

This report is public with Exempt Appendices

Paragraph 3 of schedule 12A Local Government Act 1972

Crown House Banbury Limited - Quarter Three Business Report 2025/26

Committee	Shareholder Committee
Date of Committee	05 March 2026
Portfolio Holder presenting the report	Leader of the Council, Councillor David Hingley
Date Portfolio Holder agreed report	25 February 2026
Report of	Stephen Hinds, Shareholder Representative

Purpose of report

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

1. Recommendations

The Shareholder Committee resolves:

- 1.1 Note and comment on the Crown House Banbury Limited Quarter Three 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 Three 2025/26.
- 2.2 One of the Crown House Companies' Directors will attend the meeting to present an update on Crown Apartments' operational delivery.

Implications & Impact Assessments

Implications	Commentary			
Finance	<p>The Q3 report does not have a direct financial impact on the council; however, the overall profitability of the company impacts on the returns to the council. The council's finance team liaises regularly with Crown House to ensure that the MTFS reflects the latest agreed position in relation to the financial implications of Crown House on the council.</p> <p>It is welcome that the company is now also submitting interim profit and loss statements and balance sheet positions as at the end of November 2025. It should be noted that neither of these is a forecast for the year end position.</p> <p>It will be important to understand what the final outturn position is for the companies to understand whether the interest changes on the loan have had the consequences intended.</p> <p>Michael Furness, Assistant Director of Finance (S151 Officer), 18 February 2026</p>			
Legal	<p>There are no legal implications arising from this report</p> <p>Denzil – John Turbervill, Head of Legal Services 18.02.2026</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, 18 February 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	All priorities. 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

KPI	Performance Measure	Q2 Performance	Current Performance Q3
% of Voids (at any one time)	5% or less of total residential units	2%	6% (we currently have three void units that are in the process of being re-let)
Voids	2 at end of the quarter	2 at the end of September 2025	3 at the end of December 2025

% of Rent Arrears (excluding Utilities) for residential units	5% or less of Gross Income	1%	0%
% of Rent Arrears for car parking spaces	5% or less of Gross Income	0%	0%
% of Bad Debt (Apartments)	1% or less of total income due from the 49 residential units	1 case has been progressed through to Court proceedings. Total 0.3% of gross annual income	1 case has been progressed through to checkout following Section 8. Total 0.02% of gross annual income
% of Tenant Turnover Rate	10% for the full year	1%	1%
Tenant Turnover Rate	3	3	3
Time taken to let new tenancies	20 working days – (allowing for references and works required between tenancies)	21 days (average) allowing for works required between tenancies and bank holidays	25 working days allowing for works in between and the seasonality of reletting
Monthly Reports to be submitted to Client	To be submitted no later than the next working day following the 9th of each month.	9 th working day of the month	9 th working day of the month

- 4.2 The change of accountancy support in this quarter has given directors a greater assurance that the operation is managing well to achieve its objectives.
- 4.3 The dialogue over energy supply and metering continues with little concrete progress. Energy suppliers are engaging now however, and we are led to believe there will be a resolution in Q4.

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 on their prime purpose of good quality housing, associated car parking and a commercial unit.

Decision Information

Key Decision	Yes
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Subject to Call in	Yes
If not, why not subject to call in	N/A
Ward(s) Affected	Banbury Cross and Neithrop

Document Information

Appendices	
EXEMPT Appendix A	Crown House – Profit & Loss
EXEMPT Appendix B	Crown Apartments – Profit & Loss
EXEMPT Appendix C	Crown Apartments – 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)	N/A