

This report is public	
Graven Hill Village Development Company (GHVDC) – Quarter One Business Report 2024/25	
Committee	Shareholder Committee
Date of Committee	16 October 2024
Portfolio Holder presenting the report	Leader of the Council, Councillor David Hingley
Date Portfolio Holder agreed report	8 October 2024
Report of	Steve Hinds, Shareholder Representative

Purpose of report

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

1. Recommendations

The Shareholder Committee resolves:

- 1.1 To note and comment on the GHVDC Quarter One Business Report.
- 1.2 To approve the GHVDC Quarter One 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 first quarter and flash update of the performance to date in the second quarter, which have been focused on securing residential sales, delivering residential completions and progressing the new planning application and associated viability.
- 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
Finance	There are no financial implications arising directly from this report. Joanne Kaye, Head of Finance, 8 October 2024

Legal	There are no legal implications arising directly from this report. Shiraz Sheikh, Monitoring Officer & Assistant Director Law & Governance, 8 October 2024			
Risk Management	There are no risks arising directly from this report. If any risk arise, it will be managed through the service operational risk, and escalate to the Leadership Risk register as and when deemed necessary. Celia Prado-Teeling, Performance Team Leader, 8 October 2024			
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	Business Plan			<ul style="list-style-type: none"> • <i>Housing that meets your needs</i> • <i>An enterprising economy with strong and vibrant local centres</i> • <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 first quarter and flash update of the performance to date in the second quarter, which have been focused on securing residential sales, delivering residential completions and progressing the new planning application and associated viability.
- 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 2024/25 Quarter One Business Report is attached as **Appendix A**. This contains information on the year-end financial position, achievement against KPIs, key issues, risks, targets, and activities for quarter.
- 4.2 The strategic risk position is being well managed and details can be found in the exempt report

Key Performance Indicators (KPI's)

- 4.3 The KPIs were agreed upon as part of the 2024/25 Business Plan, which was approved by the Shareholder Committee on 13 March 2024. Performance is detailed in Appendices 1 and 2 within **Appendix A** of the exempt report. The company is performing well against its KPIs in this quarter.

Financial Performance

- 4.4 The Q1 Focus has been on achieving reservation/exchanges to secure FY24/25 completions.
- 4.5 At this early stage of the financial year, there are no material deviations that places our FY24/25 targets at risk and we remain on track to achieve the required legal completions.
- 4.6 The Shareholder Committee will receive a verbal GHVDC Quarter One (2024/25) Update which will inform on progress on business performance and progress against the activities.
- 4.7 As part of the development of the new application, the current s106 has been reviewed with the intention of generating a deed of variation that would confirm the obligations and contributions due for Stage 1. Obligations and contributions for

Stage 2 would be determined as part of the new application. This work is continuing with monthly meetings being held where both the Council and Development Company undertake a detailed review of the issues.

- 4.8 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 B2** of the exempt report provides a status overview as per current discussions.

FY 23/24 Financial Statements

- 4.9 The company traded profitably during the year ended 31 March 2024. The now audited accounts reflect a pre-tax profit of £6.0m on Turnover of £65.4m (gross profit: £7.2m.) Results were significantly buoyed by land sales which will not reoccur resulting in a strong cash position at the end of March 2024.
- 4.10 The statutory accounts for GHVDC and GHVHC are tabled at the August Board meeting for approval by the Board. Both entities have received unqualified audit reports, and the management letter findings will be presented by the engagement partner at Critchley's (our auditors) at this Board meeting.
- 4.11 There are no material findings from the audit or significant control issues identified from their report.

Update on Recruitment to fill vacant roles within the management team

- 4.12 The new Finance and Governance Director, Phillip Kassiram joined the company on Monday 3 June. This will be a statutory appointment which taken to the Graven Hill Board for approval and for the resolution to be signed on 22 August. It is understood by the Company that the amendments being considered to the Shareholder Agreement and Articles would require these appointments to be made by the Shareholder in a joint process with the Company and therefore the appointment is brought to the attention of the Committee.
- 4.13 A paper was taken to the 9 May Board which recommended augmenting the executive statutory representation on the Board, specifically in relation to sales and marketing. The Board's decision on this was that prior to any further appointments a detailed skills assessment should be undertaken of the current Board to determine where if any skills gaps existed and therefore to advise on Board composition. The skills assessments have been completed and will be considered by the Graven Hill Board at its meeting on 22 August. It is understood by the Company that the amendments being considered to the Shareholder Agreement and Articles would require any appointments to the board to be made by the Shareholder and it is therefore intended that further updates on the outcome of the skills assessment will be reported to the Shareholder Committee.

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	N/A
Subject to Call in	N/A
If not, why not subject to call in	N/A
Ward(s) Affected	All

Document Information

Appendices	
Appendix	No appendices for this public report, the exempt version of the report includes exempt appendices
Background Papers	None
Reference Papers	None
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