

## Homes Policy Development Group

**Tuesday, 18 November 2025 at 2.15 pm**  
**Phoenix Chambers, Phoenix House, Tiverton**

**Next meeting**  
**Tuesday, 17 March 2026 at 2.15 pm**

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

**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: 362 501 660 71  
Passcode: Ah3wp9RG

### Membership

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

I Henwood (Co-Opted Tenant)  
M Jones (Co-Opted Tenant)  
T Sixsmith (Co-Opted Tenant)

# 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 notice of appointment of substitutes.
- 2      **Public Question Time**  
To receive any questions from members of the public and replies thereto.
- 3      **Declaration of Interests under the Code of Conduct**  
To record any interests on agenda matters.
- 4      **Minutes (Pages 7 - 18)**  
To consider whether to approve the minutes as a correct record of the meeting held on 9 September 2025.
- 5      **Chair's Announcements**  
To receive any announcements that the Chair may wish to make.
- 6      **Performance Dashboard Q2 (Pages 19 - 20)**  
To receive the performance dashboards for quarter 2 providing performance information for both the General Fund and Housing Revenue Account.
- 7      **2026/2027 Draft Budget Update (Pages 21 - 30)**  
To receive a report from the Deputy Chief Executive (S151) presenting an update on the 2026/27 Budget and to trail the emerging Capital Programme covering the period 2026/27 to 2030/31.
- 8      **Downsizing Recommendations Update**  
To receive a verbal update on the Downsizing incentives uptake.
- 9      **Preparing for the Renters' Rights Act 2025 (Pages 31 - 42)**  
To receive a report from the Head of Housing and Health providing information in relation to the Renters Rights Bill (formerly Renters Reform Bill) which has now been through all the parliamentary stages required and received Royal Assent on 27<sup>th</sup> October 2025.
- 10     **Mid Devon Housing Rent Error Update (Pages 43 - 54)**  
To receive a report from the Deputy Chief Executive (S151) and the Head of Housing & Health providing a further update on the corrective measures completed and next steps to rectify an identified historic rent setting error. It follows a series of regular updates to the Policy Development Group, most recent of which was at the previous meeting

in September 2025.

11 **Mid Devon Housing Service Delivery Report for Q2 2025/2026**  
(Pages 55 - 74)

To receive a report from the Head of Housing & Health which is being presented in support of an ongoing commitment to provide a quarterly update to members on activity undertaken by Mid Devon Housing (MDH), including some relating to enforcement.

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

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

- Grass cutting
- Performance Dashboards for Q3
- Knowledge & Information Strategy 2026 – 2030 (NEW)
- Domestic Abuse Policy (NEW)
- Mid Devon Housing Service Delivery Q3
- Housing Strategy (tbc)
- Chair's Annual Report for 2025/2026

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

**Stephen Walford**

Chief Executive

Monday, 10 November 2025

## **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](mailto: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](mailto: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.