

Homes Policy Development Group

Tuesday, 3 June 2025 at 2.15 pm
Phoenix Chambers, Phoenix House, Tiverton

Next meeting
Tuesday, 9 September 2025 (time to be confirmed)

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.

To join the meeting online, click here:

[Join the meeting now](#)

Meeting ID: 353 984 662 58
Passcode: R4xU9VB9

Membership

Cllr C Adcock	
Cllr J Cairney	
Cllr S Chenore	Vice Chair of Council
Cllr G Czapiewski	Chair of Council
Cllr A Glover	
Cllr C Harrower	
Cllr N Letch	
Cllr H Tuffin	

A G E N D A

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

- 1 **Election of Chair for 2025/2026** *F_PR*
To elect a Chair of the Homes Policy Development Group for the municipal year 2025/2026.
- 2 **Election of Vice Chair for 2025/2026** *F_PR*
To elect a Vice Chair of the Homes Policy Development Group for the municipal year 2025/2026.
- 3 **Apologies and Substitute Members** *F_PR*
To receive any apologies for absence and notice of appointment of substitutes.
- 4 **Public Question Time** *F_PR*
To receive any questions from members of the public and replies thereto.
- 5 **Declaration of Interests under the Code of Conduct** *F_PR*
To record any interests on agenda matters.
- 6 **Minutes** *F_PR*
To consider whether to approve the minutes as a correct record of the meeting held on 18 March 2025.
- 7 **Chairman's Announcements** *F_PR*
To receive any announcements that the Chairman may wish to make.
- 8 **Start time of meetings** *F_PR*
To agree a start time for the remainder of the meetings for the municipal year 2025/2026.
- 9 **Introduction of the Co-Opted Tenants to the Committee (00:14:00)** *F_PR*
To provide a welcome and introduction to the Co-Opted Tenants of the Homes Policy Development Group.
- 10 **Performance Dashboard for Quarter 4 2024 - 2025 (00:22:00)** *F_PR*
To receive and discuss the quarter 4 Performance Dashboard information for the Homes Policy Development Group area.
- 11 **Mid Devon Housing Complaints Handling Report 2024 - 2025 (01:01:00)** *F_PR*
To receive a report from the Head of Housing & Health providing the annual Complaints Handling Report. Increased tenant satisfaction is at the heart of major changes to the regulatory landscape for social

housing that have been implemented by the Government. Central to this change is an enhanced complaints handling approach required of social housing providers by the Regulator of Social Housing (RSH).

12 **Value for Money and Best Practice in Mid Devon Housing Modular Social Housing Delivery (01:31:00) *F_PR***

To receive a report from the Head of Housing & Health providing the PDG with the strategic and policy context supporting the delivery of modular (modern methods of construction, MMC) social housing in the Mid Devon Housing (MDH) Housing Revenue Account (HRA) development programme.

13 **Mid Devon Housing (MDH) Service Delivery Report for Q4 and Outturn for 2024-2025 (02:37:00) *F_PR***

To receive a report from the Head of Housing and Health presenting a quarterly update to Members of the Policy Development Group on activity undertaken by Mid Devon Housing (MDH), including some relating to tenancy enforcement. This report also includes Outturn information for 2024-2025 as a whole.

14 **Identification of items for the next meeting *F_PR***

Members are asked to note that the following items are already identified in the work programme for the next meeting:

- Housing Strategy (tbc)
- Performance Dashboard
- Data Policy (NEW)
- Draft General Fund and Housing Revenue Account Budget for 2026/2027
- MDH Service Delivery Report
- Downsizing recommendations update

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

Guidance notes for meetings of Mid Devon District Council

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 the Council experience technology difficulties at a committee meeting the Chairman may make the decision to continue the meeting 'in-person' only to conclude the business on the agenda.

1. Inspection of Papers

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at Committee@middevon.gov.uk

They can also be accessed via the council's website [Click Here](#)

Printed agendas can also be viewed in reception at the Council offices at Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

2. Members' Code of Conduct requirements

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership.

The Code of Conduct can be [viewed here](#):

3. Minutes of the Meeting

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting. Minutes of meetings are not verbatim.

4. Public Question Time

Residents, electors or business rate payers of the District wishing to raise a question and/or statement under public question time are asked to provide their written questions to the Democratic Services team by 5pm three clear working days before the meeting to ensure that a response can be provided at the meeting. You will be invited to ask your question and or statement at the meeting and will receive the answer prior to, or as part of, the debate on that item. Alternatively, if you are content to receive an answer after the item has been debated, you can register to speak by emailing your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. You will be invited to speak at the meeting and will receive a written response within 10 clear working days following the meeting.

Notification in this way will ensure the meeting runs as smoothly as possible

5. Meeting Etiquette for participants

- Only speak when invited to do so by the Chair.
- If you're referring to a specific page, mention the page number.

For those joining the meeting virtually:

- Mute your microphone when you are not talking.
- Switch off your camera if you are not speaking.
- Speak clearly (if you are not using camera then please state your name)
- Switch off your camera and microphone after you have spoken.
- There is a facility in Microsoft Teams under the ellipsis button called "turn on live captions" which provides subtitles on the screen.

6. Exclusion of Press & Public

When considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act. If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed. They will be invited to return as soon as the meeting returns to open session.

7. Recording of meetings

All media, including radio and TV journalists, and members of the public may attend Council, Cabinet, PDG and Committee meetings (apart from items Media and Social Media Policy - 2023 page 22 where the public is excluded) you can view our Media and Social Media Policy [here](#). They may record, film or use social media before, during or after the meeting, so long as this does not distract from or interfere unduly with the smooth running of the meeting. Anyone proposing to film during the meeting is requested to make this known to the Chairman in advance. The Council also makes audio recordings of meetings which are published on our website [Browse Meetings, 2024 - MIDDEVON.GOV.UK](#).

8. Fire Drill Procedure

If you hear the fire alarm you should leave the building by the marked fire exits, follow the direction signs and assemble at the master point outside the entrance. Do not use the lifts or the main staircase. You must wait there until directed otherwise by a senior officer. If anybody present is likely to need assistance in exiting the building in the event of an emergency, please ensure you have let a member of Democratic Services know before the meeting begins and arrangements will be made should an emergency occur.

9. WIFI

An open, publicly available Wi-Fi network is normally available for meetings held in the Phoenix Chambers at Phoenix House.