

The Report is public	
Graven Hill Village Development Company (GHVDC) – Quarter Two Business Report 2025/26	
Committee	Shareholder Committee
Date of Committee	11 December 2025
Portfolio Holder presenting the report	Leader of the Council, Councillor David Hingley
Date Portfolio Holder agreed report	2 December 2025
Report of	Stephen Hinds, Shareholder Representative

Purpose of report

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

1. Recommendations

The Shareholder Committee resolves:

- 1.1 To note and comment on the GHVDC Quarter Two Business Report.
- 1.2 To approve the GHVDC Quarter Two 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 second quarter of FY 2025/26, together with a flash update of the performance to date in the third quarter, which has been focused on securing residential sales, delivering residential completions, progressing the new planning application and associated viability and progressing detailed work on the strategy agreed at the February 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

Cherwell District Council

Implications		Commentary		
Finance		<p>There are no financial implications arising directly from this report. There is no change to the interest forecast to be paid to the council or value of loans utilised/repaid and no changes to the currently approved Stack 19 business plan which is assumed within the medium term financial strategy.</p> <p>The Graven Hill and Council finance teams are in regular contact and where changes are considered for Graven Hill's financial plan, the financial implications for the council are also modelled.</p> <p>Michael Furness, Assistant Director of Finance (S151 Officer), 24 November 2024</p>		
Legal		<p>These reports are prepared in line with the shareholder agreement which requires the company to prepare reports for the pre-agreed quarterly meetings.</p> <p>There are no legal implications arising directly as a result of the recommendations contained within this report.</p> <p>Denzil – John Turbervill, Head of Legal Services, 27th November 2025.</p>		
Risk Management		<p>There are no risk implications as a direct consequence of this report. Risks regarding this matter are monitored and managed through the Company's Strategic Risk register, presented at part of Appendix A - Exempt Report FY25/26 Q2 Business Update.</p> <p>Celia Prado-Teeling, Performance Team Leader, 24 November 2025</p>		
Impact Assessments		Positive	Neutral	Negative
Equality Impact				
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				

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 second quarter of FY 2025/26, together with a flash update of the performance to date in the third quarter, which has been focused on securing residential sales, delivering residential completions, progressing the new planning application and associated viability and progressing detailed work on the strategy agreed at the February 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 Two 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.

Table 1 – Strategic Opportunities & Risks - set out in the exempt report

- 4.2 The strategic risk is being well managed, and details can be found in the exempt report.

Table 2 – Key Performance Indicators (KPI's) set out in the exempt report

- 4.3 The KPIs were agreed upon as part of the 2025/26 Business Plan, which was approved by the Shareholder Committee on 12th June 2024. The company performed well against its KPI's in this quarter and details can be found in the exempt report.

Table 3 – Financial Performance set out in the exempt report

- 4.4 The Shareholder Committee will receive a verbal GHVDC Quarter Two (2025/26) Update which will inform on progress on business performance and progress against the activities listed within the exempt report at **Appendix A**.
- 4.5 At the close of Quarter 2 reservations are behind forecast although exchanges and completions have proven more resilient. The Summer period was quite as expected, however as we enter the traditionally more buoyant Autumn period buyers remains cautious reflecting a general lack of optimism in the lead up to the budget. We continue to make positive progress on the Stage 2 master plan with the now 66 unit full application to go to planning committee in November with a recommendation for delegated approval. In respect of the hybrid/outline this was validated in July and we are currently in the process of considering and responding to consultation responses.
- 4.5 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 A** within the exempt report provides a status overview as per current discussions.

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	All

Document Information

Appendices	
Appendix A	Exempt Report FY25/26 Q2 Business Update - not included with this public report
Appendix B	None
Background Papers	None
Reference Papers	None
Report Author	Stephen Hinds, Shareholder
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Executive Director Approval (unless Executive Director or Statutory Officer report)	Report of Executive Director