

Mid Devon District Council

Homes Policy Development Group

Tuesday, 26 September 2023 at 2.15 pm
Phoenix Chambers, Phoenix House, Tiverton

Next meeting
Tuesday, 21 November 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 Teams. 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.

[To join the meeting online, click here](#)

Membership

Cllr C Adcock
Cllr J Cairney
Cllr S Chenore
Cllr A Glover
Cllr C Harrower
Cllr F W Letch
Cllr N Letch
Cllr S Robinson
Cllr H Tuffin

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 - 10*)
To consider whether to approve the minutes as a correct record of the meeting held on 8th August 2023.
- 5 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.
- 6 **Medium Term Financial Plan - General Fund (GF) and Housing Revenue Account (HRA)** (*Pages 11 - 28*)
To receive a report from the Deputy Chief Executive and Corporate Manager for Public Health, Regulation and Housing presenting to Member's the updated Medium Term Financial Plan (MTFP) which covers the period 2024/25 to 2028/29 for both the General Fund (GF) and Housing Revenue Account (HRA) and considering initial savings options.
- 7 **Mid Devon Housing Damp and Mould Policy** (*Pages 29 - 58*)
To receive a report from the Corporate Manager for Public Health, Regulation and Housing setting out how Mid Devon Housing will address issues of damp, mould and condensation within the Council's tenanted and leasehold housing stock.
- 8 **Review of Mid Devon Housing (MDH) Recharges Policy** (*Pages 59 - 86*)
To receive a report from The Corporate Manager for Public Health, Regulation and Housing. MDH, as a social landlord, incurs costs that arise from works and other activities which are normally the responsibility of the tenant, including repair of damage, pest control, and property cleans and clearances. The MDH Recharges Policy seeks to define the circumstances where such recharges occur and make clear MDH's intention to recover such costs.
- 9 **Tenant Involvement and Engagement Strategy Action Plan** (*Pages 87 - 106*)
To receive a report the Corporate Manager for Public Health, Regulation and Housing. In line with the provisions of the Tenant Involvement and Empowerment Standard, all Registered Providers of social housing (RPs) are required to ensure that tenants are given a wide range of opportunities to influence and be involved in policy development work; decision-making in relation to service delivery; scrutiny of their landlord's performance; and the setting of strategic priorities.
- 10 **Consultation on changes to the fees regime operated by the Regulator for Social Housing** (*Pages 107 - 112*)
To receive a report from the Corporate Manager for Public Health, Regulation and Housing on the consultation published by the Regulator for Social Housing regarding proposed changes to the fees regime. If adopted, the Council, as a Registered Provider of Social Housing, will be required to make a payment, based on the numbers of homes in the

housing stock. This will represent a significant change due to the fact that up until now, local authorities have not been required to make any payments to the regulator in support of the regulatory function.

11 **Briefing on Neighbourhood Management**

To receive a presentation on Neighbourhood Management.

12 **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:

- Update on the Refugee Schemes
- Draft budget proposals for 2024/2025
- Tenancy Inspection Policy
- Private Sector Housing Fees & Charges
- Review of Tenancy Agreements – Project Plan.
- Performance dashboard

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

Stephen Walford

Chief Executive

Monday, 18 September 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 Teams.

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.

Residents, electors or business rate payers of the District may make a statement or shall be entitled to ask questions at a meeting which concerns the Council's powers / duties or which otherwise affects the District. If your question does not relate to an agenda item, the question must be submitted to the Democratic Services Manager two working days before the meeting to give time for a response to be prepared.

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 Democratic 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.