

Scrutiny Committee

Monday, 28 October 2024 at 5.00 pm
Phoenix Chambers, Phoenix House, Tiverton

Next ordinary meeting
Monday, 25 November 2024 at 5.00 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.

The meeting will be hybrid and an audio recording made and published on the website after the meeting.

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Membership

Cllr L G J Kennedy
Cllr G Westcott
Cllr D Broom
Cllr E Buczkowski
Cllr A Cuddy
Cllr G Czapiewski
Cllr M Farrell
Cllr C Harrower
Cllr B Holdman
Cllr L Knight
Cllr R Roberts
Cllr S Robinson

AGENDA

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 notices of appointment of substitute Members (if any).
- 2 **Declarations of Interest under the Code of Conduct**
To record any interests on agenda matters.
- 3 **Public Question Time**
To receive any questions from members of the public and replies thereto.
Note: A maximum of 30 minutes is allowed for this item.
- 4 **Minutes of the previous meeting** (*Pages 5 - 12*)
To consider whether to approve the minutes as a correct record of the meeting held on Monday 9 September 2024.
- 5 **Chair's Announcements**
To receive any announcements that the Chair of Scrutiny Committee may wish to make.
- 6 **Decisions of the Cabinet**
To consider any decisions made by the Cabinet at its last meeting that have been called-in.
- 7 **Whistleblowing - six month update**
To receive a verbal update from the Head of People, Performance and Waste.
- 8 **Establishment - six month update** (*Pages 13 - 40*)
To receive a report from the Head of People, Performance and Waste giving an update on Establishment for the past six months.
- 9 **Void Properties** (*Pages 41 - 56*)
To receive a report from the Head of Housing and Health relating to the number of Void Properties broken down by ward and what was being done to mitigate the void and return it to use.
- 10 **Solar Panel Farms and Anaerobic Digesters - quantity of sites and land use** (*Pages 57 - 62*)
To receive a report from the Director of Place and Economy regarding Solar Panel Farms and Anaerobic Digesters looking at the quantity of sites and how much land was devoted to renewable energies. Building on discussions at recent meetings, including at the September Scrutiny committee, the report has also been developed to include consideration of, and scope for, wind power within the District.

- 11 **Portfolio Presentation from the Cabinet Member for Housing , Assets and Property.**
To receive a presentation from the Cabinet Member for Housing, Assets and Property regarding his portfolio.
- 12 **Work Programme (Pages 63 - 82)**
To review the existing Work Plan and consider items for the committee's future consideration, taking account of:
- a) Any items within the Forward Plan for discussion at the next meeting;
 - b) Suggestions of other work for the committee in 2024/25.

Stephen Walford
Chief Executive
Friday, 18 October 2024

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.

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Public Wi-Fi is available in all meeting rooms.

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MINUTES of a **MEETING** of the **SCRUTINY COMMITTEE** held on 9 September 2024 at 5.00 pm

Present

Councillors

L G J Kennedy (Chair)
G Westcott (Vice-Chair), D Broom,
E Buczkowski, A Cuddy, G Czapiewski,
C Harrower, B Holdman, L Knight,
R Roberts and S Robinson

Also Present

Councillors

N Bradshaw, G Duchesne and D Wulff

Also Present

Officers:

Richard Marsh (Director of Place & Economy), Paul Deal (Head of Finance, Property & Climate Resilience), Simon Newcombe (Head of Housing & Health), Jason Ball (Climate and Sustainability Specialist), Sarah Lees (Democratic Services Officer) and David Parker (Democratic Services & Policy Research Officer)

Councillors

Online

J Buczkowski, A Glover, S Keable and J Lock

Officers Online

Dr Stephen Carr (Corporate Manager for Performance and Improvement) and Adrian Gardner (Specialist Lead – Community and Safeguarding)

23 APOLOGIES AND SUBSTITUTE MEMBERS (00:04:57)

No Apologies were received.

24 DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT (00:05:07)

No interests were declared under this item.

25 PUBLIC QUESTION TIME (00:05:23)

There were no questions received from members of the public.

26 MINUTES OF THE PREVIOUS MEETING (00:05:26)

The minutes of the meeting held on 15 July 2024 were **APPROVED** as a correct record and **SIGNED** by the Chair.

27 CHAIR'S ANNOUNCEMENTS (00:08:10)

The Chair had no announcements to make.

28 DECISIONS OF THE CABINET (00:08:11)

The Committee **NOTED** that none of the decisions made by the Cabinet on 27 August 2024 had been called in.

29 COMMUNITY SAFETY PARTNERSHIP - ANNUAL REPORT (00:08:19)

The Committee had before it and **NOTED** a *report from the Head of Housing and Health (Chair of the East Devon and Mid Devon Community Safety Partnership).

The following was highlighted within the report:

- This was an annual report for 2023-24 and an opportunity to look ahead to the priorities for 2024-25 and beyond.
- This was a mandatory partnership that operated in a strategic way on a multi-agency basis to influence a reduction on crime and disorder.
- New priorities or directions coming the way of the Community Safety Partnership (CSP) were:
 - New Serious Violence Duty.
 - New Martyn's Law (The Protect Duty – looking at premises to make sure that people are safe at events).
 - A Government review around Community Safety Legislation.
- The updated Terms of Reference for the CSP.
- Work for the forthcoming year including;
 - A more detailed look at Anti-Social Behaviour (ASB).
 - The implementation of the Serious Violence Duty.
 - Violence against Women and Girls.
 - Domestic Abuse.
- There was no funding for the CSP. The role of the CSP was largely an influencing one, a strategic one and a conduit for other activity.

Discussion took place with regard to;

- How elected Members were involved.
- Whether further training would be offered to interested Members in relation to ASB work?
- ASB Youth Intervention Panel.
- Funding – the Government had promised some funds which went to Devon County Council and were then proportioned. That funding had been made available to the CSP.
- Partnership approach.
- Child placed at the centre of decision making
- Further briefing for Councillors wanted on who does what?
- Awaiting Central Government to implement "Martyn's Law". In Mid-Devon, this would be implemented for lower tier premises such as Community Halls and Pubs.
- Tenancy Management and the officer overseeing this area.
- The need for a briefing for the Scrutiny Committee from a senior police officer.
- The Council was asked to give a briefing to Members on Terrorism.

- The driver of the Community Safety Partnership was to reduce anti-social behaviour.

Note: *report previously circulated.

30 MID DEVON AS A TRAUMA INFORMED COUNCIL (00:35:49)

The Committee received and **NOTED** a verbal update from Head of Housing and Health on Mid Devon District Council being a Trauma Informed Council.

The following was highlighted in the update:

- Recognising the impact of traumatic experiences, often when a child, and noting what those people went on to do.
- Drivers
 - Trauma – what was it?
 - How did it affect the lives of those that experienced it?
- The training for Councillors on this subject was estimated to cost £20,000 three years ago, then Covid prevented the training and subsequently there had not been the funds available for the training as a discretionary piece of work.
- Within the Community Safety Partnership the Council was working with other agencies on this subject.
- The Anti-Social Behaviour Relief Panel approach was an example of the Council being “Trauma informed”.
- The Serious Violence Strategy was in itself mandated by the Government that, the Council had to take a preventative Public Health approach to serious violence, not just the crime, there had to be an understanding as to what was causing it, the public health approach had led to a number of priorities in that strategy which were “trauma informed” and a number of other county level agencies were getting involved.
- Corporate Parenting response.
- Frontline Housing/Housing Options team had all been trained and were “trauma informed” .
- The Homes Policy Development Group were looking into hoarding, with a view to looking at tenant vulnerability and why they were hoarding, to avoid the tenant commencing hoarding all over again after the initial problem was cleared.
- The mantle for the Trauma Informed work had been passed to the Equalities, Diversity and Inclusion Group.

Discussion took place with regards to:

- Success at Teignbridge District Council where the emphasis was on Anti-Social Behaviour (ASB) where they measured the number of interventions and the percentage rate of re-offending.
- Mid Devon District Council had started to look at the levels of hoarding and would be in a position to measure whether the intervention had been a success after a year.
- The measurement of outcomes could only take place at the end of an intervention.

- Suggestion that this work was put through the Economy and Assets Policy Development Group (PDG) and encourage them to think about those measures so that the Council could justify resources being spent on them.
- Whether there would be a greater in-depth report and whether it could come back to the Community, People and Equalities PDG? – The mandate had been taken up by the Equalities, Diversity and Inclusion group and they could bring it to the Community, People and Equalities PDG as a Community Safety Report.
- Whether the Council had the relevant skill sets within the officer teams? The training was focussed towards those officers who had a lot of dealings with vulnerable and complex clients. Going forward the Council would continue to invest in that training. Often the team worked with other agencies who were more highly trained than they were.
- General Data Protection Regulation (GDPR) The Council already had fairly strict understandings about protecting people’s personal information. Recently there had been a case elsewhere in Devon where somebody had died and, had agencies exchanged information better, then that person may have been saved. Some agencies hid behind GDPR regulations and yet the legislation sat above those regulations and there should have been greater information sharing.

31 CULLOMPTON INFRASTRUCTURE UPDATE REPORT (01:00:27)

The Committee had before it and **NOTED** a *report from the Director of Place and Economy.

The following was highlighted within the report:

- The Council had been granted additional funds for the Cullompton Town Centre relief road and were working with Homes England to progress the scheme and finalise the contract (Deed of Variation).
- With regard to the Railway Station re-opening project, it was frustrating that the government had cancelled the “renewing your railways programme”, particularly as this was a viable project. The Council would continue to push the project forward.
- Junction 28 upgrade – given the success with securing funds for the relief road, it was hoped that the Government would see the unlocking of the full opportunity that existed at Culm in terms of the wider Garden Village proposition.

Discussion took place regarding:

- The land that would be required to deliver the relief road – 80% of it ran through Cullompton Community Association fields, notably the Cricket and Football pitches but what about the land nearer junction 28? A lot of people were engaging with local residents and were largely supportive. The work to relocate the cricket club had begun. At the Station Road end of the scheme the most significant piece of undeveloped land was that owned by Tesco adjacent to their supermarket. Unfortunately, the Council had been unable to get a constructive dialogue. It was hoped that, in light of the positive funding decision, Tesco would enter into more progressive discussions. It was noted that there may be a difference of opinion regarding the value of the Tesco land between Tesco and the scheme promoters. It was noted that Devon County

Council would progress a compulsory purchase order to enable delivery of the scheme.

- Continued public support would do the bid no harm.

32 AIR MANAGEMENT IN CULLOMPTON AND BEYOND (01:15:46)

The Committee received and **NOTED** a *report from the Director of Place and Economy.

It was highlighted in the report that the Council were proactively replacing the previous Air Quality monitoring equipment which was reaching the end of its life. This would enable the Council to continue monitoring the air quality. The new town centre relief road and the Junction 28 scheme would both have positive outcomes in terms of relieving traffic congestion and therefore pollution. The report mentioned Crediton and referenced the Crediton Masterplan. There was an inherent challenge in Crediton about the nature and volume of traffic that travelled up and down the High Street but the District Council had been proactive in seeking opportunities to make incremental changes to improve Air Quality.

Discussion took place with regard to:

- When the equipment would be installed – Section 106 funding had been approved in August, it would take a few more weeks to complete the procurement process, there was an 8-10 week lead in time, post order through to delivery.
- Data had been gathered for a number of years and the trend in air pollution was positive probably due to better vehicles and the reduction in emissions. However, more development with greater population and tourism could reverse this positive trend and drive up pollution levels.
- With the level of planned growth it was important to keep the Air Quality Management areas in situ, especially for Cullompton.
- The figures were reported back to Department for Environment Food and Rural Affairs (DEFRA). Where the figures were lower and consistently below objective values this raised questions as to whether Air Quality Management Areas were necessary, however, with the development in the area, the Council had recommended to DEFRA it retained the Cullompton area.
- The Council continued to monitor the pollution using simpler diffusion tubes across the district even though the main equipment had expired pending replacement.
- Arguments around Crediton air quality were more nuanced and arguments with DEFRA as to whether they needed to retain the Crediton Air Quality Management Area was a tougher question to answer given development pressures were currently less. This area was due review shortly and additional monitoring data from the new equipment would support this.
- There was a difference in opinion as to the levels of pollution. The new monitoring equipment when it was installed, should provide a level of assurance that where the equipment was sited, especially around the hourly air quality objective value. This level of monitoring resolution wasn't possible without the replacement monitoring equipment.
- Those that were affected were those that lived in the congested areas such as the High Street. The long-term local monitoring indicated people in the air quality management areas were more likely to be at risk from air pollution

levels measured against a lower, annual average. If that objective was exceeded it would equate to longer-term more chronic exposure and symptoms. This was opposed to the short-term exposure and the hourly objective level which if exceeded would result in more acute symptoms.

- Live reporting and real world data may provide information as to why the High Street was snarling up and whether it was other networks that were causing the issues.
- Air Quality came under the remit of Community, People and Equalities Policy Development Group (PDG) instead of the Planning, Environment and Sustainability PDG because the Air Quality Objectives were Public Health Objectives impacting on various diseases from asthma to cancer.

Note: - *Report previously circulated.

33 **PORTFOLIO PRESENTATION FROM THE CABINET MEMBER FOR ENVIRONMENT AND CLIMATE CHANGE (01:36:58)**

The Committee received and **NOTED** a presentation from the Cabinet Member for Environment and Climate change.

The Cabinet Member gave an overview of what Climate Change does to Mid Devon and what we could do to address the issue. There were many targets to address in working towards the Net Zero target for 2030 and there were five years to go. The Portfolio was about both Climate Change and the Environment together, the Council needed to generate more power, to cut carbon and to show leadership.

The Cabinet Member also highlighted:

- Mid Devon district had a carbon footprint of just over one million tons of carbon equivalent per year.
- There were key climate risks to; our landscape and communities, particularly flood risk, health, food systems, soil, wildlife, energy and other supplies.
- We need to adapt as well as make efforts to reduce our carbon footprint.
- Many of the Council's residents were Climate conscious.
- The District needed to attract funding.
- Climate Emergency Interim Planning Policy Statement.
- The Challenge to balance the Climate need with the need for more homes.
- Enable more people to act.
- Enable investment.
- Strategic Partnerships to drive things like greener transport.
- Policy e.g. working across the Council on our Biodiversity duty action plan.
- Decarbonising Homes.
- Decarbonised Leisure Centres (Net Zero at Exe Valley).
- Recycling rates were good (avoiding tonnes of carbon).
- The Net Zero Advisory Group.
- A strategic approach to cutting carbon was needed.

The Cabinet Member said the good news was that the Council's carbon footprint was going down, however, fifty percent of it was in social housing and so retro-fitting of insulation was really important. The Climate was a risk rated as red in reporting terms and she wanted to see that reduced to amber within the next six to twelve months.

Discussion took place with regard to:

- To what extent was the Council able to consider the Climate Emergency Statement when looking at the carbon implications of new development applications? Primarily, Energy efficiency, Energy usage and Carbon Emissions were dealt with through the Building Regulations.
- Were we allowed to require energy efficiency standards in planning applications? In planning applications, it appeared that developers were not providing data on what the carbon emissions would be as a result of the development. The Director of Place and Economy stated that there was no statutory requirement and the Council could not demand it – he would check his understanding and revert back to the Committee.
- Developers were provided with a free calculator tool to enable them to assess the most cost-effective ways to achieve low / zero carbon homes.
- The Local Plan Review was helping to shape policies.
- The Development Control Department were encouraging developers to do the right thing rather than enforcement as Climate Change was not a planning consideration under the current National Planning Policy Framework.
- The Climate Strategy and Action Plan included an action road map to 2030.
- With regard to the sewage outflow at the end of the proposed Cullompton Relief Road into the River Culm, the Council had met with South West Water and were awaiting the Water Cycle Report.
- The majority of works toward Net Zero had been paid for out of grant funding.
- There was a challenge to mitigate the impact of new housebuilding on the environment.
- The Council were working closer with Town and Parish Councils.
- Good planning and thinking on a landscape scale, how the Council could help the community to be responsive.

The Cabinet Member in concluding said that she was keen to mobilise faster change. Internally she had seen examples around the Council where they needed to work across teams better. Externally she was keen that we set up a Climate Forum.

34 **WORK PROGRAMME (02:10:44)**

The Committee had before it and **NOTED** the *Forward Plan and the *Scrutiny Committee Work Programme.

Cllr R Roberts declared that he had an interest. He was a consultant with a renewable energy company and he had worked alongside them for three years which included Electric Vehicle installations.

Discussion took place with regard to:

- With regard to Motion 583 “Rivers and Seas”, the Water Cycle Study had been commissioned and it should be possible to bring South West Water before the Scrutiny Committee early in 2025.
- Would it be possible for the Scrutiny Committee to consider Ambulance attendance rates and the provision of First Responders?
- The Head of Housing and Health would circulate a briefing paper by e-mail relating to Void Properties and Asset Management. He also said that he would deliver a report on Asset Management when he could set out the numbers

based on the quarterly reporting to the Homes Policy Development Group (PDG), however, he thought it preferable that the PDG got to see the report first. Cllr E Buczkowski proposed that the report come to the Scrutiny Meeting on 28 October 2024 with a report on the number of Voids broken down by Ward and what was being done to mitigate the void and return it to use. This was **CARRIED**.

- Noting that a report on Solar Panel Farms and Anaerobic Digesters were coming to the Scrutiny Committee on 30 September, could an evaluation be included of how many solar panel farms have been located or are planned to be located on agricultural land and what was happening to that agricultural land after the installation?
- How many applications for Electric Vehicle chargers had been received and how many had been installed? – Figures would be provided but they would not have been subject to a Planning Application because they would not usually need one.
- On-Shore wind and Solar Energy / Anaerobic Digester land use were two distinct areas but could they be combined into a single report on Renewable Energy? The report should be a forward look on Solar panels and wind, alongside a backward look at what solar panels and anaerobic digesters the district already had and to consider it against the timeline of the Local Plan Review, which was due to come before the Scrutiny Committee on 30 September. The Director of Place and Economy said that he could add On-Shore wind to the report on Solar Panel Farms and Anaerobic Digesters and to frame the report around “Renewables” but that he would need more time. – It was **AGREED** to move this item to 28 October.
- Further, it was **AGREED** that as the only item left on the work plan for September was a presentation from a Portfolio holder, that this item also be moved and the meeting scheduled for Monday 30 September be cancelled unless there were any items called in from the Cabinet meeting on 17 September.

The Scrutiny Proposal Form relating to House maintenance, emergency repairs, pollution monitoring and resident safety was **APPROVED** to go onto the Work Plan.

(Proposed by Cllr B Holdman and seconded by Cllr C Harrower).

Note – The *Forward Plan and the *Scrutiny Committee Work Programme were previously circulated.

(The meeting ended at 7.34 pm)

CHAIRMAN

Report for: **Scrutiny Committee**

Date of Meeting:	28 October 2024
Subject:	Establishment Report
Cabinet Member:	Cllr Jane Lock, Cabinet Member for People, Development and Deputy Leader
Responsible Officer:	Matthew Page, Head of People, Performance & Waste and James Hamblin, Operations Manager – People Services
Exempt:	N/A
Wards Affected:	All
Enclosures:	Appendix 1 - Structure Chart

Section 1 – Summary and Recommendation(s)

To provide Members an update on both the Establishment of the Council together with its performance. This report should be read in conjunction with the functions of individual officers highlighted in the Constitution.

This report sits within the current budget and policy framework. An updated set of structure charts is provided in Appendix 1.

Recommendation(s):

- 1. The Scrutiny Committee is asked to note the information below.**

Section 2 – Report

1.0 Introduction

- 1.1 The purpose of this report is to provide an update on the performance of our workforce.
- 1.2 These items include updates on the key establishment indicators of sickness absence, agency expenditure and turnover.
- 1.3 Focus on data and analysis continues to be a key consideration as we share and embed this across service areas through initiatives such as the quarterly performance review report and subsequent operational meetings. Additional

monthly updates are provided to the Corporate Management Team and Leadership Team on workforce data. Where possible the collection, reporting and sharing of data is being automated using our own systems.

1.4 The workforce data allows us to compare the performance and impact of vacancies, sickness, turnover, agency and overtime spend both corporately but also in particular departments. This helps us to regularly review our establishment and make sure it is fit for purpose.

2.0 Sickness Absence, Agency Expenditure and Establishment

2.1 For 2023/24 the Council had an average of 10.45 days sickness absence per full time equivalent (FTE). This compared to 9.9 days in 2022/23, 7.82 days in 2021/22 and 5.58 days in 2020/21. Figure 1 outlines sickness absence since 2020/21 and includes the first four months in the financial year 2024/25.

2.2 Our policy expects employees to not exceed 6 days sickness absence in a rolling 12 month period. It should be noted that there will be a difference between FTE and per employee statistics. As noted on previous reports, lower sickness absence levels during the ‘pandemic years’ will reflect both the furlough scheme in place at the time and employees being able to work from home.

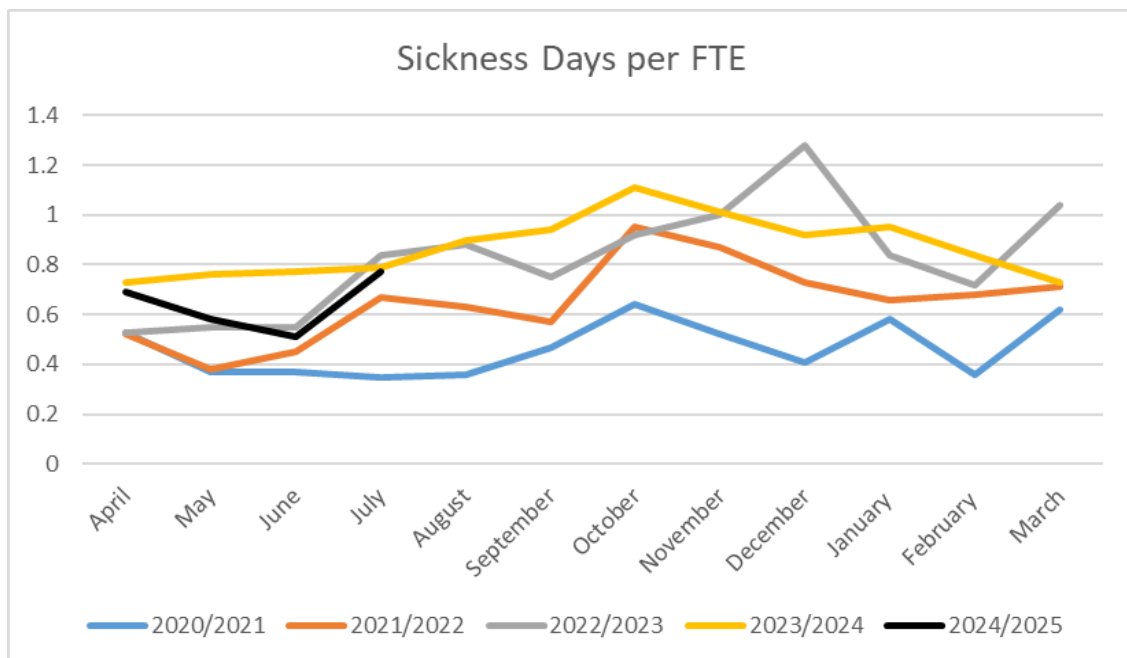


Figure 1. Sickness 2020/2021 – 2024/2025.

2.3 Sickness absence and the impacts this creates remain an ongoing challenge. In 2023, the People Services department rolled out in house training across the organisation following the updates made to the sickness absence policy. This training has been made available to employees through the learning management system to ensure content created is readily available to existing and new line managers.

- 2.4 In the first four months of this financial year, 2.55 days sickness absence per FTE were recorded. Acknowledging this, current projections would suggest approximately 7.65 days lost per FTE in 2024/2025. It should be noted that there is typically a rise in sickness absence in autumn and winter.
- 2.5 Expectations regarding sickness absence continue to be communicated through line managers, with particular acknowledgement given to the challenges brought by presentism which has nationally gained attention as the country has transitioned into longer term hybrid working practices following the COVID-19 pandemic.
- 2.6 Work has already begun with employees across all service areas regarding the flu vaccination offered by the Council for the forthcoming autumn and winter season. Dedicated appointment dates and times have been secured with a local provider following a review of the scheme rolled out in 2023. By communicating earlier in late spring with employees compared to previous years, an underlying aim is to minimise the impact of absence caused by infection and flu like symptoms.
- 2.7 Earlier this summer employees from our Leisure Service attended Phoenix House, the Old Road depot and Carlu Close to provide employees with free health checks. Feedback has been positive and efforts to introduce a more regular annual or bi annual health check for employees is being explored.
- 2.8 Following conclusion of the All Staff Survey in 2023, an action plan has been created focused on themes of Communication, Engagement as well as Pride and Wellbeing. This followed further feedback provided by the Impact Consultative Group and our recognised Union. Autumn 2025 will see the launch of the next All Staff Survey.
- 2.9 During 2023/24 the Council spent £682,789.04 on agency workers. Table 1 outlines agency spend since 2020/21. The labour market continues to fluctuate between the broader benefits and security of permanent employment and the typically higher salary and greater flexibility offered by agency work. The Council continues to review benefits available to our employed workforce to ensure we maintain an attractive employment offer. It should be noted that figures outlined in Table 1 may vary from previous reporting due to payment terms with the providers.

Year	Agency Spend	Year On Year Change (+/-)
2020/21	£576,368.28	
2021/22	£812,248.34	+33.97%
2022/23	£1,102,933.68	+30.36%
2023/24	£682,789.04	- 47.06%

Table 1. Agency Spend 2020/21 – 2023/24

2.10 Table 2 compares the Establishment for the Council and associated costs from 2020/21 to 2023/24. The 2024/25 pay award is still being negotiated with no clear resolution in sight for employees or employers. Strike action associated with the ongoing pay negotiation continues to be a risk which is monitored at the Council and at the time of writing this risk is increasing and being reported nationally. It is noted that in recent years, pay settlements have been agreed in excess of eight to nine months after the pay rate should have started e.g. it is being paid in November or December of the calendar year when it was due on the 1 April.

	2020/21	2021/22	2022/23	2023/24
Total number of employees /workers paid	697	728	765	798
Establishment FTE (Average)	422.79	426.43	430.44	443.69
Total Taxable Gross Pay	£11,515,324.63	£12,197,334.88	£13,168,855.70	£14,343,265.15
Employers NI	£1,038,135.28	£1,126,244.53	£1,277,182.95	£1,365,846.63
Employers Pension	£1,832,713.73	£1,938,973.16	£2,093,547.57	£2,585,379.63

Table 2. Establishment 2020/21 – 2023/24

2.11 The year on year increase in ‘Total Taxable Gross Pay’ outlined in Table 2 reflects the increased FTE, each year’s pay award made as well as the yearly incremental increase. It should be noted that the overall yearly payroll budget includes an aspect of agency staffing costs which can be used to cover hard to recruit areas e.g. Solicitors in Legal, Planning Enforcement Officers.

2.12 In October, training focused on Recruitment, Interviewing and Selection will be rolled out in response to employees specifically requesting training on this. In the current labour market it is important that we ensure that training provided to recruiting managers includes the importance of providing interviewees a platform to perform to the best of their capabilities and that we also highlight the benefits of the Council as an employer.

2.13 Training, through our course catalogue, has returned with sessions available to all employees in September and October. Emphasis is being placed on the importance of attendees sharing knowledge with their teams. Further sessions for November and onwards will be booked as we continue to

monitor the training needs of employees which will also be discussed during appraisals.

3.0 Turnover

3.1 Turnover for 2023/24 was 17%. This compares to a turnover of 19.49% in 2022/23, 21.25% in 2021/22 and 14.23% in 2020/21. Figure 2 shows turnover at the Council since 2020/21 and includes the first four months in the financial year 2024/25.

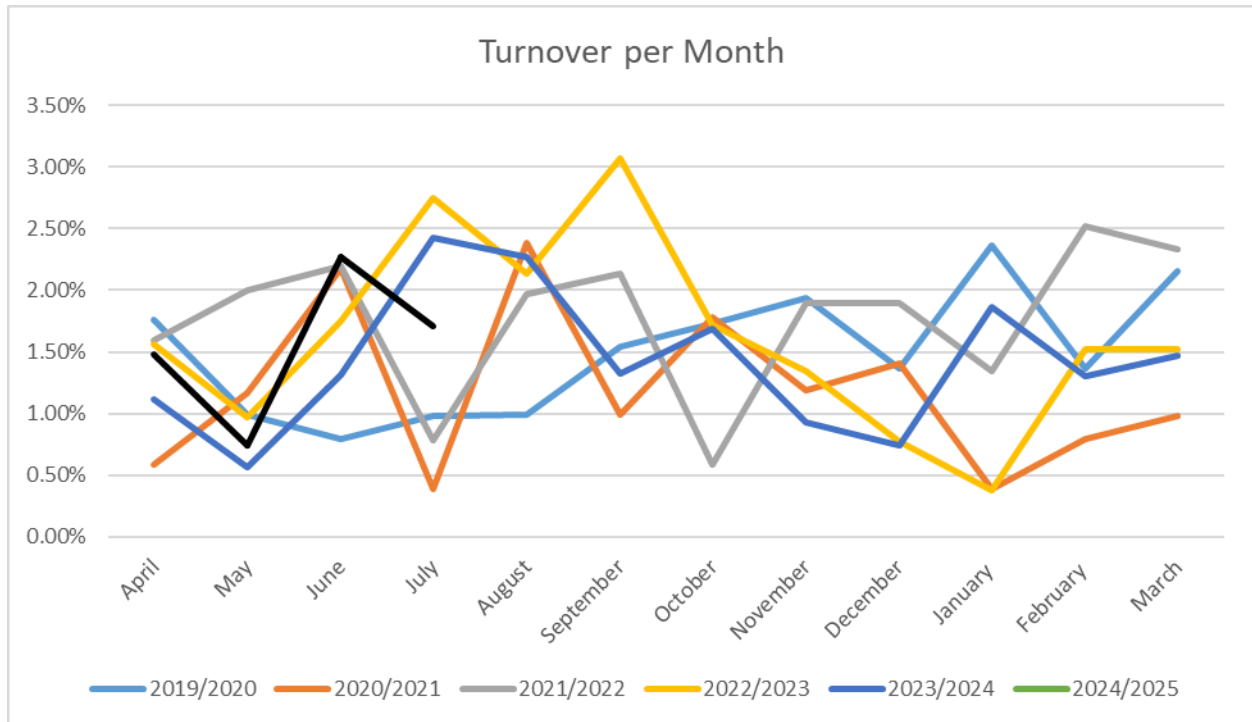


Figure 2. Turnover 2020/21 – 2024/25.

3.2 In the first four months of the new financial year turnover totalled 6.20%. Acknowledging this, current projections would suggest we end 2024/25 with a turnover rate of approximately 18.6%.

3.3 Feedback from exit interviews is being shared with services to reflect on what we, both at a service and whole Council level, could consider to retain employees.

3.4 Alongside apprenticeships across the Council, we continue to support Mid Devon residents with work experience. Eleven students from different educational providers joined our services earlier this year to gain insight into working life at the Council. We continue to use our apprenticeship levy funds to support the development of our employees whether this is in the form of those joining us as an Apprentice or upskilling existing employees.

3.5 The latest round of appraisals at the Council was launched in August. A core theme of the process for this year will be to ensure we embed the new

Corporate Plan within the objective setting process so that all employees can understand how they contribute to the strategic direction of the Council.

4.0 Conclusion and Recommendations

- 4.1 Work must continue to review our establishment and staffing budget. Greater insight from data and analysis will support services to analyse their service needs. In 2023/24 we averaged over 90% when reviewing our budget against who we actually employ and therefore we must still do work to reduce this gap.
- 4.2 Whilst sickness absence and therefore the impact from sickness absence appears to be reducing, it is important that we do not lose sight of the need to address absence with timely management interventions. Similarly, the reduction in agency spend should not be taken lightly and efforts, such as the regular review of vacancy need within the Council, is required to ensure we manage what is within our gift.
- 4.3 Acknowledging the next All Staff Survey will be rolled out in just over 12 months, it is important that the associated action plan remains in place and monitored.
- 4.4 The inevitable delay to the 2024/25 cost of living pay award will affect both the Council's ability to recruit and retain staff as well as heighten the possibility of industrial action from staff which could cause service disruption.

Financial Implications

Financial risk will only occur where the structure of a service changes without adherence to allocated budgets.

Legal Implications

In accordance with the Council's Constitution.

Risk Assessment

If the Establishment of the Council is not appropriately managed and reviewed service delivery may be put at risk.

Impact on Climate Change

No climate change issues are highlighted in this report.

Equalities Impact Assessment

Considerations are given to specific policy and decisions with regards to equality impact assessments.

Relationship to Corporate Plan

This report highlights the Establishment figures and, as such, supports our aim to reduce costs without affecting service quality and continuity.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 15 October 2024

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 15 October 2024

Chief Officer: Stephen Walford

Agreed by or on behalf of the Chief Executive/Corporate Director

Date: 15 October 2024

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 05 September 2024

Cabinet member notified: Yes

Report: Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. (Yes/No)

Appendix: Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. (Yes/No)

Section 4 - Contact Details and Background Papers

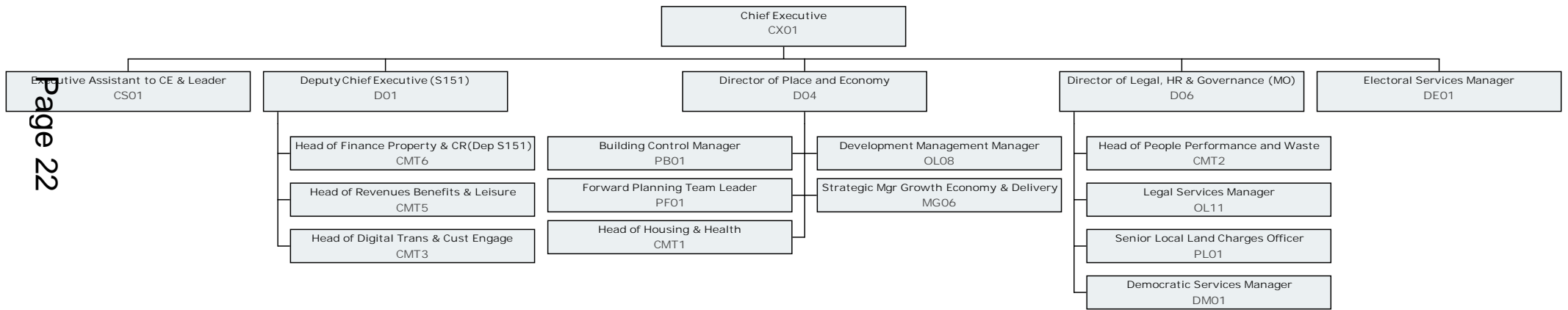
Contact: Matthew Page (MPage@middevon.gov.uk), Head of People, Performance & Waste and James Hamblin (JHamblin@middevon.gov.uk), Operations Manager – People Services

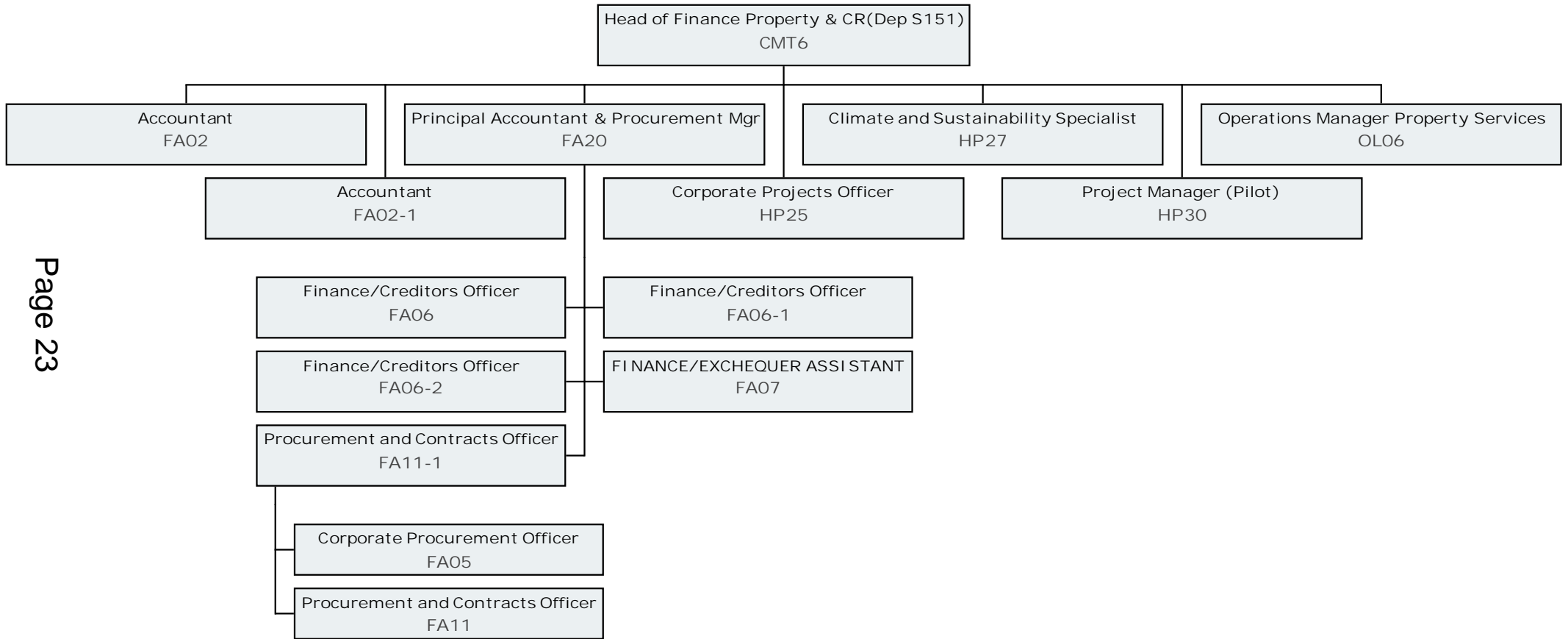
Background papers: Previous Establishment Reports taken to both Scrutiny

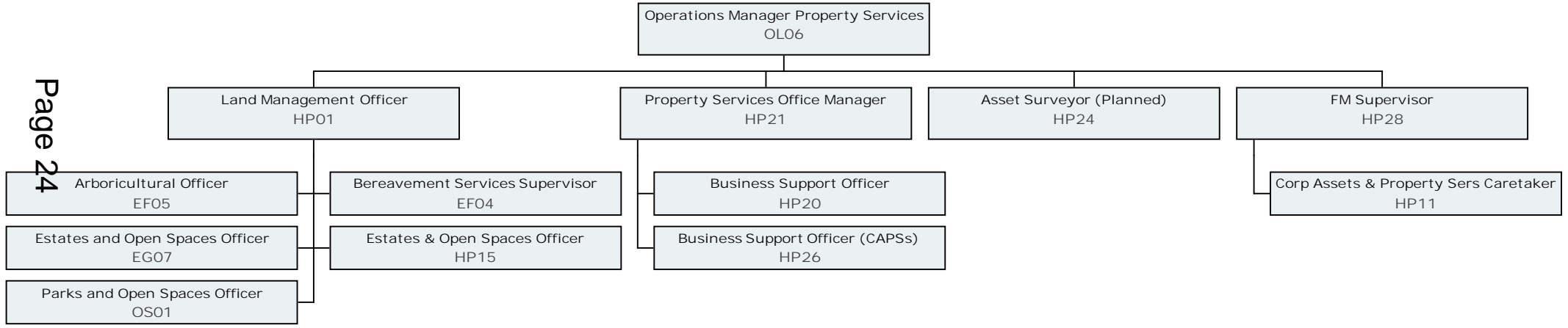
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Head of Revenues Benefits & Leisure
CMT5

Ops Mgr Revenues Benefits & Recovery
OL09

Operations Manager for Leisure Services
OL07

Revenues and Benefits Team Leader
RB02

Revenues & Benefits Retention Officer
RB04

Revenues and Benefits Officer
RB03

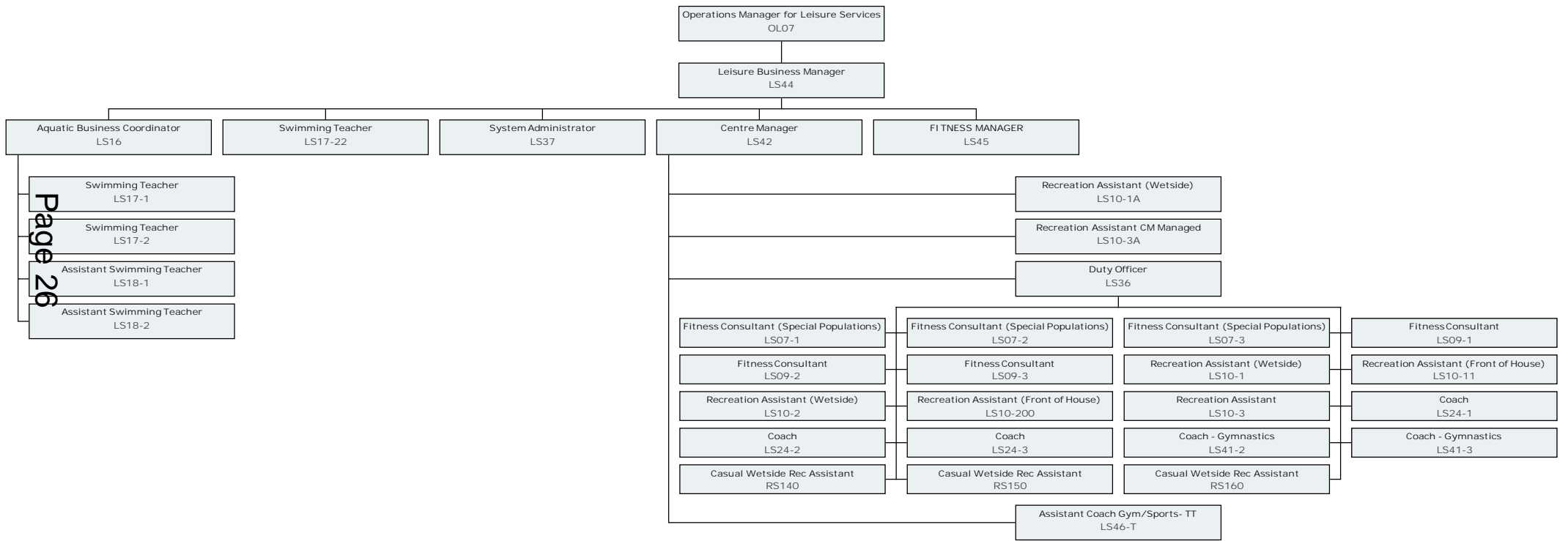
R&B Tech & Subsidy Officer
RB11

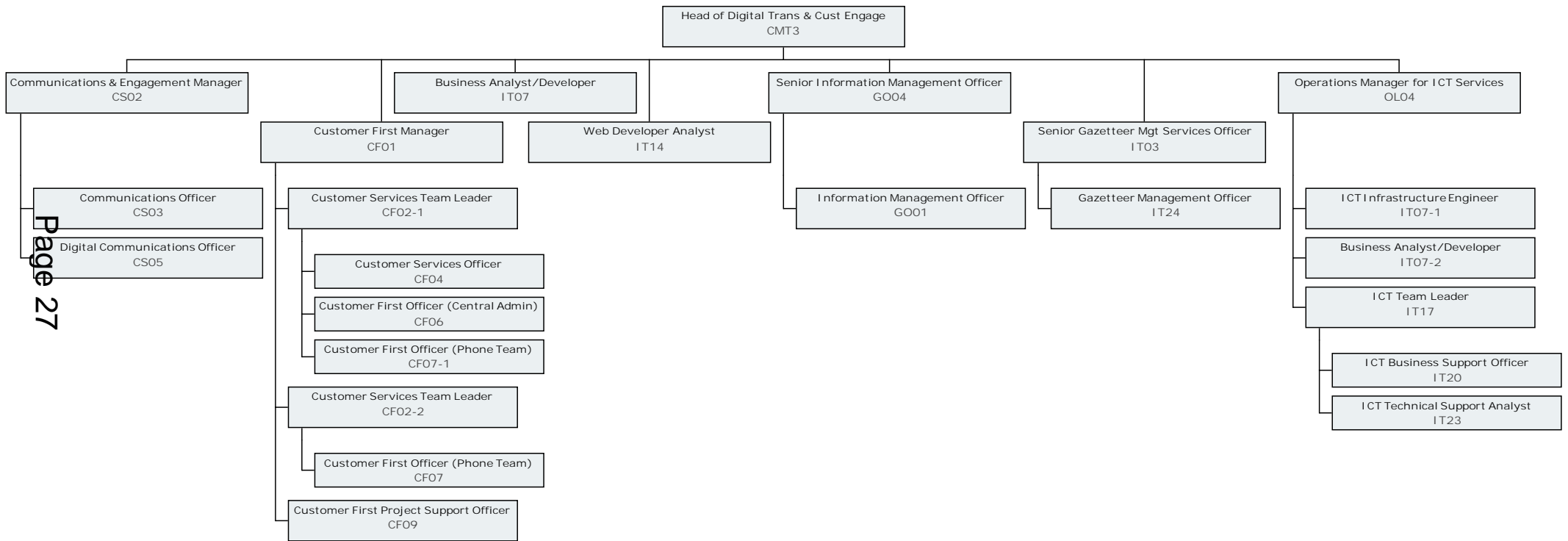
R&B Information Officer (RIO)
RB14

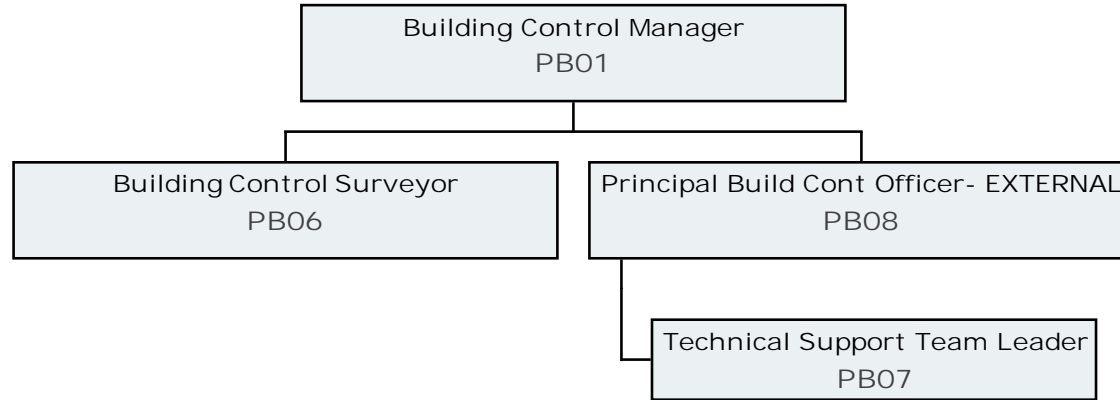
Revenues & Bens Specialist Supp Officer
RB05

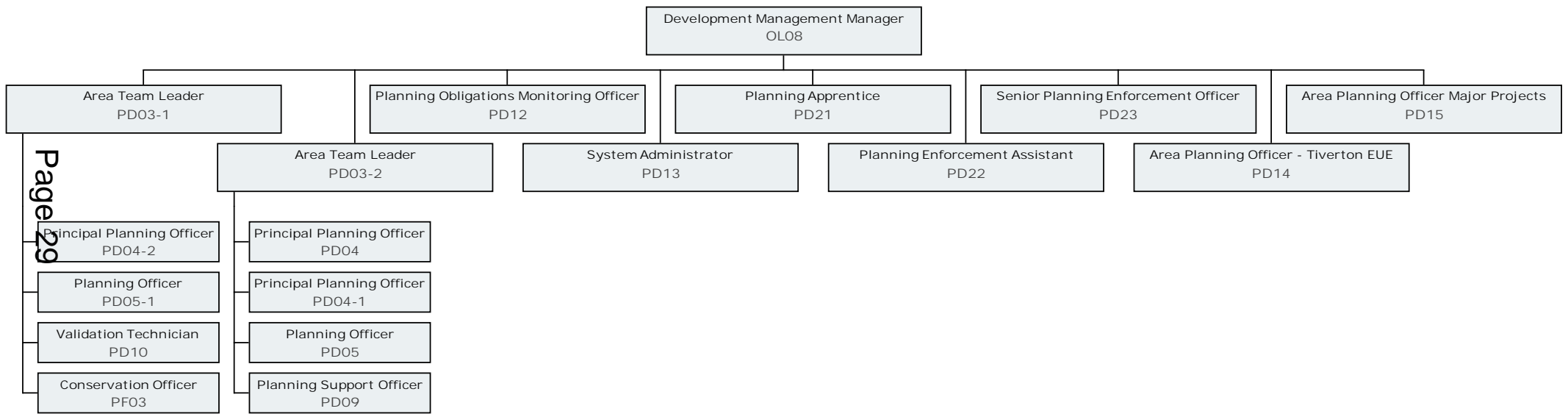
Corporate Recovery Officer
RB07

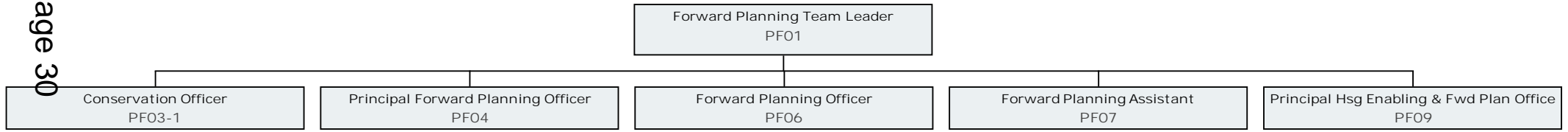
Revs & Bens System Admin Support Officer
RB12

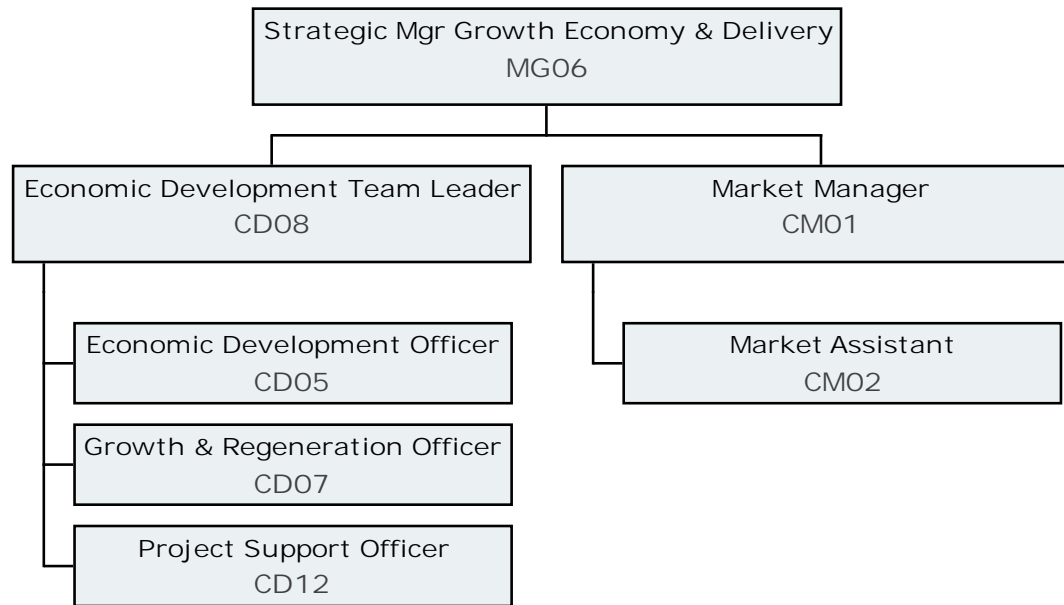


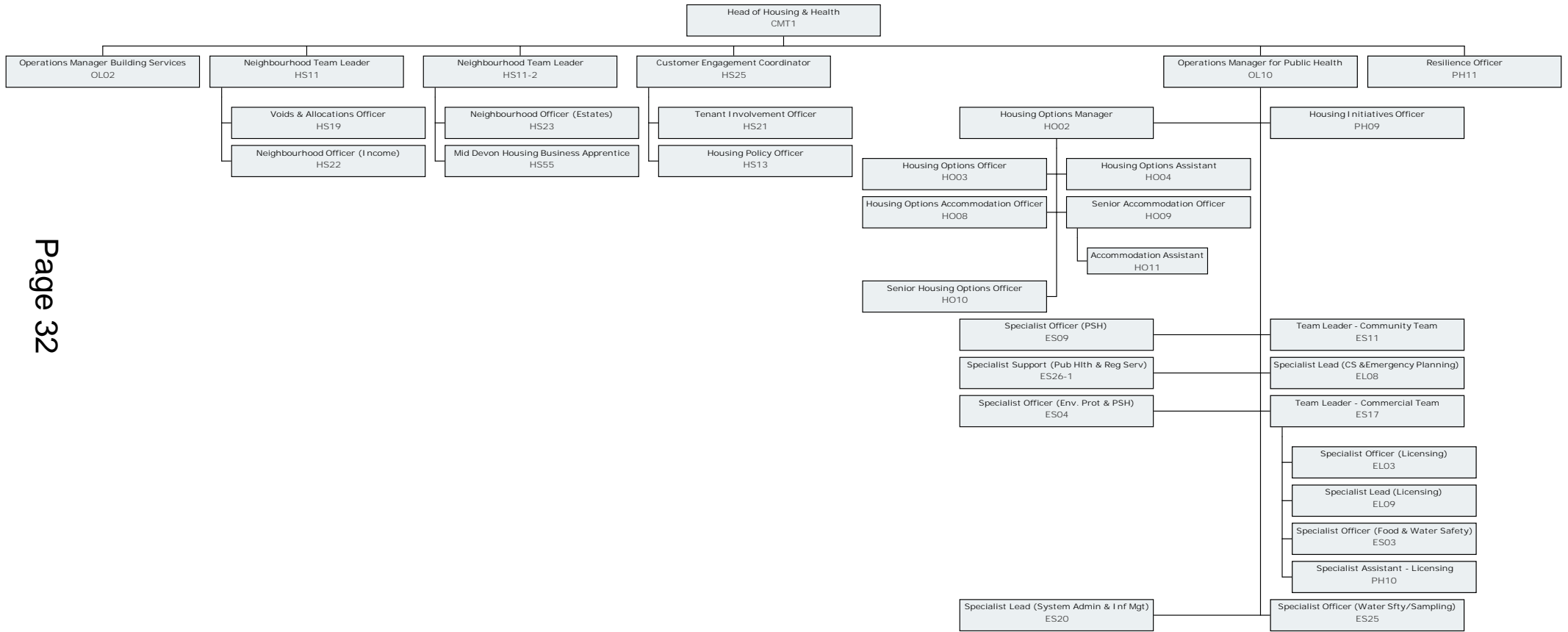


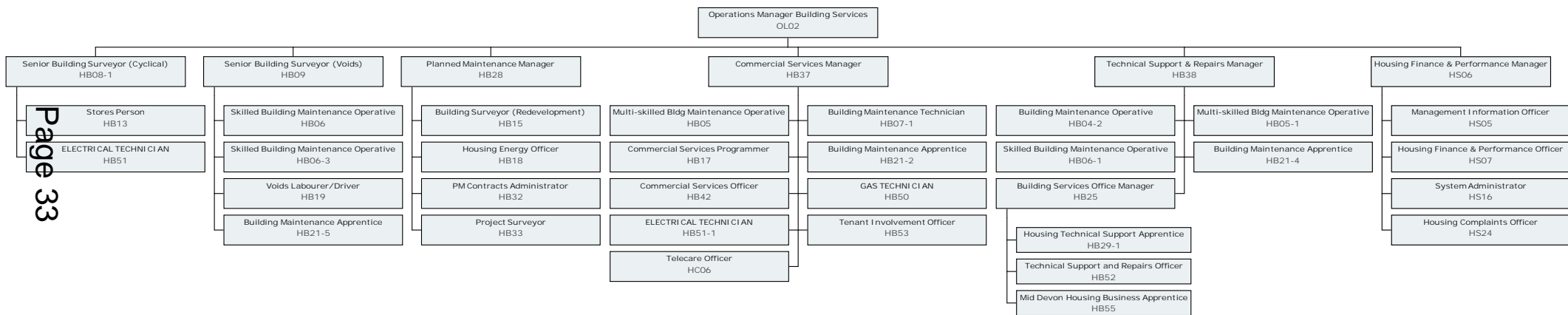












Head of People Performance and Waste
CMT2

Operations Manager for People Services
HR26

Ops Mgr for Performance & Gov & H&S
OL05

Operations Manager SS & OS
OL01

Payroll, Coordinator and Systems Manager
PP01

Payroll and Systems Support Officer
PP02

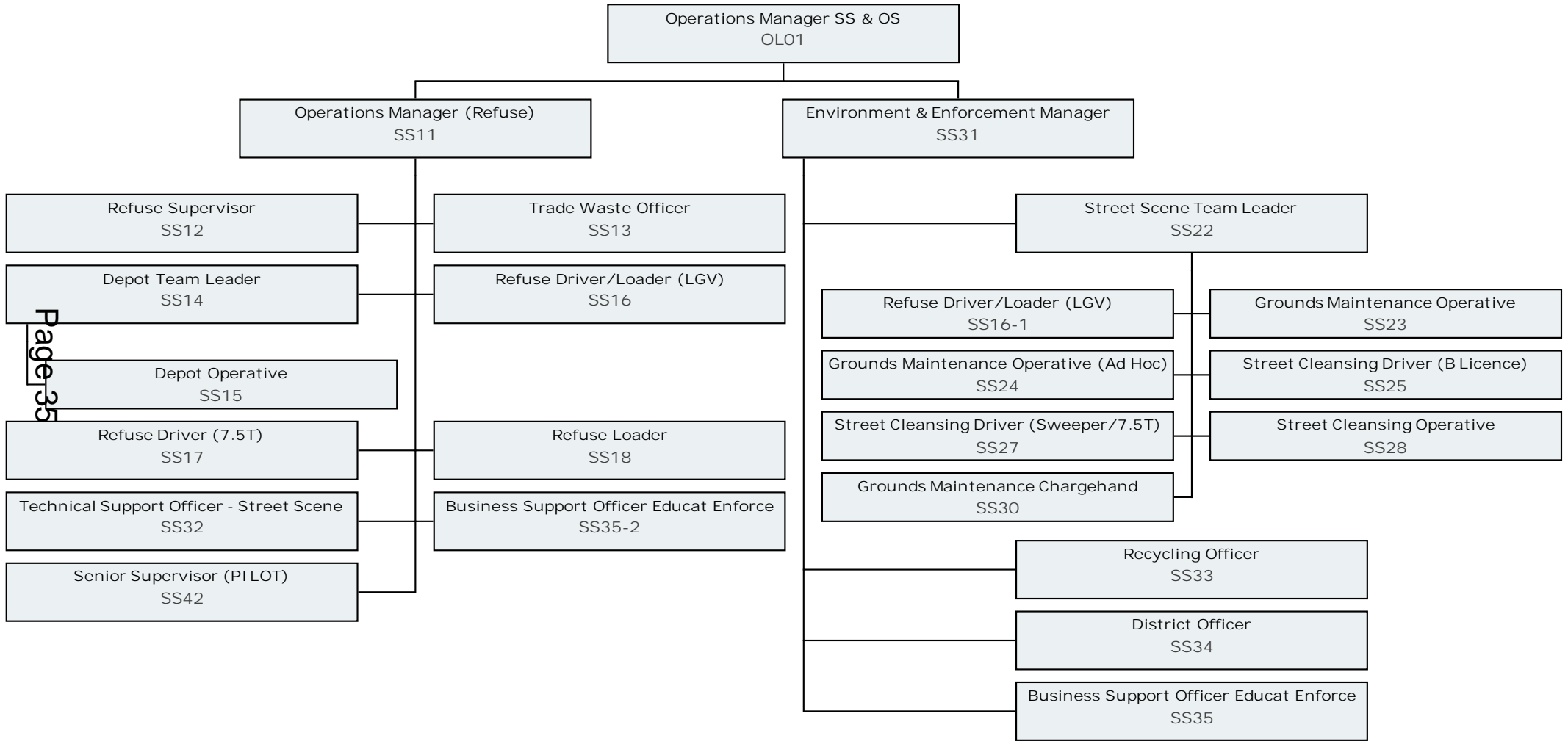
People Services Coordinator
PP03

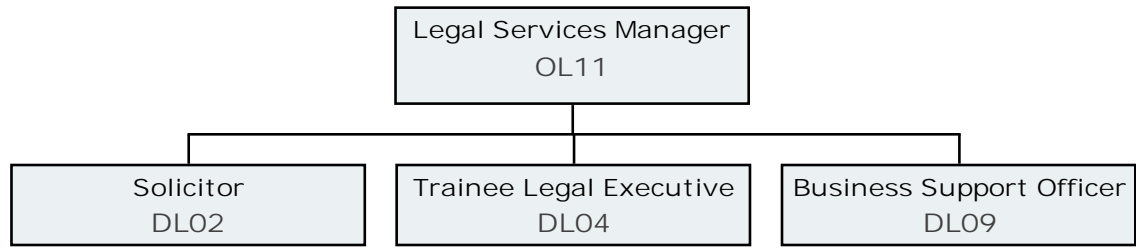
People Services Office Apprentice
PP07

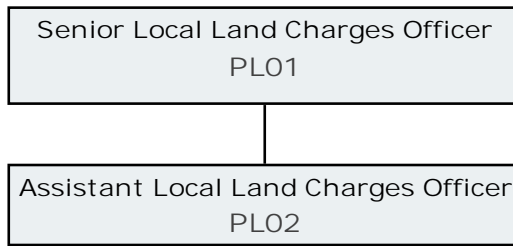
Health and Safety Officer
PP04

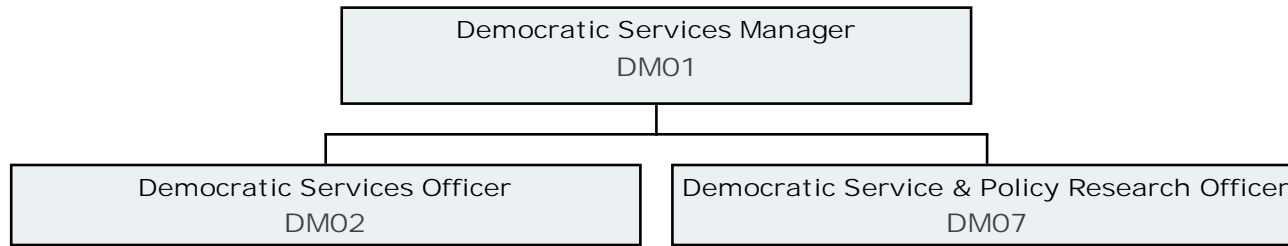
HR Business Partner
PP05

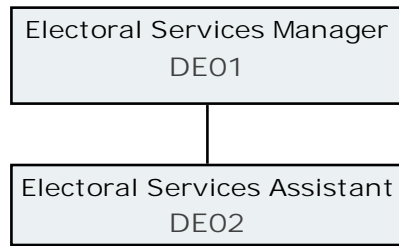
HR Advisor
PP06











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Report for: Scrutiny Committee

Date of Meeting:	28 October 2024
Subject:	MID DEVON HOUSING VOIDS
Cabinet Member:	Cllr Simon Clist Cabinet Member for Housing, Assets and Property and Deputy Leader
Responsible Officer:	Simon Newcombe – Head of Housing and Health
Exempt:	Not Applicable
Wards Affected:	All
Enclosures:	Annex A – Standard, Major and Decent Voids (as at 7 October 2024) Annex B – Development Voids (as at 7 October 2024)

Section 1 – Summary and Recommendation(s)

This report is provided at the request of the Committee in order to provide a snap shot breakdown of voids by ward with related information. The data was valid on 07 October 2024 and since then ongoing asset management activity by Mid Devon Housing (MDH) will have resulted in some changes with new properties becoming void and others being completed and returned for allocation. This reflects the fact that voids management is an ongoing priority and an integral part of the wider management of council housing.

In accordance with the adopted MDH Voids Management Policy, void properties only relate to residential dwellings within the MDH stock. Therefore it does not relate to garage/land plot assets or leasehold non-residential properties which are nonetheless still part of the wider asset management responsibilities for housing.

The report follows an internal briefing provided to all Scrutiny members in September 2024. This set out the legal and policy framework for voids management together with a link to the wider voids performance reporting provided to the Homes Policy

Development Group on a rolling quarterly basis. This information has been summarised below given it forms important contextual information to support an understanding of how voids are managed and why.

Additional information is provided within this report on voids specifically used as temporary accommodation together with long-term development voids and some potential disposal properties as part of the wider voids picture.

Finally, a performance update is included on the latest overall housing occupancy position across the entire MDH housing stock.

Recommendation:

1. To note the report

Section 2 – Report

1 Introduction and Background

- 1.1 Void properties are an integral part of the overall asset management of our council homes by MDH.
- 1.2 Voids management requires a careful balancing act between meeting the pressure of social housing demand and ensuring safe, well maintained homes that meet legal standards where tenant/resident welfare is prioritised.
- 1.3 There are further opportunities for property decarbonisation and retrofitting together with potential development sites for new, additional Council homes at properties sited on large plots which can often only be accomplished when properties are empty. Delivering on these opportunities makes a significant contribution toward meeting several core objectives for the Council within our Corporate Plan and Housing Strategy.

2 Legal Framework

- 2.1 The Housing Act 1985 applies with regard to the management of Council housing. The relationship with tenants is set out in our Tenancy Agreement. This details the rights and responsibilities of both parties and covers a range of considerations including property condition.
- 2.2 Other legislation is also relevant to the safety of our properties (e.g. gas, electrical, asbestos and water safety) as well as construction/design and management regulations which are all applicable in the context of inspecting and undertaking works to void properties.
- 2.3 As a Registered Provider of housing, we must also comply with the mandatory Decent Homes Standard and the consumer Safety and Quality Standard set by the Regulator of Social Housing (RSH).

- 2.4 This legislation and associated mandatory standards cover what social landlords must be achieving in all their properties in respect of decency, modernisation, repair and safety.
- 2.5 The consumer Transparency, Influence and Accountability Standard also set by the RSH forms a further part of the regulatory framework for social housing and is relevant to the standards the Council sets and publishes for re-letting its properties and what incoming tenants can expect.

3 Definitions and Voids Management Policy

- 3.1 In general terms, “voids” are properties which are currently empty because a tenancy has ended and a new tenancy has not yet started. Voids may arise due to formal termination of a tenancy, abandonment of a tenancy, the tenant transferring to another tenancy, eviction of the tenant or the tenant's death or entering into long-term care. These also occur when there is a change of occupancy for a property used for temporary accommodation.
- 3.2 More specifically, the current Voids Management Policy (2022) defines voids as:

A property for which there is a current rent account, but for which no current tenancy exists. In line with guidelines the “void period” is the period which commences the first day there is no rent debit and ends on the day before a new rent debit is raised.

- 3.3 For management purposes, and in accordance with the policy, voids are categorised as set out below. Whilst every void is unique, this categorisation supports effective planning and resourcing and is largely defined by the level of works required and the priority given to turnaround.

Standard - works carried out but not limited to: gas and electrical safety checks, removal of all items internally / externally and cut garden, lock changes, routine repairs, minor decoration and cleaning

Major – standard works plus gas or electrical safety repairs, pest control treatments, major repairs (doors, windows and structural repairs), major redecoration (more than one room or major area)

Decent – standard or major works plus Decent Homes works (kitchens, bathrooms, heating upgrades, decarbonisation works, asbestos removal, legionella works)

Development – long-term properties scheduled for demolition and/or subsequent replacement through redevelopment that may not be re-let with a

secure tenancy whilst plans, studies and planning permissions etc are sought. These may or may not be returned to stock depending on the outcome of feasibility and subsequent planning process. If a property is confirmed for removal from stock with a demolition order in place or is not suitable for temporary accommodation then it no longer meets the void definition and will be removed from void reporting.

- 3.4 Development voids were a relatively small proportion of voids historically, however, numbers have been increasing as MDH proactively develops its 5-year rolling new build programme in order to achieve our Corporate Plan and Housing Strategy ambitions for new Council homes. Whilst properties are no longer fit for any use but are awaiting demolition orders ahead of redevelopment (typically with a net uplift in property numbers) these are still counted as voids under the definition above and have a disproportionate impact on overall voids reporting.

4 Voids and Temporary Accommodation

- 4.1 Voids includes all Housing Revenue Account (HRA) properties used for residential purposes, therefore those let to tenants whether on an introductory, flexible or secure tenancy which is the vast majority of the stock. Just over 1% of the stock (circa 35 properties) are retained as dedicated temporary accommodation (TA) for homelessness purposes and used under licence by the general fund Housing Options team who allocate the properties and where rent is fully covered by the homelessness budget and recovered by the team from those in the accommodation at affordable Local Housing Allowance rates.
- 4.2 TA properties owned by the HRA have a regular, much more frequent turnover and consequently generate a significant level of void points where inspection, checks and repairs still have to be managed by MDH under a service level agreement as the landlord. These are treated as standard voids as described in 3.3, and consequently are set the highest priority/shortest turnaround targets.
- 4.3 Performance reporting for voids including the overall occupancy rate comprises both regular MDH properties (with an occupancy rate of just over 97%) and dedicated TA properties (which average an 85% occupancy rate) resulting in an overall occupancy of around 97.0% presently. To place this in context, a MDH tenancy may change and become void on average once or twice per decade compared to weekly or monthly occupancy changes at TA properties.
- 4.4 The same legal standards, safety checks and wider asset management requirements apply to all properties. Consequently, the management of voids at TA properties places a disproportionate and specific resource pressure on MDH to an extent that isn't captured in the overall stock occupancy rates. This

activity is nonetheless very important in terms of having a very high, positive impact on achieving our strategic housing aims which include minimising homelessness and reducing the level of inappropriate TA in hotel or B&B accommodation.

5 Wider Asset Management and Objectives

5.1 Within this legal framework, definitions and context set out above, the Voids Management Policy aims to ensure that properties which become void are re-let as quickly and efficiently as possible, with due regard to the needs and requirements of outgoing and incoming tenants (or TA occupants) and the need to maintain our properties to the agreed, safe lettings standard whilst retaining a sustainable stock and a balanced HRA.

5.2 The policy is therefore set in the placed to support the delivery of our overall asset management requirements. A summary of these requirements and policy objectives is given below:

- ensure compliance with our regulatory framework and that our properties are safe
- properties are re-let to an appropriate standard and minimise disrepair/possible legal claims
- balance the need for minimum void re-let times with the needs of tenants
- ensure our void periods are used as part of an overall asset management approach that is as efficient as possible to deliver works required as cost-effectively as possible
- enable new Council homes to be built and support with the provision of temporary accommodation in line with our overarching Housing Strategy and Corporate Plan
- minimise void rental loss, void periods and void repair costs through effective coordination of housing management, maintenance and redevelopment operations to re-let properties within agreed target times
- ensure effective, efficient and accountable management of properties
- have effective monitoring and reporting of void management and service delivery
- ensure that tenants are aware of their tenancy obligations in relation to ending the tenancy
- ensure that repairs to properties are undertaken to enable MDH to re-let to the lettings standard
- make effective use of void periods to carry out upgrading, decarbonisations works or major repairs as appropriate and to co-ordinate with the major repairs and modernisation programme with regard to avoiding decanting tenants and statutory home loss payments

- make effective use of void periods regarding the HRA rolling 5-year development programme and building of new Council homes
- achieve high levels of tenant satisfaction with the condition of properties on re-letting

5.3 As an addendum to the Voids Management Policy, as required by consumer standards transparency requirements, we have a published lettable standard. This standard sets out the minimum standard our properties will meet when they are let to new tenants or TA occupants. This ensures our void properties prepared for letting are safe, clean and in a good state of repair where residents can begin to enjoy their new home or temporary housing straight away.

6 Current voids

6.1 As a snap shot of the current position (as at 07 October), on a ward by ward basis, those voids within the Standard, Major or Decent Homes categories are set out in Annex A. Long-term Development voids are set out in Annex B, of which 22 out of 28 are expected to be demolished shortly, many within 4-6 weeks of this report. Once demolished these properties will make a noticeable difference to the overall performance data and enable several development schemes to proceed.

6.2 Two long-term voids are being held pending potential disposal. One at Morebath is in an area of exceptionally low social housing demand where MDH no longer have any other properties. The second property is at Wordland Cross where a wider redevelopment project is underway, how this specific property is distinct from this development scheme and is attached to an adjacent property privately owned under right-to-buy provisions whilst also being low EPC, pre-fabricated concrete 1950s construction where significant modernisation costs would need to be incurred at what is an end-of-life property. The decision to dispose of these properties will be made by the Capital Asset Strategy Group shortly and all capital receipts will be ring-fenced to the HRA for potential reinvestment in the wider development programme.

7 Overall performance

7.1 As set out in the Voids Management Policy there are separate working targets for each type of void. The overarching target is for a rolling 97% occupancy rate as described above for all homes irrespective of tenancy type. It therefore excludes garage/land plot assets or leasehold non-residential properties.

7.2 Since the occupancy rate target was agreed and implemented from 01 April 2023, then the following performance has been achieved which demonstrates the target is being met consistently.

2023/24 outturn:	97.2%
Q1 2024/25:	97.1%
Q2 2024/25:	97.0%

Financial Implications

There are no direct financial implications as a result of this report, aside from highlighting the ongoing budgeted asset management requirements within the Housing Revenue Account.

Legal Implications

Refer to Section 2 of the report.

From a wider legal perspective, in line with the principles of co-regulation set out by the RSH, Registered Providers are also required to support tenants so that they can shape and scrutinise service delivery and hold the provider to account. As such, the RSH regard councillors as being responsible for overview that providers businesses are managed effectively and that providers comply with all regulatory requirements including that of effective asset management to ensure all homes are safe and meet the relevant legal standards. The adoption of the MDH policies including the Voids Management Policy and related tenancy and building safety policies are a key part of this and set out why voids management needs to be understood within the legal framework and wider policy context as a whole.

Risk Assessment

Failure to have an effective voids and asset management policy in place could put the Council in breach of the regulatory framework, notably with regard to ensuring our homes maintained to safe standard.

Furthermore, if homes are re-let to a poor cosmetic standard and do not meet our lettable standard requirements then this may negatively impact on tenant satisfaction with MDH as a landlord from the outset. Like all other major Registered Providers, we are required to survey and report tenant satisfaction to the RSH through the recently adopted mandatory Tenant Satisfaction Measures (TSMs). As such, a failure to adequately decorate and modernise properties is likely to reduce satisfaction scores in addition to posing safety and welfare risks.

Nonetheless, there is significant pressure on social housing availability where effective turnaround of voids and limiting void periods can support the availability of affordable homes and may reduce rent loss. However, this financial loss is typically more than offset through the avoidance of significant mandatory home loss payments should we need to decant an occupied property rather than utilise a void period for works. There are additional cost-efficiency, safety and practical benefits in carrying out major works

in empty properties. A level of turnover in the occupation of our homes and void periods is inevitable (though challenging to predict) and this directly enables the reallocation of properties to those with greatest housing need.

Poor voids management and a failure to fully utilise void periods can create a wider risk that the Council could fail to meet its legal obligations and corporate priorities with regard ensuring the quality of our homes and building new social housing. In turn, this would have potential greater risks in terms of tenant well-being and meeting housing demand.

Impact on Climate Change

None directly arising from the report.

Equalities Impact Assessment

Not applicable – no new or amended policy or procedure approach with regard to voids management is proposed within the report and the EIA for the previous adoption of the current Voids Management Policy remains applicable.

Relationship to Corporate Plan

Activities undertaken by MDH with regard to voids management directly and indirectly align to the ambitions of the Corporate Plan 2024-28. In particular this activity contributes to the priority of Homes. Specifically, the effective management of our homes both enables and supports the delivery of each of the Corporate Plan Homes objectives as summarised below.

- 3.1 *We will increase the delivery of quality designed, well built homes across the housing market to meet identified needs*
- 3.2 *We will build, promote, and encourage the building of energy efficient and low carbon homes and communities*
- 3.3 *We will invest in our homes*
- 3.4 *We will work closely with our tenants to ensure they feel safe, secure and happy in their homes*
- 3.5 *We will support and respond to people presenting as homeless*

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 15.10.24

Statutory Officer: Maria de Leiburne

Agreed on behalf of the Monitoring Officer

Date: 15.10.24

Chief Officer: Simon Newcombe

Agreed by or on behalf of the Chief Executive/Corporate Director

Date: 11 October 2024

Performance and risk: Stephen Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 14 October 2024

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Simon Newcombe, Head of Housing and Health or Mike Lowman, Operations Manager for Building Services

Email: snewcombe@middevon.gov.uk / mlowman@middevon.gov.uk

Telephone: 01884 255255

Background papers:

Regulator of Social Housing

Consumer Standards summary and Code of Practice

https://assets.publishing.service.gov.uk/media/65fd42b9f1d3a0001132ad78/April_2024_Code_of_Practice_-_FINAL.pdf

Current MDH Voids Management Policy 2022 (adopted 7 March 2023)

<https://www.middevon.gov.uk/media/355559/void-management-policy-2022-approved.pdf>

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Annex A – Standard, Major and Decent Voids (as at 7 October 2024)

No.	Termination Date	Location	Void Inspection Date	Void Type	Properties currently with works being carried out	MDH or Temporary Accommodation property	Additional information
1	30 th May 2022	Lower Culm ward, Willand	29 th June 2022	Decent		MDH	Licensed Asbestos removal and remodelling of property
2	27 th February 2023	Cullompton Padbrook ward	07 th March 2023	Decent		MDH	Bathroom, Kitchen, Heating and major plastering works all internal doors and redec
3	6 th March 2023	St Andrews ward, Cullompton	24 th January 2024	Decent		MDH	Bathroom, Kitchen, Heating and major plastering works all internal doors, redec
4	2 nd October 2023	Tiverton Westexe ward	10 th October 2023	Major	Yes	MDH	Only decoration left (£12k of works)
5	6 th November 2023	Tiverton Cranmore ward	25 th March 2024	Decent		MDH	Bathroom, Kitchen, Heating Retaining walls to garden, all internal woodwork inc doors
6	18 th December 2023	Clare and Shuttern ward, Oakford	18 th December 2023	Decent	Yes	MDH	Renewable heating
7	5 th February 2024	Crediton Lawrence ward	6 th March 2024	Major	Yes	MDH	Was on hold awaiting feedback from planning but works now in progress
8	26 th February 2024	Crediton Boniface ward	11 th March 2024	Major	Yes	MDH	Asbestos removal, new ceilings, doors Kitchen Bathroom. (£22k of works)

9	1 st April 2024	Lower Culm ward, Uffculme	8 th April 2024	Major	Yes	MDH	Asbestos removal, new ceilings, doors Kitchen, Level access shower. (£25k of works)
10	29 th April 2024	Tiverton Cranmore ward	13 th May 2024	Major	Yes	MDH	Various major works
11	13 th May 2024	St Andrews ward, Cullompton	13 th May 2024	Major	Yes	MDH	Various major works
12	13 th May 2024	St Andrews ward, Cullompton	1 st October 2024	Decent		MDH	Kitchen, Bathroom heating (£11k of works)
13	13 th May 2024	Tiverton Lowman ward	27 th May 2024	Decent	Yes	MDH	Decant property, Major works
14	20 th May 2024	Upper Culm ward, Hemyock	16 th April 2024	Major	Yes	MDH	Remodelling to prevent damp
15	20 th May 2024	Upper Culm ward, Hemyock	6 th August 2024	Decent		MDH	
16	27 th May 2024	Lower Culm ward, Willand	18 th June 2024	Decent		MDH	Decant Property, Major works
17	27 th May 2024	Tiverton Lowman ward	19 th June 2024	Decent	Yes	MDH	
18	27 th May 2024	Crediton Boniface ward	18 th June 2024	Major	Yes	MDH	Various major works
19	1 st July 2024	Upper Culm ward, Hemyock	1 st July 2024	Decent		MDH	Renewable heating
20	1 st July 2024	Lower Culm ward, Willand	23 rd July 2024	Decent		MDH	Decant property, Major works
21	1 st July 2024	Upper Culm ward, Hemyock	10 th July 2024	Major	Yes	MDH	Various major works
22	8 th July 2024	Bradninch ward	18 th September 2024			MDH	Various major works but final categorisation to be confirmed
23	8 th July 2024	Tiverton Westexe ward	8 th July 2024	Decent	Yes	MDH	
24	15 th July 2024	Upper Culm ward, Culmstock	24 th July 2024	Decent		MDH	Renewable heating
25	15 th July 2024	Clare and Shuttern ward, Oakford	7 th August 2024	Decent		MDH	Renewable heating

26	22 nd July 2024	Crediton Lawrence ward	23 rd July 2024	Major		MDH	Various major works
27	29 th July 2024	Upper Yeo & Taw ward, Copplestone	30 th July 2024	Major	Yes	MDH	Various major works
28	5 th August 2024	Tiverton Lowman ward	7 th August 2024	Major		MDH	Various major works
29	5 th August 2024	Crediton Boniface ward	19 th August 2024	Major	Yes	MDH	Various major works
30	5 th August 2024	Crediton Lawrence ward	7 th August 2024	Decent		MDH	Various major works
31	12 th August 2024	Tiverton Cranmore ward	27 th August 2024	Decent		MDH	New UPVC Doors, Kitchen, Bathroom Heating, Redec
32	9 th September 2024	Upper Yeo & Taw ward, Copplestone	11 th September 2024	Major	Yes	MDH	Various major works
33	9 th September 2024	Bradninch ward	9 th September 2024	Standard		MDH	Standard works only
34	16 th September 2024	Tiverton Lowman ward	16 th September 2024	Standard		MDH	Standard works only
35	16 th September 2024	Crediton Lawrence ward	16 th September 2024	Standard	Yes	MDH	Standard works only
36	16 th September 2024	Lower Culm ward, Uffculme	23 rd September 2024	Standard	Yes	MDH	Standard works only
37	23 rd September 2024	Crediton Boniface ward	24 th September 2024	Major		MDH	Various major works
38	23 rd September 2024	Tiverton Cranmore ward	23 rd September 2024	Decent		MDH	New Heating, Bathroom
39	23 rd September 2024	Tiverton Cranmore ward	24 th September 2024	tbc		MDH	Need to investigate potential plot
40	23 rd September 2024	Tiverton Lowman ward	26 th September 2024	Standard	Yes	TA	Standard works only

41	23 rd September 2024	Upper Yeo & Taw ward, Bow	1 st October 2024	Major		MDH	Various major works
42	23 rd September 2024	Crediton Lawrence ward	23 rd September 2024	Standard	Yes	MDH	Standard works only
43	23 rd September 2024	St Andrews ward, Cullompton	1 st October 2024	Standard	Yes	TA	Standard works only
44	23 rd September 2024	Tiverton Westexe ward	26 th September 2024	Standard	Yes	TA	Standard works only
45	30 th September 2024	Tiverton Lowman ward	w/c 14 th October 2024	tbc		MDH	
46	30 th September 2024	Tiverton Cranmore ward	2 nd October 2024	tbc		MDH	
47	30 th September 2024	Bradninch ward	w/c 14 th October 2024	tbc		MDH	
48	30 th September 2024	St Andrews ward, Cullompton	3 rd October 2024	Standard	Yes	TA	
49	30 th September 2024	Crediton Lawrence ward	w/c 7 th October 2024	Likely Major		MDH	Major alterations to meters within property (serving 11no. former sheltered accommodation units)
50	1 st October 2024	Tiverton Lowman ward	3 rd October 2024	Standard	Yes	TA	Licensed Asbestos removal and remodelling of property

Annex B – Development Voids (as at 7 October 2024)

Long term development voids on hold

No.	Termination Date	Location	Completion Date	Status
1	3 rd September 2023	1 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
2	3 rd July 2023	2 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
3	18 th March 2024	3 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
4	27 th March 2023	4 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
5	11 th April 2022	Padbrook ward, Cullompton	Pending	Works to build property in garden out to tender
6	27 th August 2024	St Andrews ward, Cullompton	Pending	Designs to build infill property being drawn up
7	5 th August 2024	Taw Vale ward, Nymet Rowland	Pending	Planning to separate into two properties being completed
8	20 th November 2023	1 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
9	30 th April 2023	2 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
10	26 th June 2023	3 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
11	13 th March 2023	4 of 4 same street, Lowman ward, Tiverton	Pending	Awaiting demolition, wider redevelopment scheme
12	21 st February 2022	Cullompton Vale ward	Pending	Works to build 2 properties in garden out to tender
13	25 th March 2024	1 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme

14	22 nd May 2023	2 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
15	23 rd September 2022	3 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
16	2 nd October 2023	4 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
17	6 th March 2023	5 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
18	20 th May 2024	6 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
19	16 th July 2023	7 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
20	3 rd April 2023	8 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
21	27 th March 2023	9 of 9 same street, Clare and Shuttern ward, Bampton	Pending	Awaiting demolition, wider redevelopment scheme
22	28 th August 2024	Tiverton Lowman ward	Pending	Awaiting demolition
23	17 th April 2023	Clare and Shuttern ward, Morebath	Pending	Looking to dispose of asset
24	11 th January 2021	1 of 5 same street, Way ward, Cheriton Fitzpaine	Pending	Awaiting demolition, wider redevelopment scheme
25	12 th August 2024	2 of 5 same street, Way ward, Cheriton Fitzpaine	Pending	Awaiting demolition, wider redevelopment scheme
26	24 th July 2022	3 of 5 same street, Way ward, Cheriton Fitzpaine	Pending	Awaiting demolition, wider redevelopment scheme
27	1 st March 2021	4 of 5 same street, Way ward, Cheriton Fitzpaine	Pending	Awaiting demolition, wider redevelopment scheme
28	12 th August 2024	1 of 5 same street, Way ward, Cheriton Fitzpaine	Pending	Looking to dispose of asset

**Report for: Scrutiny**

Date of Meeting:	28 th October 2024
Subject:	Solar Panel Farms and Anaerobic Digesters - quantity of sites and land use
Cabinet Member:	Councillor Steve Keable, Cabinet Member for Planning and Economic Regeneration and Councillor Natasha Bradshaw, Cabinet Member for Environment and Climate Change.
Responsible Officer:	Richard Marsh, Director of Place and Economy
Exempt:	Not Applicable
Wards Affected:	All
Enclosures:	N/A

Section 1 – Summary and Recommendation

This report is produced following the request of the Scrutiny committee to receive a report on Solar Panel Farms and Anaerobic Digesters and, specifically; *“To receive a report regarding Solar Panel Farms and Anaerobic Digesters looking at the quantity of sites and how much land was devoted to renewable energies”*

Building on discussions at recent meetings, including at the September Scrutiny committee, the report has also been developed to include consideration of, and scope for, wind power within the District. This is particularly pertinent given changes to Planning Policy which are reversing an effective moratorium on on-shore wind farms.

Recommendations:

1. That Members note the report.

Section 2

1. Report

1.1. A report presented to the Environment Policy Development Group in January 2024 identified relevant information in relation to this topic and, although it is not proposed to repeat the content of that report through this report, the following information/statistics on renewable energy installations within Mid Devon provide useful context:

Table 1. Renewable Energy – Number of Installations in Mid Devon.

Photovoltaics	Onshore Wind	Hydro	Anaerobic Digestion	Sewage Gas	Landfill Gas	Plant Biomass	Total
4,963	37	2	10	1	1	1	5,015

Table 2. Renewable Energy Installed Capacity (MegaWatts) in Mid Devon.

Photovoltaics	Onshore Wind	Hydro	Anaerobic Digestion	Sewage Gas	Landfill Gas	Plant Biomass	Total
63.3	1.2	0.1	5.3	0.0	4.9	0.3	75.1

Source: [Regional Renewable Statistics \(www.gov.uk\)](http://www.gov.uk).

- 1.2. In addition to this, the January report also references a 2018 ‘Low Carbon and Climate Change evidence base’ report produced for Mid Devon and partner Devon authorities by the University of Exeter. See here: ([UoE 2018 Low Carbon report](#)). This document is interesting and helpful as whilst it does not discuss Anaerobic Digester plants in any great detail, it does discuss and identify opportunities for Wind and Solar installations within Mid Devon.
- 1.3. In terms of Wind generation, and noting that the report dates from 2018, the report identifies that Mid Devon had, at that time, just 34 identified wind-power generating locations with annual output of 1.027 Gwh.
- 1.4. By contrast, and as demonstrated by the table below (table 3), the report also identified that, accounting for Grid constraints, the District had 117 potential sites with annual output capacity of 244.3 Gwh.

Table 3: Unexploited wind potential amongst selected Devon Authorities

Local authority	Number of sites	Capacity (MW)	Annual Output (GW h)
<i>Without grid constraint</i>			
East Devon	42	34.8	85.4
Exeter	1	0.5	1.2
Mid Devon	400	324.5	796.1
Teignbridge	194	115.4	283.2
Total	637	475.2	1165.9
<i>With grid constraint</i>			
East Devon	11	13.3	32.7
Exeter	1	0.5	1.2
Mid Devon	117	99.5	244.3
Teignbridge	128	80.9	198.6
Total	257	194.2	476.7

- 1.5. Indeed, the report goes on to state that wind power generation (in 2018) generated just 0.4% of the grid constrained resource – i.e. that actual generation from wind power was very significantly below potential generation levels.
- 1.6. It is interesting to note that the recent data from BEIS (reported in January, Tables 1 and 2 in this report) shows only a marginal difference in output versus the 2018 UoE data and, as such, it is reasonable to assume that this potential remains significantly untapped – probably owing to the restrictions on new on-shore wind facilities that have existed in the recent past.
- 1.7. The position in relation to Solar power is not entirely dissimilar to that of Wind with the University of Exeter data demonstrating relatively small amounts of solar provision relative to the potential for development and generation.
- 1.8. The data contained within the 2018 UoE report is drawn from BEIS data in 2016 and reports that 37.7Mw of constructed solar capacity existed in Mid Devon generating annual output of 35.2 GWh. This is contrasted to capacity which, assuming a 2km constraint on distance from Grid and excluding Grade 3a agricultural land (or better), is assessed at totalling 1032.2 MW within Mid Devon with a forecast annual output of 994.6 GWh.
- 1.9. Comparing this with the data reported to the Environment PDG in January it demonstrates that despite a significant growth in constructed capacity in solar array (rising to 63.3Mw from 37.7Mw), significant further capacity exists (in theory) to further expand solar capacity within the District.
- 1.10. Of course it is fully acknowledged that this data does not fully account for other land-use pressures, including the existing use of land for food production etc, but it does suggest significant potential and it is interesting to note that some barriers to delivery are noted by the report – including best and most versatile agricultural land.
- 1.11. Furthermore, the figures do also resonate with a recent report produced and published by the Friends of the Earth and University of Exeter (available [here](#))

which suggests that 674 GWh of energy could be produced using just 1.3% of the total area of Mid Devon.

- 1.12. Again, the data in this report suggests that current solar and wind generation in Mid Devon is currently producing just 59GWh (broadly comparable to BEIS data sets) – which could also be further extrapolated to suggest that less than around 0.13% of land is currently in use for either solar or wind power generation within Mid Devon at this time.
- 1.13. It may be that the presence of solar arrays in particular can feel to be more significant in terms of their land use owing to the fact that such arrays are often located close to major infrastructure routes where power lines often co-exist and that, as such, they are more prominent and visible and the sense of their occupation of land can be over-inflated versus reality – i.e. where ribbons of solar development can sometimes follow major road routes.
- 1.14. In terms of AD (Anaerobic Digester) plants, data suggests that 10 facilities currently exist within Mid Devon although the nature of these plants will vary from small on-farm plants to more major ‘industrial’ operations. The Data also suggests that these produce 5.3 MW of energy output. However, whilst the number and output of these sites is known, the land take associated with these varies according with the nature of the plant and the output generated. Whilst some plants are ‘tied’ in terms of the land from which they can draw feed-stocks, it would be a complex task to fully determine and detail where all feedstocks/inputs are drawn from and what current land-take these involve.
- 1.15. Furthermore, whilst some AD plants operate effectively without issue or complaint, it is noted that some operations do attract complaints and that proposals for new plants are often met with concerns from local residents – more often that not in relation to vehicle movements and especially from larger vehicles (tractors and HGVs).

2. Conclusion

- 2.1. Although prominent at times, Solar, AD and Wind installations within Mid Devon currently only occupy a small amount of land and significant potential exists for further development of new installations in order to generate low carbon energy for the District/region.
- 2.2. It is recognised that different approaches to energy production have different impacts upon our natural environment and upon our residents and it will therefore be important to consider this in future when considering further developments and policies to support (or defend against) proposals.
- 2.3. However, generally speaking, although impacts do exist from such developments, analysis has previously demonstrated that it is possible to identify preferable locations for such installations which would avoid major unacceptable impacts upon communities, landscapes and the wider natural environment and which would achieve necessary technical requirements in order to allow them to function.

2.4. Further work to identify future opportunities for, and policies to support, low carbon energy generation sites will be undertaken. This work will progress, in part, through the new Local Plan and, noting the information contained within this report, Members are therefore asked to continue to engage in this work stream to shape how low-carbon, renewable energies can be developed within the District and through the new Local Plan/its supporting evidence base.

Financial Implications

There are no direct financial implications arising from this report.

Legal Implications

No direct legal implications arise from this report.

Risk Assessment

No specific risks are considered to arise from this report.

Impact on Climate Change

No policy changes or developments are proposed through this report which have an impact on Climate Change – but the content of the report is obviously highly significant in terms of appreciation of issues relating to renewal energy generation and, as such, Members are asked to note the report.

Equalities Impact Assessment

Not applicable

Relationship to Corporate Plan

Development of, and enhancement to, local and sustainable energy generation initiatives will support the Council in achieving its Carbon objectives and in delivery the Corporate Plan. Potential opportunities are particularly valuable where these will support the production of low-cost renewable energy which can support our residents and guard against fuel poverty and an unjust energy transition.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 17 October 2024

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 17 October 2024

Chief Officer: Richard Marsh, Director of Place and Economy

Agreed by or on behalf of the Chief Executive/Corporate Director

Date: 14th October 2024.

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 17/10/2024

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Richard Marsh, Director of Place and Economy. rmarsh@middevon.gov.uk

Background information

MID DEVON DISTRICT COUNCIL – NOTIFICATION OF KEY DECISIONS



October 2024

The Forward Plan containing key Decisions is published 28 days prior to each Cabinet meeting

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
October					
Leisure Pricing Strategy (Part II) To receive and approve the revised leisure Pricing Strategy.	Service Delivery & Continuous Improvement Policy Development Group Cabinet	23 Sep 2024 15 Oct 2024	Dean Emery, Head of Revenues, Benefits & Leisure	Cabinet Member for Service Delivery and Continuous Improvement	Fully exempt
2024/2025 Medium Term Financial Plan (MTFP)	Cabinet	15 Oct 2024	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Streetscene Depot - Additional Lease To receive a report regarding an additional lease for the Streetscene Depot.	Cabinet	15 Oct 2024	Matthew Page, Head of People, Performance & Waste	Cabinet Member for Service Delivery and Continuous Improvement	Fully exempt

Agenda Item 12

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Blackdown Hills National Landscape Management Plan	Cabinet	15 Oct 2024	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
Hoarding Policy To receive the revised Hoarding Policy.	Homes Policy Development Group Cabinet	10 Sep 2024 15 Oct 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Repairs and Maintenance Policy (New) To receive the new Repairs and Maintenance Policy.	Homes Policy Development Group Cabinet Council	10 Sep 2024 15 Oct 2024 30 Oct 2024	Mike Lowman, Building Services Operations Manager	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
MDH Asbestos Management Plan To receive the HRA Asset Management Strategy	Homes Policy Development Group Cabinet	10 Sep 2024 15 Oct 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
November					
Mid Devon Gypsy and Traveller Accommodation Assessment	Cabinet	10 Dec 2024	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
Tiverton EUE, Area B Masterplan	Cabinet	12 Nov 2024	Christie McCombe, Area Planning Officer	Cabinet Member for Planning and Economic Regeneration	Open
Leisure Management System Update	Cabinet	12 Nov 2024	Haley Walker, Leisure Business Manager	Cabinet Member for Quality of Living, Equalities and Public Health	Open
Car Parking Spaces in Halberton	Cabinet	12 Nov 2024		Cabinet Member for Housing, Assets and Property and Deputy Leader	Part exempt
Cullompton Town Centre Relief Road	Cabinet	12 Nov 2024	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
S106 Governance	Cabinet	12 Nov 2024		Cabinet Member for Governance, Finance and Risk	Open
Grand Western Canal Conservation Area Appraisal and Management Plan	Cabinet Cabinet Council	12 Nov 2024 10 Dec 2024 18 Dec 2024	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
2024/2025 Medium Term Financial Plan (MTFP)	Cabinet Homes Policy Development Group Planning, Environment & Sustainability Policy Development Group Economy & Assets Policy Development Group	12 Nov 2024 19 Nov 2024 26 Nov 2024 28 Nov 2024	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
The Statutory Duty to Conserve and Enhance Biodiversity	Cabinet	12 Nov 2024	Jason Ball, Climate and Sustainability Specialist	Cabinet Member for Environment and Climate Change	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
December					
Tenant Representation Report To receive a report regarding co-opted Tenant Representation on the Homes Policy Development Group.	Homes Policy Development Group Cabinet Council	19 Nov 2024 10 Dec 2024 18 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Devon Housing Commission Report To receive the Devon Housing Commission Report.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Variation to Standard Tenancy Agreement That the Homes PDG recommends to Cabinet that the procedure for the variation of tenancy conditions in line with the Housing Act 1985 (sections 102 & 103) commence.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Planning Enforcement-Enforcement Policy Update	Scrutiny Committee Cabinet	25 Nov 2024 10 Dec 2024	Angharad Williams, Development Management Manager	Cabinet Member for Planning and Economic Regeneration	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
2024/2025 Medium Term Financial Plan (MTFP)	Service Delivery & Continuous Improvement Policy Development Group	2 Dec 2024	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Community, People & Equalities Policy Development Group	3 Dec 2024			
	Cabinet	10 Dec 2024			
HRA Asset Management Strategy To receive the updated HRA Assets Management Strategy.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Tenancy Management Policy To receive the revised Tenancy Management Policy.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Infrastructure Funding Statement- Infrastructure List	Planning, Environment & Sustainability Policy Development Group Cabinet	26 Nov 2024 10 Dec 2024	Elaine Barry, Planning Obligations Monitoring Officer	Cabinet Member for Planning and Economic Regeneration	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Destination Management Plan for Mid Devon	Economy & Assets Policy Development Group Cabinet	6 Mar 2025 1 Apr 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
Economic Strategy 2024 - 2029	Economy & Assets Policy Development Group Cabinet	6 Mar 2025 1 Apr 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
Climate Strategy Action Plan To consider the Climate Strategy Action Plan	Planning, Environment & Sustainability Policy Development Group Cabinet	26 Nov 2024 10 Dec 2024	Jason Ball, Climate and Sustainability Specialist	Cabinet Member for Environment and Climate Change	Open
Tenant Involvement Strategy To receive the revised Tenant Involvement Strategy.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
National Assistance Burial Procedure To consider the National Assistance Burial Procedure	Service Delivery & Continuous Improvement Policy Development Group Cabinet	2 Dec 2024 10 Dec 2024		Cabinet Member for Service Delivery and Continuous Improvement	Open
Tenant Compensation Policy To receive the revised Tenant Compensation Policy.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Service Standards To receive the Service Standards for Housing.	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Housing Strategy To receive the revised Housing Strategy.	Homes Policy Development Group Cabinet	18 Mar 2025 1 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Corporate Performance Q2 including Dashboard; Corporate Risk Q2;	Cabinet	10 Dec 2024	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Phoenix House Accommodation Opportunities	Cabinet		Andrew Jarrett, Deputy Chief Executive (S151)	Cabinet Member for Service Delivery and Continuous Improvement	Open
Tenancy Strategy To receive the revised Tenancy Strategy	Homes Policy Development Group Cabinet	19 Nov 2024 10 Dec 2024	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
January 2025					
CCTV Policy To receive the updated CCTV Policy	Community, People & Equalities Policy Development Group Cabinet	3 Dec 2024 7 Jan 2025		Cabinet Member for Quality of Living, Equalities and Public Health	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Willand Neighbourhood Plan	Planning, Environment & Sustainability Policy Development Group	26 Nov 2024	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
	Cabinet	7 Jan 2025			
	Planning, Environment & Sustainability Policy Development Group	11 Mar 2025			
	Cabinet	1 Apr 2025			
	Council	23 Apr 2025			
Blackdown Hills National Landscape Management Plan	Cabinet	4 Mar 2025	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	
Green Enterprise Grants	Cabinet	7 Jan 2025	Jason Ball, Climate and Sustainability Specialist	Cabinet Member for Environment and Climate Change	
2024/2025 Medium Term Financial Plan (MTFP)	Cabinet	7 Jan 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
<p>Future Waste & Recycling Options To receive a report regarding fully investigated future Waste & Recycling Options as identified at the previous PDG meeting.</p>	<p>Service Delivery & Continuous Improvement Policy Development Group Cabinet</p>	<p>2 Dec 2024 7 Jan 2025</p>	<p>Matthew Page, Head of People, Performance & Waste</p>	<p>Cabinet Member for Service Delivery and Continuous Improvement</p>	<p>Open</p>
<p>National Assistance Burial Procedure To receive and approve the updated National Assistance Burial Procedure.</p>	<p>Service Delivery & Continuous Improvement Policy Development Group Cabinet</p>	<p>2 Dec 2024 7 Jan 2025</p>	<p>Steve Densham, Land Management Officer</p>	<p>Cabinet Member for Environment and Climate Change</p>	<p>Open</p>
<p>Air Quality Action Plan To consider the report</p>	<p>Community, People & Equalities Policy Development Group Cabinet</p>	<p>2 Dec 2024 7 Jan 2025</p>	<p>Simon Newcombe, Head of Housing & Health Jason Ball, Climate and Sustainability Specialist</p>	<p>Cabinet Member for Planning and Economic Regeneration Cabinet Member for People, Development and Deputy Leader</p>	<p>Open</p>

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
February 2025					
2024/2025 Medium Term Financial Plan (MTFP)	Cabinet Council	4 Feb 2025 19 Feb 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
Team Devon Joint Committee	Cabinet Council	4 Feb 2025 19 Feb 2025		Leader of the Council	Open
Regulation of Investigatory Powers	Community, People & Equalities Policy Development Group Scrutiny Committee Cabinet	3 Dec 2024 13 Jan 2025 4 Feb 2025	Maria De Leiburne, Director of Legal, People & Governance (Monitoring Officer)	Cabinet Member for People, Development and Deputy Leader	Open
March 2025					
Corporate Anti Social Behaviour Policy	Community, People & Equalities Policy Development Group Cabinet	25 Mar 2025 1 Apr 2025		Cabinet Member for Quality of Living, Equalities and Public Health	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Mid Devon Draft Policies and Site Options	Cabinet	4 Mar 2025	Tristan Peat, Forward Planning Team Leader		Open
Local Development Scheme	Planning, Environment & Sustainability Policy Development Group	11 Mar 2025	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	
Tenancy Options Waste Services– Carlu Close To consider the future of the tenancy at Carlu Close	Cabinet	28 Mar 2025	Andrew Busby, Corporate Manager for Property, Leisure and Climate Change	Cabinet Member for Environment and Climate Change	Open
April 2025					
Asset Management Plan To receive the revised Asset Management Plan.	Economy & Assets Policy Development Group	6 Mar 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Cabinet	1 Apr 2025			

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Right to Buy Policy (New) To receive the new Right to Buy Policy.	Homes Policy Development Group Cabinet Council	18 Mar 2025 1 Apr 2025 23 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Corporate Recovery Policy To receive the updated Corporate Recovery Policy.	Audit Committee Cabinet	25 Mar 2025 1 Apr 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Community Safety Partnership Policy To consider the report	Community, People & Equalities Policy Development Group Cabinet	25 Mar 2025 1 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Quality of Living, Equalities and Public Health	Open
Single Equalities Policy and Equality Objective	Community, People & Equalities Policy Development Group Cabinet	25 Mar 2025 1 Apr 2025	Matthew Page, Head of People, Performance & Waste	Cabinet Member for Quality of Living, Equalities and Public Health Cabinet Member for People, Development and Deputy Leader	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Safeguarding Children & Adults at Risk Policy	Community, People & Equalities Policy Development Group Cabinet	25 Mar 2025 1 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Quality of Living, Equalities and Public Health Cabinet Member for People, Development and Deputy Leader	Open
Data Policy (new) for MDH To receive the new Data Policy for Mid Devon Housing	Homes Policy Development Group Cabinet Council	18 Mar 2025 1 Apr 2025 23 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Safeguarding Policy (new for MDH) To receive the new Safeguarding Policy for Mid Devon Housing	Homes Policy Development Group Cabinet Council	18 Mar 2025 1 Apr 2025 23 Apr 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open

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SCRUTINY COMMITTEE WORK PLAN 2024-25

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
25th November 2024				
28.10.24	<p>Annual Report of Complaints and Compliments</p> <p>To receive a report from the Head of Digital Transformation and Customer Engagement regarding the Annual Report of Complaints and Compliments</p>		<p>Director of Legal, People and Governance (Monitoring Officer)</p> <p>Lisa Lewis</p>	
15.07.24	<p>The impact of the Government's proposed changes to National Planning Policy the Council's priorities and preparation of anew Local Plan.</p>		<p>Director of Place and Economy</p> <p>Tristan Peat</p>	
13.01.25	<p>Planning Enforcement</p> <p>To receive an update on Planning Enforcement within the District</p>		<p>Director of Place and Economy</p> <p>John Hammond</p>	
28.10.24	<p>Portfolio Presentation from the Cabinet Member for Parish and Community Engagement</p> <p>Presentation from the Cabinet Member for Parish and Community Engagement</p>		<p>Director of Legal, People and Governance (Monitoring Officer)</p> <p>David Parker</p>	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
16th December 2024				
16.12.24	Corporate Performance Quarter 2 To receive a report from the Corporate Manager for Performance and Improvement		Deputy Chief Executive (S151) Dr Stephen Carr	
28.11.24 10.12.24	Destination Management Plan To receive a report - Request to look at Data and visitor spend.		Director of Place and Economy Zoë Lentell	
25.11.24	Portfolio Presentation from the Cabinet Member for Quality (Cost) of Living, Equalities and Public Health			
13th January 2025				
13.01.25	Review of Medium Term Financial Plan 2026 - 2031 To receive a report from the Deputy Chief Executive (S151) reviewing the Budget over the next five years		Deputy Chief Executive (S151) Paul Deal	
13.01.25	Regulation of Investigatory Powers Act Annual Report To receive a report from the Director of Legal , HR & Governance (Monitoring Officer)		Maria De Leiburne	
16.12.24	Portfolio Presentation from the Cabinet Member for People and Development			

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
17th February 2025				
17.02.25	Whistleblowing Annual Update To receive a report from the Head of People, Governance and Waste regarding Whistleblowing.		Director of Legal, People and Governance (Monitoring Officer) Matthew Page	
17.02.25	Establishment Report To receive a report from the Corporate Manager for People, Governance and Waste		Director of Legal, People and Governance (Monitoring Officer) Matthew Page	
13.01.25	Portfolio Presentation from the Cabinet Member for Governance, Finance and Risk			
17th March 2025				
14th April 2025				
14.04.25	Scrutiny Chairman's Annual Report To receive a report from the Chairman of the Scrutiny Committee on the work the Scrutiny Committee has conducted over the last year.		Director of Legal, People and Governance (Monitoring Officer) David Parker	

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Dates to be allocated:

Visit of South West Water

Director of Place and Economy
David Parker

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