendations

The **Shareholder Committee** is recommended to:

- 1.1 To note and comment on the GHVDC Year-End Quarter Four Business Report.
- 1.2 To approve the GHVDC Quarter Four Business Report

13. Exclusion of the Public and Press

The following items of business contain exempt information as defined in the following paragraphs of Part 1, Schedule 12A of Local Government Act 1972.

- 1 Information relating to any individual
- 2 Information which is likely to reveal the identity of an individual
- 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information)
- 4 Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter

arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.

Members are reminded that whilst the following items have been marked as exempt, it is for the meeting to decide whether or not to consider each of them in private or in public. In making the decision, members should balance the interests of individuals or the Council itself in having access to the information. In considering their discretion members should also be mindful of the advice of Council Officers.

Should Members decide not to make a decision in public, they are recommended to pass the following recommendation:

“That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraphs 1, 2, 3 and 4 of Schedule 12A of that Act and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

14. Graven Hill Village Development Company (GHVDC) - Quarter Four Business Report 2025/26 (Pages 33 - 78)

As set out at agenda item 12.

15. Graven Hill Village Development Company (GHVDC) - FY 26/27 KPI & Bonus Recommendations (Pages 79 - 160)

Exempt Report of Shareholder Representative.

16. Graven Hill Village Development Company (GHVDC) - Renewal of the Facility Agreement and Security Documents (Pages 161 - 168)

Exempt Report of Shareholder Representative.

Please note that the appendices to this report have been published as a separate supplement

17. Graven Hill Village Development Company (GHVDC) - FY 26/27 Business Plan Reforecast Post Year End (Pages 169 - 232)

Exempt Report of Shareholder Representative.

18. Company Board Minutes (Pages 233 - 238)

Graven Hill Village Development Company (GHVDC) have regular board meetings. The meeting minutes are presented to the Shareholder Committee for information.

Recommendations

The Shareholder Committee resolves:

- 1.1 To receive the GHVDC board minutes for the meeting of 29 January 2026

Councillors are requested to collect any post from their pigeon hole in the Members' Lounge before or at the end of the meeting.

Information about this Agenda

Apologies for Absence

Apologies for absence should be notified to democracy@cherwell-dc.gov.uk or 01295 221534 prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare the fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

This agenda constitutes the 5-day notice required by Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 in terms of the intention to consider an item of business in private.

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Queries Regarding this Agenda

Please contact Emma Faulkner, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

Shiraz Sheikh
Monitoring Officer

Published on Wednesday 17 June 2026

Cherwell District Council

Shareholder Committee

Minutes of a meeting of the Shareholder Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 5 March 2026 at 1.30 pm

Present:

Councillor David Hingley (Chair)
Councillor Lesley McLean (Vice-Chair)
Councillor Tom Beckett
Councillor Rob Pattenden

Apologies for absence:

Councillor Nick Cotter

Also Present:

Nicola Riley, Crown House Director

Also Present Virtually:

Adrian Unitt, Managing Director, Graven Hill Village Development Company
Phillip Kassiram, Finance and Governance Director, Graven Hill Village Development Company

Officers:

Shiraz Sheikh, Assistant Director Law & Governance and Monitoring Officer
Kerry Wincott, Law & Governance Officer
Denzil Turbervill, Head of Legal Services

Officers Attending Virtually:

Stephen Hinds, Shareholder Representative
Joanne Kaye, Head of Finance and Deputy S151 Officer

39 **Declarations of Interest**

Councillor Rob Pattenden, Other Registerable Interest, as interim Non-Executive Director on Crown House Banbury Ltd.

40 **Minutes**

The minutes of the Committee meeting held on 11 December 2026 were approved after correcting the job titles of two Graven Hill Directors, as a correct record, and signed by the Chair.

41 **Chair's Announcements**

There were no Chair's announcements.

42 **Urgent Business**

There were no items of urgent business.

43 **Crown House Banbury Ltd - Quarter Three Business Report 2025/26**

The Shareholder Representative submitted a report which presented the Crown House Banbury Limited Quarter Three 2025/26 Business Report.

The company informed the committee that it is progressing with the new management agent and accountant, enhancing the company's viability and oversight.

Resolved

- (1) That the Crown House Banbury Limited Quarter Three 2025/26 Business Report as contained in this report be noted and commented on.

44 **Exclusion of the Public and Press**

Resolved

That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

45 **Crown House Banbury Ltd - Quarter Three Business Report 2025/26 - Exempt Appendices**

As set out under minute item 43.

46 **Crown House Banbury Ltd - Business Plan Update 2025-2027**

The Committee considered an exempt report from the Shareholder Representative to approve the Crown House Banbury Limited Business Plan 2025-2027.

Resolved

That the Crown House Banbury Limited Business Plan 2025-2027, as reviewed 2026 as set out in Appendix A be approved.

47 **Readmittance of the Public and Press**

48 **Graven Hill Village Development Company (GHVDC) - Governance Review Action Plan – Update**

The Committee reviewed a report from the Monitoring Officer and Assistant Director of Law and Governance, providing an update on the Governance Review Action Plan.

The action plan commenced following a request at the Shareholder Committee meeting dated 05 July 2023 to ensure oversight of the remaining actions emerging from the Governance Review report.

Resolved

- (1) That the updated Graven Hill Governance Review Action Plan attached as **Appendix A** be noted.

49 **Graven Hill Village Development Company (GHVDC) - Quarter Three Business Report 2025/26**

The Committee considered the public version of the report of the Shareholder Representative which provided the Graven Hill Village Development Company (GHVDC) - Quarter Three Business Report 2025/2026.

Having considered the exempt version of the report in private session, the Committee considered the recommendations.

Resolved

- (1) That the GHVDC Quarter Three Business Report be noted and commented on.
- (2) That the GHVDC Quarter Three Business Report be approved.
- (3) That the cost of living increases will be based on the Consumer Prices Index in line with previous years (CPI as of January 2026) be noted.
- (4) That the GHVDC Market Demand and Interest Report - Appendix C within the exempt report be noted and commented on.

50 **Exclusion of the Public and Press**

Resolved

That, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

51 **Graven Hill Village Development Company (GHVDC) - Quarter Three Business Report 2025/26**

As set out in minute item 49.

52 **Graven Hill Village Development Company (GHVDC) - Strategic Business Plan Update 2026/27**

The committee considered an exempt report from the Shareholder Representative outlining Graven Hill Village Development Company's FY 26/27 Strategic Business Plan Update.

Resolved

- (1) That the Graven Hill Village Development Company Strategic Business Plan 2026-27 as set out in **Appendix A** be approved.
- (2) That the strategic risks as set out in the report be noted.
- (3) That the key performance indicators for Graven Hill Village Development Company to report to the Shareholder in accordance with the Business Plan 2026-27 be approved.
- (4) That the financial strategy and cashflow forecast, as set out in (**Appendix B**), for Graven Hill Village Development Company be approved.
- (5) That the FY26/27 profit and loss overview, cashflow, and associated commentary, as set out in (**Appendix C**), for Graven Hill Village Development Company be approved.

53 **Company Board Minutes**

The Committee were presented with the minutes of Graven Hill Village Development Company (GHVDC) board meetings that had been held on 30 October and 27 November 2025.

Resolved

- (1) That the Graven Hill Development Company Board meeting Minutes be noted.

The meeting ended at 2.40 pm

Chair:

Date:

This report and Appendix A are public Appendices B, C, D and E are exempt from publication by virtue of paragraph 3 of Schedule 12A of Local Government Act 1972	
Crown House Banbury Limited - Quarter Four Business Report 2025/26	
Committee	Shareholder Committee
Date of Committee	25 June 2026
Portfolio Holder presenting the report	Leader of the Council, Councillor Lesley McLean
Date Portfolio Holder agreed report	16 June 2026
Report of	Stephen Hinds, Shareholder Representative

Purpose of report

To note, comment and approve recommendations in response to Crown House Banbury Limited Quarter Four 2025/26 Business Report.

1. Recommendations

The Shareholder Committee resolves:

- 1.1 Note and comment on the Crown House Banbury Limited Quarter Four 2025/26 Business Report as contained in this report.

2. Executive Summary

- 2.1 This report sets out the in-year key performance and financial update for the Crown House Companies for Quarter Four 2025/26.
- 2.2 The Crown House Companies Director will attend the meeting to present an update on Crown Apartments' operational delivery.
- 2.3 Appendices are attached which give shareholders an outline of the year-end position for the Crown House companies and for the first time, present some KPI data in a dashboard format.

Implications & Impact Assessments

Implications	Commentary			
Finance	<p>There are no financial implications arising directly from this report. The Crown House and Finance Teams need to work closely together to ensure that any financial implications are reflected in the Council's MTFS.</p> <p>Whilst there are no immediate financial implications, it is important to establish whether the net loss made in 2025/26 was due to one-off issues or there is a greater challenge to address.</p> <p>Michael Furness, Assistant Director of Finance (S151 Officer), 15 May 2026</p>			
Legal	<p>There are no legal implications arising from this report</p> <p>Denzil – John Turbervill, Head of Legal Services, 2 June 2026</p>			
Risk Management	<p>There are no risk implications arising as a direct consequence of this report. Any potential risks related to the Crown House Companies will be managed through the service risk register and escalated to the Leadership Risk Register as and when deemed necessary.</p> <p>Celia Prado-Teeling, Performance & Insight Team Leader, 2 June 2026</p>			
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact		x		N/A
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		x		
B Will the proposed decision have an impact upon the lives of people with protected characteristics,		x		

including employees and service users?				
Climate & Environmental Impact		x		N/A
ICT & Digital Impact		X		N/A
Data Impact		X		N/A
Procurement & subsidy		x		N/A
Council Priorities	Business Plan - <i>Housing that meets your needs</i> With the caveat that this is private sector housing provided by a separate, arms-length, commercial company rather than social housing provided directly by Cherwell District Council.			
Human Resources	N/A			
Property	N/A			
Consultation & Engagement	N/A			

Supporting Information

3. Background

- 3.1 In 2017 Cherwell District Council (CDC) acquired the shares of Crown House Banbury Ltd (CHB) from Brickmort Developments Ltd. The company's purpose was to redevelop the unused and dilapidated property in its ownership in the town centre of Banbury. In March 2020, Stevenage Developments Ltd completed the development (instructed by CHB). The new development comprises 50 residential units (1 and 2-bed apartments) and one commercial unit. CHB established Crown Apartments Banbury Ltd (CAB) and granted a long lease to create major interest for its subsidiary company. CHB transferred the management of the residential units into CAB and kept the one commercial unit under direct management.

4. Details

- 4.1 Following agreement to appoint Brown & Co as the new managing agents, they unfortunately withdrew their offer, citing staffing matters and a change in business operations. It was, therefore, agreed that Centrick would be asked to continue to provide this service for the next 12 months.
- 4.2 The Directors have confirmed that the building's fire safety regulations are up to code.

- 4.3 We are unable to report any concrete progress with the dialogue over energy supply and metering. It has been decided, therefore, that the formal complaint procedure will be followed with the supplier and, dependent on the outcome, a complaint will be placed with the Ombudsman.
- 4.4 The commercial unit is operating well and discussions about rent review as laid out in the lease will commence in Q1 2026/27
- 4.5 Audit arrangements are in place, and the company audit should be complete by the end of August.
- 4.6 Crown Apartment KPI data for 2025/26

KPI	Performance Measure	Q1	Q2	Q3	Q4
% of voids (at any one time)	5% or less of total residential units	2%	2%	6%	6%
Voids	2 at end of the quarter	1	1	3	2
% of rent arrears (excluding utilities) for residential units)	5% or less of gross income	1%	1%	0%	1%
% of rent areas for car parking spaces	5% or less of gross income	1%	0%	0%	0%
% of bad debt (apartments)	1% or less of total income due from the 49 residential units	0.00%	0.3% of gross annual income.	0.02% gross annual income	0.90% gross annual income
% of tenant turnover rate	10% for the full year	1%	1%	1%	1%
Tenant turnover rate	3	3	1	3	3
Time taken to let new tenancies	20 working days (allowing for references and works between tenancies)	21 days	21 days	25 days	24 days
Monthly reports to be submitted to client	To be submitted no later than the next working following the 9th of each month	9th	9th	9th	9th

To note:

- a) The percentage of voids and the time taken to let new tenancies is caused in part by a market slowdown in the last six months and the need to do a fuller refurbishment to each flat prior to letting due to the age of the conversion.
- b) The increase in bad debt in quarter 4 is due to the decision to write off some bad debt that, despite taking all appropriate steps (courts, judgement, bailiff, etc) are highly unlikely to be resolved. In this instance three tenants no longer live in the UK

5. Alternative Options and Reasons for Rejection

5.1 No alternative options need be considered in this quarter.

6 Conclusion and Reasons for Recommendations

6.1 The Companies continue to deliver profitably on their prime purpose of good quality housing, associated car parking and a commercial unit.

Decision Information

Key Decision	No
Subject to Call in	Yes
If not, why not subject to call in	Report non-key and submitted for information only, not decision.
Ward(s) Affected	Banbury Cross and Neithrop

Document Information

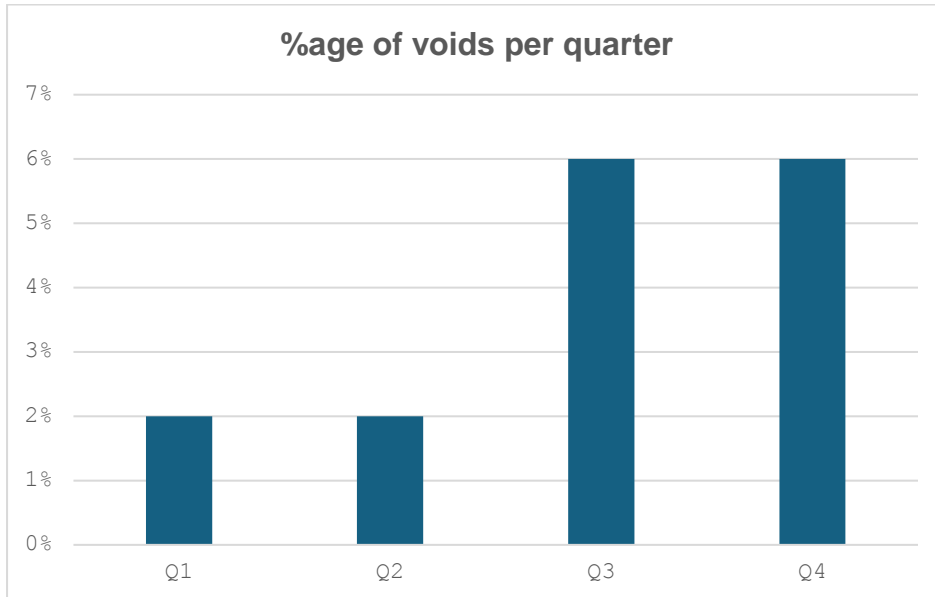
Appendices	
Appendix A	KPI Dashboard
EXEMPT Appendix B	Crown House – Annual Profit & Loss
EXEMPT Appendix C	Crown Apartments – Annual Profit & Loss
EXEMPT Appendix D	Crown Apartments – Balance Sheet
EXEMPT Appendix E	Crown House – Balance Sheet
Background Papers	None
Reference Papers	None
Report Author	Nicola Riley, Crown House
Report Author contact details	Email: Nicola.riley@cherwell-dc.gov.uk
Corporate Director Approval (unless Corporate Director or Statutory Officer report)	Stephen Hinds



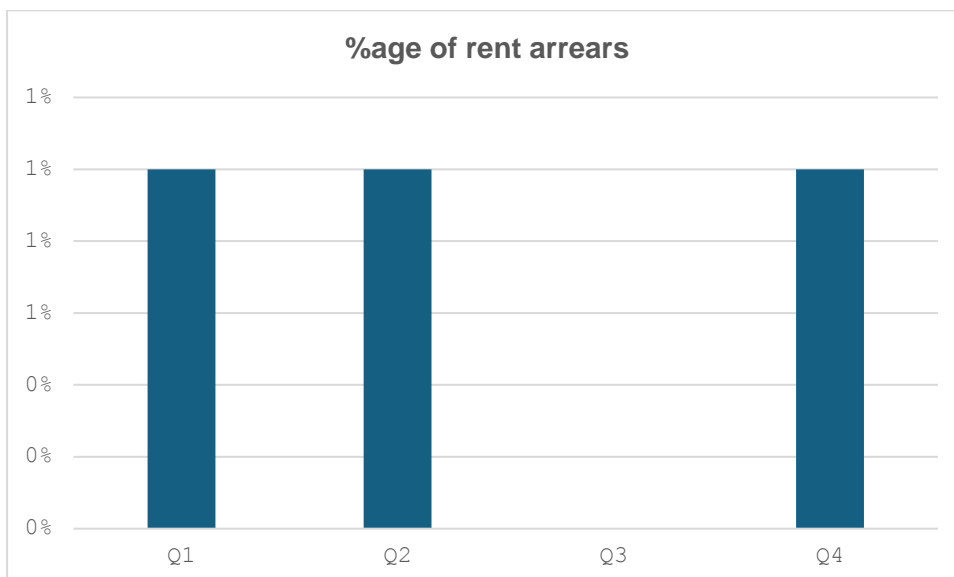
APPENDIX A

Crown House KPIs for 2025/26

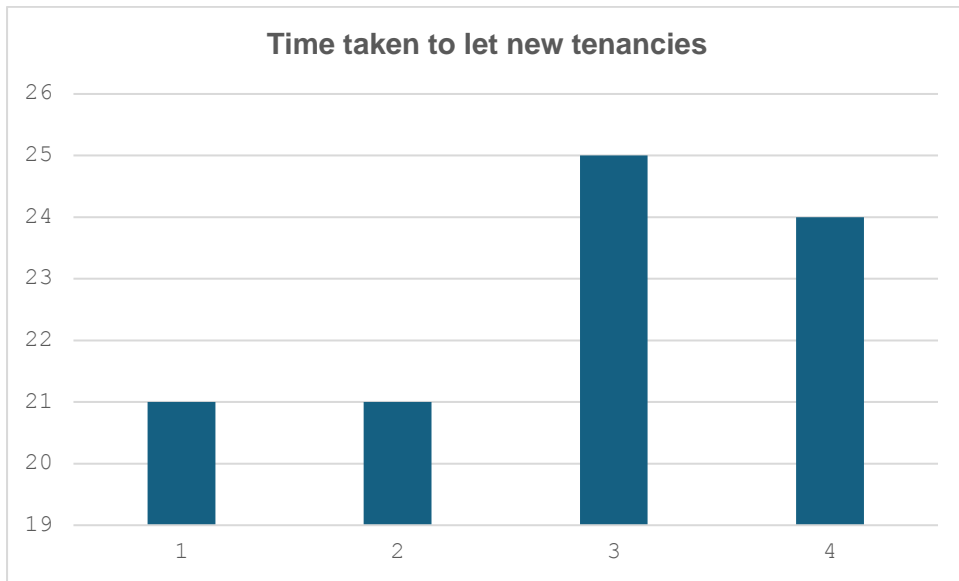
KPI Performance measure: 5% or less of total residential units



KPI Performance measure: 5% or less of total gross income



KPI Performance Measure: 20 working days (allowing for references and works between tenancies)



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This Report is Public.	
Appendices are exempt from publication by virtue of paragraph 3 of Schedule 12A of Local Government Act 1972	
Graven Hill Village Development Company (GHVDC) – Quarter Four Business Report 2025/26	
Committee	Shareholder Committee
Date of Committee	25 June 2026
Portfolio Holder presenting the report	Leader of the Council, Councillor Lesley McLean
Date Portfolio Holder agreed report	16 June 2026
Report of	Steve Hinds, Shareholder Representative

Purpose of report

To note, comment and approve recommendations in response to the GHVDC Quarter Four Business Report.

1. Recommendations

The **Shareholder Committee** is recommended to:

- 1.1 To note and comment on the GHVDC Year-End Quarter Four Business Report.
- 1.2 To approve the GHVDC Quarter Four Business Report

2. Executive Summary

- 2.1 This report sets out the in-year key strategic risks, performance, and financial update for Graven Hill Village Development Company Ltd.
- 2.2 This report will provide an overview of the company’s fourth quarter and Year-End for FY 2025/26, which has been focused on securing residential sales, delivering residential completions, progressing the Stage 2 planning applications and associated viability, reviewing S.106 obligations and continuing detailed work on the accelerated strategy agreed at the February 2025 Strategy Day with the Shareholder Committee.
- 2.3 The GHVDC management team will attend the meeting to present the reports for comment and approval by the Shareholder Committee.

Implications & Impact Assessments

Implications	Commentary
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Finance	<p>The council and Graven Hill work closely together to ensure that the financial implications of Graven Hill's business plan are reflected in the council's Medium Term Financial Strategy. There are no additional financial implications as a result of this report.</p> <p>Michael Furness, Assistant Director of Finance (S151 Officer), 9 June 2026</p>			
Legal	<p>There are no legal implications arising directly as a result of this report.</p> <p>Denzil – John Turbervill, Head of Legal Services 15.06.2026</p>			
Risk Management	<p>There are no risk implications as direct consequence of this report. Section 4 covers strategic Risks and opportunities which are being closely monitored and managed by the organisation.</p> <p>Celia Prado-Teeling, Performance Team Leader, 10 June 2026</p>			
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact				N/A
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?				
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?				
Climate & Environmental Impact				N/A
ICT & Digital Impact				N/A
Data Impact				N/A
Procurement & subsidy				N/A
Council Priorities	<p>Business Plan</p> <ul style="list-style-type: none"> • <i>Housing that meets your needs</i> • <i>An enterprising economy with strong and vibrant local centres</i> 			

	<ul style="list-style-type: none"> • <i>Supporting environmental sustainability</i> • <i>Healthy, resilient, and engaged communities</i>
Human Resources	N/A
Property	N/A
Consultation & Engagement	N/A
Supporting Information	

3. Background

- 3.1 This report sets out the in-year key strategic risks, performance, and financial update for Graven Hill Village Development Company Ltd.
- 3.2 This report will provide an overview of the company's fourth quarter and full year review of FY 2025/26, which has been focused on securing residential sales, delivering residential completions, progressing the Stage 2 planning applications and associated viability, reviewing S.106 obligations and continuing detailed work on the accelerated strategy agreed at the February 2025 Strategy Day with the Shareholder Committee.
- 3.3 The GHVDC management team will attend the meeting to present the reports for comment and approval by the Shareholder Committee.

4. Details

- 4.1 The GHVDC 2025/26 Quarter Four Business Report is attached as **Appendix A** within the exempt report. This contains information on financial performance achievement against KPIs, key issues, risks, targets, and activities for the quarter and full-year.
- 4.2 The company delivered a strong year end performance and the strategic risk is being well managed. Details can be found in the exempt report.

Table 2 – Key Performance Indicators (KPI's)

- 4.3 The KPIs were agreed upon as part of the 2025/26 Business Plan, which was approved by the September Shareholder Committee. The company performed well against its KPI's in this quarter and delivered a strong year end outcome.

Table 3 – Financial Performance

- 4.4 The Shareholder Committee will receive a verbal GHVDC Quarter four and full year out-turn (2025/26) Update which will inform on progress on business performance and progress against the activities listed within Section 9 of **Appendix A** within the exempt report.

- 4.5 At the close of Quarter 4 reflecting on sales, year-end completions, and wider performance, FY 25/26 has been a challenging year for the team, impacted by uncertainty flowing from government messaging in the lead up to the late November Budget together with macro-economic events, most recently those within the Middle East. In delivering the closing position, the team has performed exceptionally with a substantial proportion of our reservations achieved post the November budget, effectively within a 4-month period and representing **41%** of the new homes full year target. Importantly, we also continue to outsell our peer competitors. Overall, the company delivered a strong out-turn compared to full year target completions, which significantly exceeded the realistic out-turn reported to the March Committee.
- 4.6 The business also achieved - zero RIDDORS meaning the death of any person or occurrence of a specified, reportable injury as defined at Regulation 4 (1). We have also introduced Accident Frequency Rate (**AFR**) reporting, ours for the year ending FY 2025/26 being **0.11** (Taylor Wimpy 0.39, Bellway 0.59, Persimmon 0.35 & Barratt Developments 0.32) being materially below plc competitors and significantly better than the construction industry average of **2.5**.
- 4.7 I am also pleased to report that the company in March achieved the HBF National New Homes Quality Board Customer Satisfaction Survey 5-star rating which is 90%+.
- 4.8 We continue to make good progress on the Stage 2 master plan with planning consent for the 66-unit full application secured on 2nd February with all pre-commencement conditions discharged by 20th March allowing works on the first phase of 40 dwellings to commence.
- 4.9 The company was asked to provide regular updates in relation to the s106 contributions paid and direct delivery contributions as part of the quarterly updates and **Appendix B** within the exempt report provides a status overview as per current discussions.

FY 2026/27 Flash Update Quarter 1

- 4.10 As we close at the second month of Q1 the Company has made good progress in securing reservations against the revised full year target and is currently ahead of forecast. Whilst this is positive news the Company remains focused on building on this positive start and progressing buyers through to exchange at the earliest opportunity.

5. Alternative Options and Reasons for Rejection

- 5.1 None

6 Conclusion and Reasons for Recommendations

- 6.1 Through agreeing the recommendations in this report the Council is ensuring continued oversight of the governance and strategic direction of the delivery of the Graven Hill Village development on behalf of the local communities.

Decision Information

Key Decision	Yes
Subject to Call in	Yes
If not, why not subject to call in	N/A
Ward(s) Affected	Bicester South and Ambrosden

Document Information

Appendices	
Appendix A	Exempt Report
Appendix B	Exempt Report
Background Papers	None
Reference Papers	None
Report Author	Stephen Hinds
Report Author contact details	Email: stephen.hinds@cherwell-dc.gov.uk

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