

Mid Devon District Council

Homes Policy Development Group

Tuesday, 17 January 2023 at 2.15 pm
Phoenix Chambers, Phoenix House, Tiverton

Next ordinary meeting
Tuesday, 21 March 2023 at 2.15 pm

Please Note: this meeting will take place at Phoenix House and members of the Public and Press are able to attend via Zoom. If you are intending to attend in person please contact the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms

[Join the Zoom meeting here](#)

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Meeting ID: 814 3207 5356

Passcode: 346949

One tap mobile

08002605801,,81432075356#,,,,*346949# United Kingdom Toll-free

08003582817,,81432075356#,,,,*346949# United Kingdom Toll-free

Dial by your location

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Passcode: 346949

Find your local number: <https://us06web.zoom.us/u/kBbbRfvx5>

Join by Skype for Business

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Membership

Cllr G Barnell
Cllr J Bartlett
Cllr J Cairney
Cllr S J Clist
Cllr D R Coren
Cllr R J Dolley
Cllr R Evans
Cllr P J Heal
Cllr R F Radford

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

- 1 **Apologies and Substitute Members**
To receive any apologies for absence and notice of appointment of substitutes.
- 2 **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
- 3 **Declaration of Interests under the Code of Conduct**
To record any interests on agenda matters.
- 4 **Minutes** (*Pages 5 - 8*)
To consider whether to approve the minutes as a correct record of the meeting held on 15 November 2022.
- 5 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.
- 6 **2023/24 Budget Update** (*Pages 9 - 32*)
To receive a report from the Deputy Chief Executive (S151). The Local Government Finance Act 1992 places a legal requirement on the Council to approve a balanced budget. The first draft of the General Fund budget for 2023/24 indicated a deficit of £960k. This report updates that deficit to the current position of £905k and proposes options to consider to achieve the statutorily required neutrality.
- 7 **Tenant Involvement and Empowerment update** (*Pages 33 - 42*)
To receive a report from the Corporate Manager for Public Health, Regulation and Housing providing an update to Members on the work relating to tenant involvement and empowerment and how this supports

statutory and regulatory obligations including important changes to the social housing regulatory regime.

8 **Damp & Mould Review**

A receive a presentation from the Corporate Manager for Public Health, Regulation & Housing.

9 **Private Sector Housing Assistance Policy** (*Pages 43 - 94*)

To receive a report from the Corporate Manager for Public Health, Regulation and Housing presenting a revised Housing Assistance Policy under Article 4 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, following a review of the current Housing Assistance Policy 2019-22.

10 **Void Management Policy** (*Pages 95 - 122*)

To receive a report from the Corporate Manager for Public Health, Regulation and Housing. An updated, draft policy on the management of void properties within the Council's housing stock is presented to Members. This has been developed following an in-depth review of voids management and with an aim to ensure that properties which become void continue to be re-let as quickly and efficiently as possible. The policy also seeks to balance this approach with the needs of tenants and the requirement to maintain our properties to an appropriate, safe lettings standard whilst retaining a sustainable stock and Housing Revenue Account.

11 **Identification of items for the next meeting**

Members are asked to note that the following items are already identified in the work programme for the next meeting (please note some of these items have yet to be confirmed):

- Chairman's Annual Report for 22/23
- Briefing on Tenure
- Housing Strategy update and annual review
- The Home Standard Policy
- The Tenancy Standard Policy
- Asbestos Management Plan
- Mid Devon Housing Service Delivery Report

Note: This item is limited to 10 minutes. There should be no discussion on the items raised.

Stephen Walford
Chief Executive
Monday, 9 January 2023

Meeting Information

From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Zoom.

If you want to ask a question or speak, email your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed. Notification in this way will ensure the meeting runs as smoothly as possible.

Please note that a reasonable amount of hardcopies at the meeting will be available, however this is a limited number. If you are attending the meeting and would like a hardcopy of the agenda we encourage that you notify Member Services in advance of the meeting to ensure that a hardcopy is available. Otherwise, copies of the agenda can be found on our website.

If you would like a copy of the Agenda in another format (for example in large print) please contact Sarah Lees on: slees@middevon.gov.uk

Public Wi-Fi is available in all meeting rooms.