

Cabinet

Tuesday, 17 June 2025 at 5.15 pm
Cullompton Community Centre, Pye Corner, Cullompton, Devon, EX15 1JX

Next ordinary meeting
Tuesday, 8 July 2025 at 5.15 pm

Please Note: This meeting will take place at Cullompton Community Centre, Pye Corner, Cullompton, Devon, EX15 1JX 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](#)

Meeting ID: 328 185 633 52

Passcode: TA7JS6DR

Membership

Cllr L Taylor	Leader of the Council
Cllr J Lock	Cabinet Member for Housing, Assets and Property Services
Cllr N Bradshaw	Cabinet Member for Environment and Climate Change
Cllr J M Downes	Cabinet Member for Governance, Finance and Risk
Cllr G Duchesne	Cabinet Member for Parish and Community Engagement
Cllr M Fletcher	Cabinet Member for People Development
Cllr S Keable	Cabinet Member for Planning and Economic Regeneration
Cllr J Wright	Cabinet Member for Service Delivery and Continuous Improvement
Cllr D Wulff	Cabinet Member for Quality of Living, Equalities and Public Health

AGENDA

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

1. **Apologies**
To receive any apologies for absence.
2. **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public.
3. **Declarations of Interest under the Code of Conduct**
To record any interests on agenda matters.
4. **Minutes of the Previous Meeting** (Pages 7 - 22)
To consider whether to approve the minutes as a correct record of the meeting held on 1 April 2025.
5. **Digital Transformation- Verbal Update**
To receive a verbal update from the Leisure Manager on Digital Transformation.
6. **2024/25 Annual Treasury Management Review Report** (Pages 23 - 38)
To receive a report from the Deputy Chief Executive (S151) Officer on the 2024/2025 Annual Treasury Management review report.
7. **2024/2025 Revenue and Capital Outturn Report** (Pages 39 - 84)
To receive a report from the Deputy Chief Executive (S151) Officer on the 2024/2025 Revenue and Capital Outturn Report.
8. **Shared Prosperity Fund (SPF) and Rural England Prosperity Fund (REPF): 2024/25 Closure and 2025/26 Delivery** (Pages 85 - 96)
To receive a report from the Director of Place and Economy on the Shared Prosperity Fund (SPF) and Rural England Prosperity Fund (REPF): 2024/25 Closure and 2025/26 Delivery
9. **Cullompton Town Centre Relief Road- Verbal Update**
To receive a verbal update from the Director of Place and Economy on the Cullompton Town Centre Relief Road.
10. **Stage 1 Consultation Responses** (Pages 97 - 116)
To receive a report from the Director of Place and Economy on the Stage 1 Consultation Responses.
11. **Access to Information- Exclusion of Press & Public**
Discussion with regard to the next item, will require Cabinet to pass the following resolution to exclude the press and public having reflected on Article 12 12.02(d) (a presumption in favour of openness) of the

Constitution. This decision will be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Cabinet need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

Recommended that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

12. **Contract Decision- Mid Devon Housing Build** (*Pages 117 - 122*)
To receive a report from the Head of Housing and Health on the Contract Decision- Mid Devon Housing Build.
13. **Notification of Key Decisions** (*Pages 123 - 138*)
To note the contents of the Forward Plan.

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.

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MINUTES of a **MEETING** of the **CABINET** held on 1 April 2025 at 5.15 pm

Present

Councillors

L Taylor, S J Clist, J Lock, N Bradshaw,
J Buczkowski, G Duchesne, S Keable,
J Wright and D Wulff

Also Present

Councillor(s)

E Buczkowski

Also Present

Officer(s):

Andrew Jarrett (Deputy Chief Executive (S151) Officer),
Maria De Leburne (Director of Legal, People &
Governance (Monitoring Officer)), Richard Marsh (Director
of Place & Economy), Dean Emery (Head of Revenues,
Benefits & Leisure), Matthew Page (Head of People,
Performance & Waste), Lisa Lewis (Head of Digital
Transformation & Customer Engagement), Simon
Newcombe (Head of Housing & Health), Tristan Peat
(Forward Planning Team Leader), Sam Barnett (Housing
Initiatives Officer) and Laura Woon (Democratic Services
Manager)

Councillors

Online

G Czapiewski, L Knight and S Robinson

Officers Online

E Girling (Senior Information Officer), C Oliphant (Housing
Policy Officer) and S Richardson (Customer Engagement
Coordinator)

155. **APOLOGIES**

There were no apologies received.

156. **PUBLIC QUESTION TIME**

Paul Elstone

Question 1:

My first question relates to an error in the minutes of the previous Cabinet Meeting.

Why has the Council failed to publish the written answers to the questions I asked at the last Cabinet meeting? This in compliance with the Constitution?

Question 2:

On examining the newly published Transparency Code data on the Council Website it shows that the MDDC Social Housing stock to be around 2,900 properties.

Given that it is understood that the tenants of around 1200 properties have been overcharged rent and that the tenants of around 1600 properties have been undercharged rent. This effectively means just about every MDDC social home property has been subject to an incorrect rent being applied and going back to 2002.

The public are being told that the rent calculation mistake was due to an averaging error being made and related to property valuations.

Was this error due to a single average property value being used when completing the rent formula calculation in 2002, with the same valuation being applied to every MDDC social property irrespective?

If not, what was the precise error?

Question 3:

Very precisely what was average property value used when setting the social housing rents in 2002?

Question 4:

Has the identified rent error required this Council to undertake a complete revaluation of all of its 2900 social home properties?

Question 5:

As additional social homes have been added to the MDDC social homes portfolio and since 2018 have they also suffered from the same rent calculation error?

Question 6:

Are there any affordable rent homes rentals impacted by the rent calculation error?

Question 7:

If so, how many?

Question 8:

We are told that all the revised rent calculations are now complete. On this basis what is the full amount of the rent overcharges going back to 2002?

A ballpark figure will do.

Question 9:

What is the full amount of the undercharges going back to 2002?

A ballpark figure will do.

Question 10:

Has this Council been able to identify if any Council or for that matter any Housing Association has made the exact same housing rent calculation error?

Question 11:

If so, can you please provide full details?

The Leader stated that Mr Elstone would receive a written response to his questions in the usual way.

Later on in the meeting the Leader responded to Mr Elstone's question 1 with the following:

The Leader apologised by stating that although the responses were sent to him within the time frame, the system was not updated on the website, however he confirmed that they had now been published as a supplementary agenda item.

157. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**

At item 18 Cllr S Clist declared he had a other registerable interest in that he knew the letting agent company in regards to personal business dealings and would abstain from voting on this item.

Members were reminded of the need to make declarations of interest where appropriate.

158. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 4 March 2025 were **APPROVED** as a correct record and **SIGNED** by the Leader.

159. **COMPLAINTS AND FEEDBACK POLICY**

The Cabinet had before it a report * from the Head of Digital Transformation and Customer Engagement on the Complaint and Feedback Policy.

The Cabinet Member for Service Delivery and Continuous Improvement outlined the contents of the report with particular reference to the following:

- The Complaints and Feedback policy (Appendix 1) was last reviewed in 2024.
- The policy sets out the standards and response timescales that customers would expect when providing feedback to the authority. It also provided standards for staff in dealing with complaints and feedback received.
- As a result of discussions at the Scrutiny Committee on the Annual Complaints report and Freedom of Information processing at the committee meetings of 25 November and 16 December respectively, the Scrutiny Committee had recommended delegating authority to the Head of Digital Transformation & Customer Engagement to amend the Complaints and Feedback policy.

Discussion took place with regards to:

- The change from the original recommendation.
- How any changes would be reported back to Members?

- What other mechanism were in place for Scrutiny Committee, such as the call-in.

RESOLVED that:

- Delegated authority be given to the Head of Digital Transformation and Customer Engagement to make minor legislative changes to the Complaints and Feedback Policy.
- That the Scrutiny recommendation to Cabinet be widened to give delegated authority to the Head of Digital Transformation and Customer Engagement to make changes to the Complaints and Feedback Policy in line with legislation and best practice.

(Proposed by Cllr J Wright and Seconded by Cllr S Clist)

Reason for Decision:

The Complaints and Feedback policy underpins the core values of the Council relating to People and Performance and outlines the process to measure its success with service delivery.

Note: *Report previously circulated

160. **ARTIFICIAL INTELLIGENCE (AI) POLICY**

The Cabinet had before it a report * from the Head of Digital Transformation and Customer Engagement on the Artificial Intelligence (AI) Policy.

The Cabinet Member for Quality of Living, Equalities and Public Health outlined the contents of the report with particular reference to the following:

- The rapid emergence of Generative AI technologies, such as Chat GPT, Gemini, and Microsoft Co-pilot had marked a profound shift in the way information was created, analysed, and consumed.
- These tools present significant opportunities for improved service delivery, enhanced communication, and greater efficiency. However, they also introduced a new category of risk that must be proactively managed.
- This Council had a clear framework to govern the use of AI responsibly and ethically across the organisation. At present, the Council had no formal policy in place, leaving a gap in guidance for staff and Members who may be using or exploring AI tools.
- The policy aimed to:
 - To safeguard Council data and services, by prohibiting the use of confidential or personal data in external Generative AI tools. This was particularly important to the Council where it held and processed vast amounts of very sensitive data every day. By using the Council's licensed Copilot tool for sensitive data where authorised to do so to ensure the data stays within the Council's control;
 - To enhance transparency and accountability, especially where AI tools were used to generate content or influence decision-making;

- To ensure human oversight remained central—no AI tool should independently make decisions about residents or services without a human in the loop;
 - To identify roles and responsibilities for AI policy compliance, including the Head of Digital Services & Customer Engagement, line managers, the ITIG Board, and others;
 - And to provide clear guidance for acceptable use, training requirements, and risk mitigation, particularly as AI tools became embedded into more software platforms.
- This policy aligned with the Council's Corporate Plan commitments to digital transformation and service excellence. It demonstrated the Council's readiness to engage with innovation—not passively, but safely, ethically, and proactively.
 - Staff would receive appropriate training on governance, ethics, and risk management in relation to AI.
 - A comprehensive risk review would be undertaken and added to the Council's risk register. The legal implications of inappropriate or unauthorised use of AI may expose the Council to risks such as data breaches, copyright infringement, or biased decision-making. Procurement procedures would be updated to include safe routes for acquiring AI-enabled tools.
 - The Council would ensure that Equalities Impact Assessments were completed where AI was used to support or automate service delivery.
 - It was important to stress that the policy included a shorter than usual review period. This was by design—reflecting the pace at which AI capabilities, use cases, and legal considerations were developing. Delegated authority to the Deputy Chief Executive and SIRO would allow necessary amendments to be made swiftly, with full oversight through the ITIG Board.
 - While embracing the opportunities presented by AI, the Council must also recognise there were concerns as well: AI systems, especially generative models, carry risks of bias and misinformation both from human sources and through hallucinations, and they had a high environmental impact due to their energy use and supply chains.

Discussion took place with regards to:

- Concerns around mitigating the risks and being proactive enough.
- Limit to paid services with Artificial Intelligence (AI) this may narrow the benefits and limit the staff.
- How does the Council know we have the right AI for all departments?
- How would Members know the training had been suitable for the staff in their role?
- Would the policy come back to Cabinet in 6 months as it develops?

RESOLVED that:

- That Cabinet recommend to Full Council the approval of the draft AI policy.
- That Cabinet approve the delegation of the AI Policy to the Deputy Chief Executive and Senior Information Risk Owner (SIRO), in consultation with the IT & Information Governance (ITIG) Board, due to the necessity for ongoing

review of policy and guidance in response to the rapid advancements in technology.

(Proposed by Cllr D Wulff and Seconded by Cllr S Clist)

Reason for Decision:

The AI policy supports the delivery of the Council's commitment to improve and transform its services and ensure the public had a good understanding of Council services and that they were satisfied that the services were efficient and effective.

Note: *Report previously circulated.

161. CORPORATE PERFORMANCE Q3

The Cabinet had before it and **NOTED** a report * from the Head of People, Performance and Waste and the Corporate Performance and Improvement Manager on the Corporate Performance Report and Performance Dashboard Quarter 3.

The Head of People, Performance and Waste outlined the contents of the report with particular reference to the following:

- The Corporate performance report related to performance up to December 2024 and was structured into the five themes within the Corporate plan.
- Corporate Plan priorities and targets were managed and scrutinised on a regular basis using appropriate performance indicators as detailed in this report.
- The Policy Development Groups (PDGs), Planning committee and Cabinet received Performance Dashboards quarterly. These Dashboards presented performance, finance, and risk information together to enable simultaneous consideration of these related aspects.

Discussion took place with regards to:

- Could the feedback from the PDGs be included within the report to Cabinet in the future?

Reason for Decision:

The Council had a duty to understand its residents, user groups and customers. Customer feedback (e.g. complaints) could help the Council identify any groups of people who may potentially be experiencing a less satisfactory level of service.

Note: *Report previously circulated.

162. CORPORATE RISK REPORT

The Cabinet had before it and **NOTED** a report * from the Head of People, Performance and Waste and the Corporate Performance and Improvement Manager on the Corporate Risk Register.

The Head of People, Performance and Waste outlined the contents of the report with particular reference to the following:

- The corporate risks were presented on a risk matrix (heat map), Appendix 1. Information on each risk was presented in a standard template, Appendix 2.
- These risks had been determined by the Council's Leadership Team in consultation with Corporate Managers and other council officers.

Discussion took place regards to:

- CR2- Cyber Security given the high risk rate of 20, do we have any reassurance that the internal team was fully resourced to manage incident in partnership with the provider?
- CR19- Devolution, the risk rate was 20, how confident were the Council that Members, staff and residents were being kept informed of the democratic legitimacy of future proposals.

Reason for Decision:

Risk management was an integral part of the Council's Corporate Governance arrangements and there was a statutory responsibility under the Account and Audit Regulations (2015) to put in place risk management arrangements.

Note: *Report previously circulated.

163. SINGLE EQUALITIES SCHEME AND EQUALITY OBJECTIVE

The Cabinet had before it a report * from the Head of People, Performance and Waste and the Corporate Performance and Improvement Manager on the Single Equalities Scheme and Equality objectives.

The Cabinet Member for People and Development and Deputy Leader outlined the contents of the report with particular reference to the following:

- The Equality Objectives for 2025/26 were arranged by six themes, and proposed measurement was provided in parentheses. They had been discussed by the Equality, Diversity and Inclusion (EDI) Group and reviewed by Leadership Team.
- Progress to meet the Council's Equality Objectives would continue to be monitored by the EDI Group and be reported annually to the Community, People and Equalities PDG. Progress to meet the Council's Equality Objectives in 2024/25 was detailed at Appendix 2.

Discussion took place with regards to:

- Adjusting the equality objective relating to financial drop in sessions for tenants to an annual cost of living event, how would the Council encourage the engagement for this?
- There was currently no impact on climate change but things may need to be considered in the future.
- Concerns around the 4.74% of Mid Devon housing reporting of damp and mould.

- The issues with damp and mould was to do with ventilation.
- To be clearer on the young carers discounts for leisure services.

RESOLVED that:

- The Single Equality Scheme together with the Equality Objectives for 2025/26 as recommended by the Community, People and Equalities Policy Development Group be approved.

(Proposed by Cllr J Lock and Seconded by Cllr G Duchesne)

Reason for Decision:

The Single Equality Scheme contributed to the Council complying with the Equality Act (2010). Failure to adopt Equality Objectives or to collect relevant data could lead to the Council being in breach of the Equality Act 2010.

Note: *Report previously circulated.

164. REPLACEMENT PVCU DOUBLE GLAZED UNIT / ENTRANCE DOORS

The Cabinet had before it a report * from the Head of Housing and Health on the Replacement UPVC Double Glazed Unit / Entrance Doors.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- The results for the tendering of the Replacement UPVC Windows and Doors programme 2025–2030 for Housing Revenue Account (HRA) properties and to confirm the award of the contract.

RESOLVED that:

- The Replacement UPVC Windows and Doors Contract for HRA Properties 2025 - 2030, be awarded to Anglian Building Products
- Delegated authority be granted to the S151 Officer (in consultation with the Cabinet Member for Housing, Assets and Property Services) to complete the associated Replacement UPVC Windows and Doors Contract for HRA Properties 2025 – 2030.

(Proposed by Cllr S Clist and Seconded by Cllr J Buczkowski)

Reason for Decision:

The budget for the works was £400,000.00 per annum. Capital investment in the MDH stock would result in a lower revenue cost in the coming years, which would enable the repairs service to operate more effectively and manage future maintenance costs.

Note: (i)*Report previously circulated.

(ii) * Cllr N Bradshaw abstained from voting.

165. WILLAND NEIGHBOURHOOD PLAN

The Cabinet had before it a report * from the Director of Place and Economy on the Willand Neighbourhood Plan.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report with particular reference to the following:

- The outcome of a recent local referendum held for the Willand Neighbourhood Plan and the need for the Council to make a decision about the adoption of this plan.
- The Willand Neighbourhood Plan was subject to a local referendum held on Thursday 27th February 2025, at which persons eligible to vote in the neighbourhood plan area (Willand Parish) were asked the following question:

“Do you want Mid Devon District Council to use the neighbourhood plan for Willand to help it decide planning applications in the neighbourhood area?”

The result of the referendum was as follows:

Ballot papers	Votes Recorded
Number cast in favour of a Yes	269
Number cast in favour of a No	29
Number of spoilt ballot papers	1
Total number of votes cast	299
Electorate: 2,793	Turnout: 10.7%

- Since 90% of voters who voted were in favour of the Willand Neighbourhood Plan, the plan had become part of the statutory development plan for the area. It had attained the same legal status as a local plan (and other documents that form part of the statutory development plan). Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Policies of the Neighbourhood Plan would be used alongside policies in the adopted Mid Devon Local Plan, and the Devon Minerals and Waste Plans, to help guide planning applications submitted to the Council for determination in the Willand area and the decisions made on these.
- The Council must now formally adopt the Plan as soon as reasonably practicable after the referendum is held, and not later than 8 weeks from that date. The Council may refuse to make the Plan if it considers that making it would be a breach, or would otherwise be incompatible with, any remaining EU obligations or any human rights obligations. Council officers hold the view that the making of the Plan would not breach these obligations (as set out within the Council’s Decision Statement). The Council must decide whether to make, or refuse to make, the Plan.
- There was no opportunity at this stage to seek to amend the contents of the plan or make further representations to it.

RESOLVED that Cabinet recommends to Council that:

- The Willand Neighbourhood Plan (Appendix 1) is ‘made’ (adopted) and brought into force as part of the statutory development plan for the Willand area.

- The Willand Neighbourhood Plan Adoption Decision Statement (Appendix 2) is published to meet the publicity requirements in the Regulations.

(Proposed by Cllr S Keable and Seconded by Cllr S Clist)

Reason for Decision:

There were no direct financial implications from adopting the Willand Neighbourhood Plan. However, the process leading to the adoption of a Neighbourhood Plan has had financial implications. The costs of support in terms of advice and technical support, examination and referendum must be met by the Council.

Note: *Report previously circulated.

166. HOUSING RENT ERROR UPDATE REPORT

The Cabinet had before it a report * from the Deputy Chief Executive (S151) Officer and the Head of Housing and Health on the Housing Rent Error update report.

The Cabinet Member for Governance, Finance and Risk outlined the contents of the report with particular reference to the following:

- The report provided a comprehensive update on the ongoing work to address the historic housing rent setting error.
- He emphasised that this was a live and active project.
- Since it first came to light, it had been subject to significant scrutiny not only by Cabinet in December, but also through detailed review by both the Homes Policy Development Group and the Audit Committee.
- The corrective work had progressed well, with external assurance received, refunds were now being calculated and a clear strategy was in place for reviewing historic possession cases.
- However, as the report outlined, there were still elements that remained dependent on external factors, particularly the Department for Work and Pensions, which meant that this work would continue to evolve.
- The Council was committed to transparency and accountability and further updates would be brought back to Cabinet.
- The Cabinet Member took the opportunity to acknowledge the professionalism and the unwavering dedication of Officers in handling this extraordinary situation.
- It was not only the Senior Leadership Team and the Heads of Service present this evening, but the collective effort across the entire organisation that was driving the Council to resolve this matter, their commitment ensured that the Council got the resolution right.
- He was grateful for their hard work and diligence.

RESOLVED that:

- That Cabinet note the tasks that had been further progressed in order to correct this situation.
- The overarching approach to the review of historic MDH possession proceedings (evictions) where rent overpayments were made as set out in section 2 of this report as recommended by the Homes Policy Development Group be approved.

(Proposed by Cllr J Buczkowski and Seconded by Cllr J Lock)

Reason for Decision:

The activity of MDH was funded through the HRA. The HRA was ring fenced and subject to specific financial controls. Significant financial modelling had been undertaken in order to reach some of the key decisions being put forward in the Cabinet report in December 2024.

Note: *Report previously circulated.

167. MID DEVON HOUSING TENANT MANAGEMENT POLICY

The Cabinet had before it a report * from the Head of Housing and Health on Mid Devon Housing (MDH) Tenant Management Policy.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- The MDH Tenancy Management Policy had been reviewed and amended due to the Cabinet decision to end the use of Flexible tenancies. It was last reviewed in 2022 and therefore not many changes were required. The revised Tenancy Management Policy removed any reference to Flexible tenancies.

RESOLVED that the updated Mid Devon Housing Tenancy Management Policy and Equality Impact Assessment contained in Annex A and B respectively as recommended by the Homes Policy Development Group be approved.

(Proposed by Cllr S Clist and Seconded by Cllr J Lock)

Reason for Decision:

Homes and social housing were a clear priority within the Corporate Plan. The Council would work closely with its tenants to ensure they felt safe, secure and happy in their homes. A key part of this was by having an open, transparent and effective tenancy management approach as set out in this policy.

Note:* Report previously circulated.

168. VARIATION TO STANDARD MID DEVON HOUSING TENANCY AGREEMENT

The Cabinet had before it a report * from the Head of Housing and Health on the Variation to Standard Mid Devon Housing Tenancy Agreement.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- The current Tenancy Agreement was launched in 2016 and was due for a review. However, as the Cabinet approved the Homes PDG recommendation that the use of Flexible Tenancies be halted further changes were required to the Tenancy Agreement to reflect this change and therefore there was a requirement to undertake a broad review of the agreement now.

- In addition to the above, many of the MDH Policies had been reviewed and updated in line with recent legislation changes and the introduction of the Social Housing (Regulation) Act 2023. The changes made were also not reflected in the current 2016 Agreement.

RESOLVED that the procedure for the variation of tenancy conditions and updating the standard Tenancy Agreement, including formal consultation with tenants, commence in line with the Housing Act 1985 (sections 102 & 103 as recommended by the Homes Policy Development Group be approved.

(Proposed by Cllr S Clist and Seconded by Cllr S Keable)

Reason for Decision:

Homes and social housing were a clear priority within the Corporate Plan. The Council would work closely with its tenants to ensure they felt safe, secure and happy in their homes. It was also important that the obligations on tenants and MDH as the landlord were clearly defined and this was where an up to date, clear standard Tenancy Agreement was important.

169. **Downsizing Work Group Report**

The Cabinet had before it a report * from the Head of Housing and Health on the Downsizing Work Group Report.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- The Homes PDG established a Downsizing Incentives Working Group to investigate potential incentives that might encourage tenants to move from larger properties. The group was tasked with gathering tenants' perspectives on desirable incentives and providing recommendations for an incentive scheme.

Discussion took place with regards to:

- The number of people on bands A to C had increased and large properties within the Mid Devon area.
- If there was any work that was around helping people to move on and to move out of properties and would this opportunity be there for young families?

RESOLVED that:

That the Downsizing Incentives be developed by Officers and added as an addendum to the Allocations Policy with the following provisions:

- A maximum financial incentive of £1,000 for tenants downsizing by one bedroom.
- A maximum financial incentive of £2,000 for tenants downsizing by two or more bedrooms.
- Tenants could use the financial incentive to offset any recharges they might owe on their current property or to cover costs for moving, new carpets and/or

re-decoration in their new property. If no recharges are owed, they would receive the full incentive amount to use at their discretion.

- A direct let option for existing tenants to allow MDH to consider downsizing moves into newly void properties in specific circumstances in accordance with wider allocation policy.
- A communication plan including targeting of hard-to-reach tenants.
- One-to-one support for completing Devon Home Choice applications if relevant.
- A 12-month pilot scheme, followed by a review to assess the scheme's success and determine next steps.

As recommended by the Downsizing Working Group and the Homes Policy Development Group.

(Proposed by Cllr S Clist and Seconded by Cllr S Keable)

Reason for Decision:

The proposed incentives would affect the HRA. Any costs associated with the recommendations in this report that were not covered by savings elsewhere or existing staffing budgets would need to be drawn from the HRA Minimum Working Balance.

Note:* Report previously circulated.

170. HOUSING DELIVERY TEST ACTION PLAN

The Cabinet had before it a report * from the Head of Housing and Health on the Housing Delivery Test Action Plan.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report with particular reference to the following:

- The Government had published the 2023 Housing Delivery Test results. The Housing Delivery Test was an annual measurement of housing delivery (i.e. completions) against targets for each Local Authority. The result for the Council was 86%. The result was calculated for a three year period 2020 to 2023. As delivery was below target and below 95% the Council was now required to prepare a Housing Delivery Test Action Plan to detail what it intends to do to address this under-deliver.
- The Action Plan detailed what were the barriers to the early commencement of housing development in the district and provided an explanation for these. It also identified 18 'actions' the Council would take to help improve the delivery of new homes.
- The Planning Policy Advisory Group was consulted on the draft Action Plan on 19th March and had endorsed the actions that were included in it and the recommendations in this report.
- There was no requirement for the Council to consult on the Action Plan. However, the Council would continue to engage with the development industry through the planning process, including the recent call for sites and also through the determination of planning applications.
- If the Action Plan was approved it would be published on the Council's website and made available to the public. The Action Plan would be kept under review

in light of future Housing Delivery Test results being published by the Government.

Discussion took place with regards to:

- That 2800 homes that had been approved and over 1200 still unimplemented, was this a failure to build?
- Concern regarding the suggestion that the Council should consider alternative 10 years or even payments in lieu when affordable housing became a barrier to delivery.
- Given the scale of unimplemented permissions, what levers, legal, financial or policy based could the Council realistically use to encourage or require developers to build?
- What safeguards would be in place to ensure that flexibility on affordable housing didn't undermine the Council's commitment to those in housing needs?
- What was the plan if developer engagement in the proposed round table discussion was limited or non-existent?
- How many of the 1251 were actually targeted at social housing?
- If any other consideration had been given to indirect implications on climate change and biodiversity in relation to the Council's Corporate Plan targets, climate strategy and action plan and the Council's biodiversity duty, because this was going to have an enormous impact on the district in forthcoming years.

RESOLVED that the Mid Devon Housing Delivery Test Action Plan (Appendix 1) be approved and that this be published on the Council's website and made publicly available.

(Proposed by Cllr S Keable and Seconded by Cllr S Clist)

Reason for Decision:

There were no direct financial implications from approving the Housing Delivery Test Action Plan but there could be indirect financial implications arising from undertaking supporting work and associated with wider planning decision making (i.e. in defending against any planning appeals).

Note:* Report previously circulated.

171. TENANT INVOLVEMENT STRATEGY

The Cabinet had before it a report * from the Head of Housing and Health on the Tenant Involvement Strategy.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- Under the Regulator of Social Housing's Transparency, Influence and Accountability Standard, Registered Providers (RPs) must take tenants' views into account in their decision-making about how landlord services are delivered.

RESOLVED that the updated Mid Devon Housing Tenant Involvement Strategy and Equality Impact Assessment contained in Annexes A and B respectively as recommended by the Home Policy Development Group be adopted.

(Proposed by Cllr S Clist and Seconded by Cllr J Lock)

Reason for Decision:

Homes and social housing were a clear priority within the Corporate Plan. The Council would work closely with its tenants to ensure they felt safe, secure and happy in their homes. The Council would monitor and continue to improve overall tenant satisfaction and work with its tenants through engagement events and the broader Tenant Involvement Strategy. This would ensure they were informed and had clear opportunities to comment on and shape the housing service they received.

Note:* Report previously circulated.

172. ACCESS TO INFORMATION- EXCLUSION OF PRESS & PUBLIC

The Leader stated that discussion with regard to the next item, required Cabinet to pass the following resolution to exclude the press and public having reflected on Article 12 12.02 (d) (a presumption in favour of openness) of the Constitution. This decision was required because consideration of this matter in public would disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Cabinet decided, in all circumstances of the case, the public interest in maintaining the exemption, outweighed the public interest in disclosing the information.

RESOLVED: That under S100A(4) of the Local Government Act 1972, in accordance with Part I of Schedule 12A, the press and public be excluded from the meeting for the next item, for the reason set out below:

Information under paragraph 3 (contains information relating to the financial or business affairs of any particular person including the authority holding that information).

(Proposed by the Chair).

173. TEMPORARY ACCOMMODATION PROJECT

The Cabinet had before it a report * from the Head of Housing and Health on the Temporary Accommodation project.

The Cabinet Member for Housing, Assets and Property Services and Deputy Leader outlined the contents of the report with particular reference to the following:

- The Council had a duty to provide temporary accommodation to homeless households in certain circumstances. Ideally, households were placed into self-contained accommodation pending further assessment, but, due to a limit on available housing and the number of presentations being received each year, it was necessary to place households in hotel accommodation.

- The current Housing Strategy 2020 - 2025 aimed to reduce the use of hotels as temporary accommodation through the provision of own stock housing solutions. This aspiration was confirmed by Government priorities, and guidance from the Ministry of Housing, Communities and Local Government (MHCLG) indicated that local authorities must strive to provide those presenting as homeless with more appropriate temporary accommodation options.

RESOLVED that Cabinet pursues the purchase of the empty property identified in Part II Annexes A - F of the report for the purpose of providing temporary accommodation.

(Proposed by the Leader of the Council)

Reason for Decision:

The LAHF R3 allocation would cover a significant proportion of the cost of the project, however the Council would need to fund the remaining balance. Further clarification would be required with the Finance service and lead accountants on how this could be funded with several options around capital reserves or capital borrowing (internal or external).

Note:* (i) Report previously circulated.
(ii) Cllr S Clist abstained from voting.

174. **NOTIFICATION OF KEY DECISIONS**

The Cabinet had before it, and **NOTED**, the Notification of Key Decisions *

The Clerk identified the changes that had been made to the list since it was published with the agenda.

This included the following:

- The Air Quality Action Plan had been removed from the forward plan as it had been through the necessary process of the Policy Development Group and the report was for noting.

Note: * Key Decisions previously circulated.

(The meeting ended 19.39pm)

LEADER



Report for: Cabinet

Date of Meeting:	17 June 2025
Subject:	2024/25 Annual Treasury Management Review
Cabinet Member:	Cllr John Downes, Cabinet Member for Governance, Finance and Risk
Responsible Officer:	Andrew Jarrett, Deputy Chief Executive (S151)
Exempt:	N/A
Wards Affected:	All
Enclosures:	N/A

Section 1 – Summary and Recommendation(s)

To provide Members with a review of activities and the prudential treasury indicators on actuals for 2024/25.

Recommendation(s):

- 1. That Cabinet note the treasury activities for the year.**
- 2. That Cabinet recommends to Full Council that the actual 2024/25 prudential and treasury indicators in this report be approved.**

Section 2 – Report

1. Introduction

- 1.1 This Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury management review of activities and the actual prudential and treasury indicators for 2024/25. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 During 2024/25 the minimum reporting requirements were that the full Council should receive the following reports:
 - an annual treasury strategy in advance of the year (Council 21/02/2024);

- a mid-year (minimum) treasury update report (Council 18/12/2024);
- quarterly treasury updates included within the Q1 and Q3 financial monitoring reports (Council 04/09/2024 & 23/04/2025);
- an annual review following the end of the year describing the activity compared to the strategy (this report).

1.3 The regulatory environment places responsibility on members for the review and scrutiny of treasury management policy and activities. This report is, therefore, important in that respect, as it provides details of the outturn position for treasury activities and highlights compliance with the Council's policies previously approved by members.

1.4 This Council confirms that it has complied with the requirement under the Code to give prior scrutiny to all of the above treasury management reports by Cabinet before they were reported to the full Council. Member training on treasury management issues was undertaken during 2019, with further training being planned in order to support members' scrutiny role.

2. The Council's Capital Expenditure and Financing

2.1 The Council undertakes capital expenditure on long-term assets. These activities may either be:

- Financed immediately through the application of capital or revenue resources (capital receipts, capital grants, revenue contributions etc.), which has no resultant impact on the Council's borrowing need; or
- If insufficient financing is available, or a decision is taken not to apply resources, the capital expenditure will give rise to a borrowing need.

2.2 The actual capital expenditure forms one of the required prudential indicators. The table below shows the actual capital expenditure and how this was financed.

Capital Expenditure & Financing	2023/24 Actual £000	2024/25 Actual £000
General Fund		
Capital expenditure	13,778	8,376
Financed in year	3,739	5,088
Unfinanced capital expenditure	10,039	3,289
Funded by Leases	353	3,104
Funded by Internal Borrowing	9,686	184
HRA		
Capital expenditure	16,653	14,732
Financed in year	10,347	7,919
Unfinanced capital expenditure	6,305	6,813
Funded by Leases	106	0
Funded by Internal Borrowing	6,200	6,813

3. The Council's Overall Borrowing Need

3.1 The Council's underlying need to borrow to finance capital expenditure is termed the Capital Financing Requirement (CFR).

3.2 **Gross borrowing and the CFR** - in order to ensure that borrowing levels are prudent over the medium term and only for a capital purpose, the Council should ensure that its gross external borrowing does not, except in the short term, exceed the total of the Capital Financing Requirement in the preceding year (2023/24) plus the estimates of any additional Capital Financing Requirement for the current (2024/25) and next two financial years. This essentially means that the Council is not borrowing to support revenue expenditure. This indicator allowed the Council some flexibility to borrow in advance of its immediate capital needs in 2024/25. The table below highlights the Council's gross borrowing position against the CFR, including Finance Leases. **The Council has complied with this prudential indicator.**

Capital Financing Requirement	31 March 2024	31 March 2025
	Actual £000	Actual £000
CFR General Fund	16,252	18,452
CFR HRA	45,973	49,596
Total CFR	62,225	68,048
Gross borrowing position	33,390	33,747
(Under) / over funding of CFR	(28,835)	(34,301)

3.3 **The authorised limit** is the "affordable borrowing limit" required by s3 of the Local Government Act 2003. Once this has been set, the Council does not have the power to borrow above this level. The table below demonstrates that during 2024/25 the Council has maintained gross borrowing within its authorised limit.

3.4 **The operational boundary** is the expected borrowing position of the Council during the year. Periods where the actual position is either below or over the boundary are acceptable subject to the authorised limit not being breached.

Borrowing Limits	2024/25 £000
Authorised limit	75,000
Maximum gross borrowing position during the year	33,747
Operational boundary	66,000
Average gross borrowing position	33,569

4. Treasury Position as at 31 March 2025

- 4.1 At the beginning and the end of 2024/25 the Council's treasury (excluding borrowing by PFI and finance leases) position was as follows:

Debt Portfolio	31 March 2024 £000	31 March 2025 £000
Fixed rate funding:		
-PWLB	31,373	29,398
Total debt	31,373	29,398
CFR	60,207	63,692
(Under) / over borrowing	(28,834)	(34,294)
Total treasury investments*	19,000	15,500
Net debt	12,373	13,898

*See 4.3 for a breakdown of treasury investments

- 4.2 The maturity structure of the debt portfolio was as follows:

Debt Maturity Structure	31 March 2024 Actual £000	31 March 2025 Actual £000
Under 12 months	1,975	2,033
12 months and within 24 months	2,033	2,092
24 months and within 5 years	6,463	6,653
5 years and within 10 years	12,101	12,456
10 years and within 20 years	8,802	6,164
20 years and within 30 years	0	0

- 4.2.1. During 2024/25, the Council maintained an under-borrowed position. This meant that the capital borrowing need (the Capital Financing Requirement) was not fully funded with loan debt, as cash supporting the Council's reserves, balances and cash flow was used as an interim measure. This strategy was prudent as although near-term investment rates were equal to, and sometimes higher than, long-term borrowing costs, the latter are expected to fall back through 2025 and 2026. The Council has sought to minimise the taking on of long-term borrowing at elevated levels (>5%) and has focused on a policy of internal borrowing.
- 4.2.2. The policy of avoiding new borrowing by running down spare cash balances, has served the Council well over the last few years. However, this has been kept under review to avoid incurring higher borrowing costs in the future when this Authority may not be able to avoid new borrowing to finance capital expenditure.

4.3 The Council's investment portfolio as at 31 March was as follows:

Investment Portfolio	31 March 2024 Actual £000	31 March 2024 Actual %	31 March 2025 Actual £000	31 March 2025 Actual %
Treasury investments				
Banks	2,000	11%	0	0%
Local authorities	12,000	63%	9,000	58%
Other Government Organisations	0	0%	1,500	10%
Total managed in house*	14,000	74%	10,500	68%
Property funds (CCLA)	5,000	26%	5,000	32%
Total managed externally	5,000	26%	5,000	32%
Total Treasury Investments	19,000	100%	15,500	100%

*See Appendix 1 for a breakdown of internally managed investments held as at 31 March.

4.4 The value shown in the above table for the Council's CCLA investment is the amount paid by the Council on share acquisition. This differs to the carrying amount in the year end accounts of £4,544k (£4,458k in 2023/24) as there is a requirement to carry the investment at fair value. The fair value of the fund will continue to change over the longer term, and so this decrease in value may only be temporary in which case it would not be realised as a loss to Council funds.

4.5 During 2021/22 the Council made two loans totalling £2,175k to Redlands Primary Care to help fund the construction of a new NHS hub in Crediton. These loans are being repaid in quarterly instalments over a period of 27 years. During 2024/25 a top-up loan of £127k was issued, taking the total outstanding back to £2,175k. Further quarterly repayments have since been received, leaving a balance of £2,120k outstanding at 31 March 2025.

Investment Portfolio	31 March 2024 Actual £000	31 March 2024 Actual %	31 March 2025 Actual £000	31 March 2025 Actual %
Non-treasury investments				
Crediton NHS Hub (Redlands Primary Care)	2,048	100%	2,120	100%
Total non-treasury investments	2,048	100%	2,120	100%

5. Borrowing Outturn

- 5.1 **Borrowing** – due to high interest rates on new borrowing, and counterparty risk on temporary investments, no borrowing was undertaken during the year.
- 5.2 **Borrowing in advance of need** – the Council has not borrowed more than, or in advance of its needs, purely in order to profit from the investment of the extra sums borrowed.
- 5.3 **Rescheduling** – no rescheduling was done during the year as the average 1% differential between PWLB new borrowing rates and premature repayment rates made rescheduling unviable.
- 5.4 As at 31 March 2025, the Council had outstanding loans of £29,398k with PWLB, paying a weighted average interest rate of 2.91%. £26.6m of this relates to funding the purchase of the Housing Stock in 2012 following a change in regulations for HRA's.

6. Investment Outturn

- 6.1 **Investment Policy** – the Council's investment policy is governed by the Department of Levelling Up, Housing and Communities (DLUHC – now MHCLG) investment guidance, which has been implemented in the annual investment strategy approved by the Council on 21/02/2024. This policy sets out the approach for choosing investment counterparties, and is based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data from our treasury advisers (MUFG Corporate Markets, previously Link Asset Services).
- 6.2 **The investment activity during the year conformed to the approved strategy, and the Council had no liquidity difficulties.**
- 6.3 **Investments held by the Council** – the Council made a total return of £1,348k from investments in 2024/25 against a budget of £1,595k. This can be broken down as follows:
- The Council maintained an average balance of £21.2m of internally managed funds.
 - The internally managed funds earned interest of £1,037k (£456k of which was transferred to HRA) giving an average rate of return of 4.89%.
 - The comparable performance indicator is the average overnight SONIA¹ rate, which was 4.8979%.
 - The Council held £5m invested in Churches, Charities and Local Authorities (CCLA) property funds earning dividends of £227k (4.54%) in 2024/25.
 - Interest received from Redlands Primary Care amounted to £78k in 2024/25.

¹ Sterling Overnight Index Average - [SONIA interest rate benchmark | Bank of England](#)

- Interest of £5k was received from HMRC in year due to delays in paying one of the Council's monthly VAT claims.

7. Other Issues

7.1 IFRS 9 Fair Value of Investments

- 7.1.1. Following the consultation undertaken by the Ministry of Housing, Communities and Local Government [MHCLG] on IFRS 9, the Government has extended the mandatory statutory override for local authorities to reverse out all unrealised fair value movements resulting from pooled investment funds to 31st March 2029, with the exception of any new pooled investments from 1st April 2024. This impacts on the Council's CCLA property fund, meaning that the cumulative fair value movement of -£456k will continue to be held separate from the General Fund in an unusable reserve until 31st March 2029.

8. Conclusion

- 8.1 2024/25 has seen interest rates start to fall in response to the Bank of England beginning to cut Bank Rate. This, along with an increase in internal borrowing to help fund the Capital Programme, has had an impact on the Council's investment returns, finishing the year £247k below budget.
- 8.2 The Council continued its under borrowed position, effectively utilising its balances to avoid any new borrowing during the year. It also complied with all internal policies agreed by the previous Full Council and all requirements under the CIPFA Code of Practice.

Financial Implications

Good financial management and administration underpins the entire document. The Council's treasury position is constantly reviewed to ensure its continued financial health.

Legal Implications

Authorities are required by regulation to have regard to the Prudential Code when carrying out their duties under Part 1 of the Local Government Act 2003.

Risk Assessment

The S151 Officer is responsible for the administration of the financial affairs of the Council. Implementing this strategy and the CIPFA Code of Practice on Treasury Management manages the risk associated with the Council's treasury management activity.

Impact on Climate Change

The General Fund, Capital Programme and the Housing Revenue Account all contain significant investment in order to work towards the Council's Carbon Reduction Pledge.

Equalities Impact Assessment

No equality issues identified for this report.

Relationship to Corporate Plan

Maximising our return from all associated treasury activities enables the Council to support current levels of spending in accordance with our Corporate Plan.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 03/06/2025

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 03/06/2025

Chief Officer: Stephen Walford

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

Date: 03/06/2025

Performance and risk: Dr Stephen Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 03/06/2025

Cabinet member notified: Yes.

Section 4 - Contact Details and Background Papers

Contact: Kieran Knowles, Operations Manager for Financial Services

Email: kknowles@middevon.gov.uk

Telephone: 01884 24(4624)

Background papers: Treasury Management Strategy Statement 2024/25 (Council 21/02/2024) & Treasury Mid-Year Review 2024/25 (Council 18/12/2024)

Appendix 1: Investment Portfolio

Internally managed investments held as at 31 March:

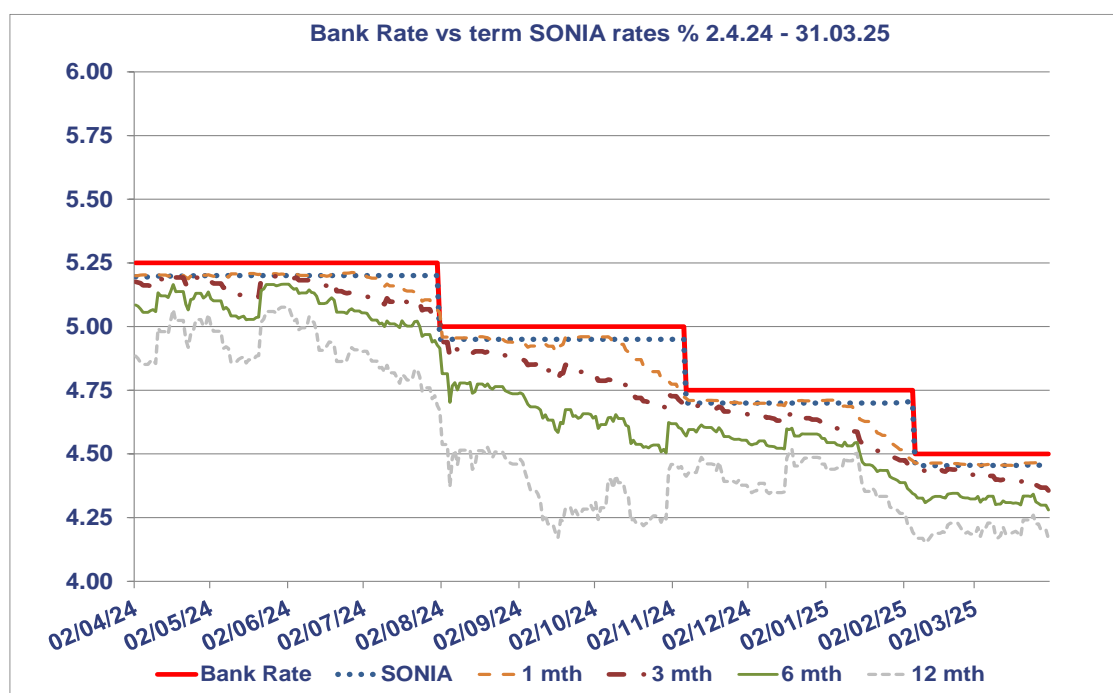
Bank/Building Society/Local Authority/PCC	Term		Fixed Interest Rate %	31/03/2023	31/03/2025
	From	To		£000	£000
City of Liverpool	29/09/2023	31/05/2024	5.70%	2,000	
Surrey County Council	26/10/2023	26/04/2024	5.55%	2,500	
NBK International PLC	02/11/2023	02/05/2024	5.55%	2,000	
Surrey County Council	15/11/2023	15/05/2024	5.55%	2,500	
Eastleigh Borough Council	20/11/2023	20/05/2024	5.55%	3,000	
Central Bedfordshire Council	19/01/2024	19/04/2024	5.45%	2,000	
London Borough of Waltham Forest	03/09/2024	03/06/2025	4.85%		3,000
Uttlesford District Council	07/11/2024	07/08/2025	5.05%		3,000
Chesterfield Borough Council	09/12/2024	09/06/2025	5.60%		3,000
DMO	27/03/2025	01/04/2025	4.45%		1,500
Total				14,000	10,500

Appendix 2: Market commentary provided by our Treasury Advisors (MUFG Corporate Markets, previously Link Asset Services)

The strategy for 2024/25

Investment strategy and control of interest rate risk

The following chart shows how Bank Rate and SONIA (Sterling Overnight Index Average) rates have changed during the year.



Investment returns remained robust throughout 2024/25 with Bank Rate reducing steadily through the course of the financial year (three 0.25% rate cuts in total), and even at the end of March the yield curve was still relatively flat, which might be considered unusual as further Bank Rate cuts were expected in 2025/26.

Bank Rate reductions of 0.25% occurred in August, November and February, bringing the headline rate down from 5.25% to 4.5%. Each of the Bank Rate cuts occurred in the same month as the Bank of England publishes its Quarterly Monetary Policy Report, therein providing a clarity over the timing of potential future rate cuts.

As of early April 2025, market sentiment has been heavily influenced of late by President Trump's wide-ranging trade tariffs policy. Commentators anticipate a growing risk of a US recession, whilst UK GDP is projected by the Office for Budget Responsibility to remain tepid, perhaps achieving 1% GDP growth in 2025/26.

Looking back to 2024/25, investors were able to achieve returns in excess of 5% for all periods ranging from 1 month to 12 months in the spring of 2024 but by March 2025 deposit rates were some 0.75% - 1% lower. Where liquidity requirements were not a drain on day-to-day investment choices, extending duration through the use of "laddered investments" paid off.

That is not to say that investment choices were straight-forward. Concerns over rising inflation after the Autumn Statement in October led to reduced expectations for Bank Rate to fall. Indeed, the CPI measure of inflation is expected to reach c3.75% by the autumn of 2025, which could provide for some presentational issues for a Bank whose primary mandate is to ensure inflation is close to 2% on a two-to-three-year timeframe. At the end of March, only two further rate cuts were priced into the market for 2025 (4% at December 2025). A week later and sentiment has changed dramatically in the wake of the equity market sell-off to the extent that markets now expect three Bank Rate reductions between May and December 2025 (Bank Rate to fall to 3.75%).

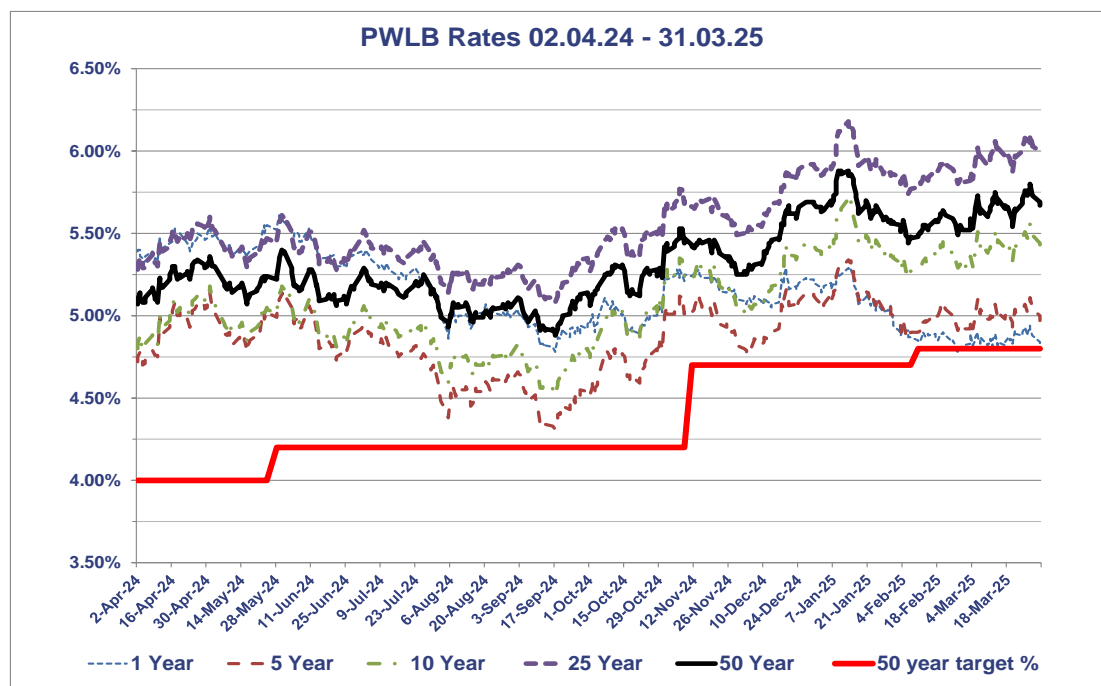
Borrowing strategy and control of interest rate risk

Interest rate forecasts initially suggested gradual reductions in short, medium and longer-term fixed borrowing rates during 2024/25. Bank Rate did peak at 5.25% as anticipated, but the initial expectation of significant rate reductions did not transpire, primarily because inflation concerns remained elevated. Forecasts were too optimistic from a rate reduction perspective, but more recently the forecasts, updated from November 2024 onwards, look more realistic.

At the start of April 2025, following the introduction of President Trump's trade tariffs policies, the market now expects Bank Rate to fall to 3.75% by the end of December 2025, pulling down the 5- and 10-year parts of the curve too.

This should provide an opportunity for greater certainty to be added to the debt portfolio, although a significant fall in inflation will be required to underpin any material movement lower in the longer part of the curve.

PWLB rates during 2024/25 are illustrated by the following chart:



	1 Year	5 Year	10 Year	25 Year	50 Year
Low	4.77%	4.31%	4.52%	5.08%	4.88%
Date	26/02/2025	17/09/2024	17/09/2024	17/09/2024	17/09/2024
High	5.61%	5.34%	5.71%	6.18%	5.88%
Date	29/05/2024	13/01/2025	13/01/2025	13/01/2025	09/01/2025
Average	5.14%	4.86%	5.07%	5.56%	5.32%
Spread	0.84%	1.03%	1.19%	1.10%	1.00%

The following table shows forecast interest rates over the next three years:

MUFG Corporate Markets Interest Rate View 10.02.25													
	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28
BANK RATE	4.50	4.25	4.25	4.00	3.75	3.75	3.75	3.50	3.50	3.50	3.50	3.50	3.50
3 month ave earnings	4.50	4.30	4.30	4.00	3.80	3.80	3.50	3.50	3.50	3.50	3.50	3.50	3.50
6 month ave earnings	4.40	4.20	4.20	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50	3.50	3.50
12 month ave earnings	4.40	4.20	4.20	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50	3.50	3.60
5 yr PWLB	5.00	4.90	4.80	4.70	4.60	4.50	4.40	4.40	4.30	4.20	4.20	4.10	4.00
10 yr PWLB	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.70	4.60	4.50	4.50	4.40	4.40
25 yr PWLB	5.80	5.70	5.60	5.50	5.40	5.30	5.20	5.10	5.00	5.00	4.90	4.90	4.80
50 yr PWLB	5.50	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.70	4.60	4.60	4.50

PWLB rates are based on gilt (UK Government bonds) yields through HM Treasury determining a specified margin to add to gilt yields. The main influences on gilt yields are Bank Rate, inflation expectations and movements in US treasury yields. Inflation targeting by the major central banks has been successful over the last 30 years in lowering inflation and the real equilibrium rate for central rates has fallen considerably due to the high level of borrowing by consumers: this means that central banks do not need to raise rates as much now to have a major impact on consumer spending, inflation, etc. This has pulled down the overall level of interest rates and bond yields in financial markets over the last 30 years. Indeed, in recent years many bond yields up to 10 years in the Eurozone turned negative on expectations that the EU would struggle to get growth rates and inflation up from low levels. In addition, there has, at times, been an inversion of bond yields in the US whereby 10-year yields have fallen below shorter-term yields. In the past, this has been a precursor of a recession.

However, since early 2022, yields have risen dramatically in all the major developed economies, first as economies opened post-Covid; then because of the inflationary impact of the war in Ukraine in respect of the supply side of many goods. In particular, rising cost pressures emanating from shortages of energy and some food categories have been central to inflation rising rapidly. Furthermore, at present the Fed, ECB and Bank of England are all being challenged by levels of persistent inflation that are exacerbated by tight labour markets and high wage increases relative to what central banks believe to be sustainable.

Gilt yields have been volatile through 2024/25. Indeed, the low point for the financial year for many periods was reached in September 2024. Thereafter, and especially following the Autumn Statement, PWLB Certainty rates have remained elevated at between c5% - 6% with the exception of the slightly cheaper shorter dates.

At the close of 31 March 2025, the 1-year PWLB Certainty rate was 4.82% whilst the 25-year rate was 5.98% and the 50-year rate was 5.67%.

Regarding PWLB borrowing rates, the various margins attributed to their pricing are as follows: -

- PWLB Standard Rate is gilt plus 100 basis points (G+100bps)
- PWLB Certainty Rate is gilt plus 80 basis points (G+80bps)
- Local Infrastructure Rate is gilt plus 60bps (G+60bps)
- HRA Borrowing rate is gilt plus 40bps (G+40bps)

There is likely to be a fall in gilt yields and PWLB rates across the whole curve over the next one to two years as Bank Rate falls and inflation (on the Consumer Price Index measure) moves lower.

As a general rule, short-dated gilt yields will reflect expected movements in Bank Rate, whilst medium to long-dated yields are driven primarily by the inflation outlook.

The Bank of England is also continuing on a process of Quantitative Tightening. The Bank's original £895bn stock of gilt and corporate bonds will gradually be sold back into the market over several years (currently c£623bn). The impact this policy will have on the market pricing of gilts, while issuance is still markedly increasing, and very high in historic terms, is an unknown at the time of writing.

The Economy and Interest Rates

UK inflation has proved somewhat stubborn throughout 2024/25. Having started the financial year at 2.3% y/y (April), the CPI measure of inflation briefly dipped to 1.7% y/y in September before picking up pace again in the latter months. The latest data shows CPI rising by 2.6% y/y (March), but there is a strong likelihood that figure will increase to at least 3.5% by the Autumn of 2025.

Against that backdrop, and the continued lack of progress in ending the Russian invasion of Ukraine, as well as the potentially negative implications for global growth as a consequence of the implementation of US tariff policies by US President Trump in April 2025, Bank Rate reductions have been limited. Bank Rate currently stands at 4.5%, despite the Office for Budget Responsibility reducing its 2025 GDP forecast for the UK economy to only 1% (previously 2% in October).

Moreover, borrowing has becoming increasingly expensive in 2024/25. Gilt yields rose significantly in the wake of the Chancellor's Autumn Statement, and the loosening of fiscal policy, and have remained elevated ever since, as dampened growth expectations and the minimal budget contingency (<£10bn) have stoked market fears that increased levels of borrowing will need to be funded during 2025.

The table below provides a snapshot of the conundrum facing central banks: inflation pressures remain, labour markets are still relatively tight by historical comparisons, and central banks are also having to react to a fundamental re-ordering of economic and defence policies by the US administration.

	UK	Eurozone	US
Bank Rate	4.50%	2.5%	4.25%-4.5%
GDP	0.1%q/q Q4 (1.1%y/y)	+0.1%q/q Q4 (0.7%y/y)	2.4% Q4 Annualised
Inflation	2.8%y/y (Feb)	2.3%y/y (Feb)	2.8%y/y (Feb)
Unemployment Rate	4.4% (Jan)	6.2% (Jan)	4.1% (Feb)

The Bank of England sprung no surprises in their March meeting, leaving Bank Rate unchanged at 4.5% by a vote of 8-1, but suggesting further reductions would be gradual. The Bank of England was always going to continue its cut-hold-cut-hold pattern by leaving interest rates at 4.50% but, in the opposite of what happened at the February meeting, the vote was more hawkish than expected. This suggested that as inflation rises later in the year, the Bank cuts rates even slower, but the initial impact of President Trump's tariff policies in April 2025 on the financial markets underpin our view that the Bank will eventually reduce rates to 3.50%.

Having said that, the Bank still thinks inflation will rise from 2.8% in February to 3.7% in Q3. And while in February it said "inflation is expected to fall back thereafter to around the 2% target", this time it just said it would "fall back thereafter". That may be a sign that the Bank is getting a bit more worried about the "persistence in domestic wages and prices, including from second-round effects". Accordingly, although we expect a series of rate cuts over the next year or so, that does not contradict the Bank taking "a gradual and careful" approach to cutting rates, but a tepid economy will probably reduce inflation further ahead and prompt the Bank to cut at regular intervals.

From a fiscal perspective, the increase in businesses' national insurance and national minimum wage costs from April 2025 is likely to prove a headwind, although in the near-term the Government's efforts to provide 300,000 new homes in each year of the current Parliament is likely to ensure building industry employees are well remunerated, as will the clamp-down on immigration and the generally high levels of sickness amongst the British workforce. Currently wages continue to increase at a rate close to 6% y/y. The MPC would prefer a more sustainable level of c3.5%.

As for equity markets, the FTSE 100 has recently fallen back to 7,700 having hit an all-time intra-day high 8,908 as recently as 3rd March. The £ has also endured a topsy-turvy time, hitting a peak of \$1.34 before dropping to \$1.22 in January and then reaching \$1.27 in early April 2025.

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Report for: Cabinet

Date of Meeting:	17 June 2025
Subject:	2024/25 REVENUE AND CAPITAL OUTTURN
Cabinet Member:	Cllr John Downes, Cabinet Member for Governance, Finance & Risk
Responsible Officer:	Andrew Jarrett, Deputy Chief Executive (S151)
Exempt:	N/A
Wards Affected:	All
Enclosures:	Appendix 1a – General Fund Summary Appendix 1b – General Fund Service Variances Appendix 2 – HRA Summary and Variance Analysis Appendix 3 – Movement in Earmarked Reserves Appendix 4 – Capital Programme Summary

Section 1 – Summary and Recommendation(s)

To present the Revenue and Capital Outturn figures for the financial year 2024/25 for both the General Fund (GF) and Housing Revenue Account (HRA).

Recommendation(s):

That Cabinet consider the finance position reported and:

1) Note the Outturn achieved in 2024/25 which shows a net under spend of £1,547k (11.8% on the Net Total Expenditure Budget) for the General Fund, and for the Housing Revenue Account an over spend of £1,727k (13.2% on the Total Direct Expenditure Budget).

2) General Fund

a) Approve the Net Transfers to or from Earmarked Reserves for operational purposes of £792k, as detailed in the General Fund Service Budget Variance Reports shown in Appendix 1a and 1b and summarised in Appendix 3.

- b) Approve the balance transfer of the £1,547k General Fund underspend to Earmarked Reserves as detailed in paragraph 3.5.4.4; retaining the balance of the General Reserve at £2,025k; above the minimum recommended level of £2,000k.

3) Housing Revenue Account

- a) Approve the Net Transfers to or from the ring-fenced HRA Earmarked Reserves for operational purposes of £724k detailed in Appendix 2 and summarised in Appendix 3.
 - b) Approve the £1,727k Housing Revenue Account overspend to be offset with a draw from the ring-fenced HRA Housing Maintenance Earmarked Reserve.
 - c) Note the updated position on the Housing Rents error recovery programme in paragraph 4.7.1.
- 4) Approve the slippage of £17,068k from the 2024/25 Capital Programme to be delivered in 2025/26 or later years as shown in Appendix 4.
- 5) Note the procurement waivers used in Quarter 4 of 2024/25, as outlined in Section 7.

Section 2 – Report

1.0 Executive Summary

- 1.1 This report contains information relating to the Council's overall financial performance for the 2024/25 financial year. The Outturn figures included are provisional and subject to external audit; the findings of which are expected to be reported to Audit Committee in October this year.
- 1.2 Monitoring the Budget is an important part of the Council's performance management framework. The aim is to keep a tight control on spending on services within a flexible budget management framework.
- 1.3 The Revenue Outturn position for the financial year 2024/25 is as follows:
- The General Fund (GF) Revenue Outturn position for 2024/25 is a net under spend of £1,547k as shown in **Appendix 1a**. An explanation of variances at service level is included within **Appendix 1b**.
 - The HRA is a "Self-Financing" account for the Council's Housing Landlord function, which is budgeted to "breakeven" (net of approved transfers to/from HRA Reserves). The HRA Outturn for 2024/25 is a net over spend of £1,727k as shown in **Appendix 2**.
- 1.4 Members should note that officers have also identified areas where the carry-forward of some unspent budgets will be operationally beneficial to help

mitigate the impact of financial pressures and commitments in 2025/26. These are also proposed to be transferred into Earmarked Reserves. These are identified within the individual service summaries and within **Appendix 3**.

- 1.5 Actual Capital expenditure across the financial year was £23,108k leaving a variance of £12,697k against the 2024/25 Deliverable Budget. Of which, £393k is an under spend, £2,782k is an over spend, and £17,068k will slip into future years. In addition, £2,500k has been brought forward from the future year's programme and £518k is no longer required. The status of the Capital Programme is shown at **Appendix 4**.
- 1.6 A summary of the Council's Treasury Management year end position is shown in Section 6. Further detail on the Treasury Management position is included within a separate report on this meeting agenda.
- 1.7 This report also includes Section 7 which updates Members on the use of Procurement Waivers during the last quarter of 2024/25. A procurement waiver is where contract procedure regulations have not been applied due to exceptional circumstances, such as urgency of the goods/services being required, or the specialist nature of the goods/services where there is no effective competition to provide it.

2. Introduction

- 2.1 Members of the Cabinet should note that the Outturn report is fundamentally a set of management reports that show the year-end position on all service areas. The Finance Team then have to turn these management reports into the statutory financial statements which are subject to a wide number of complex accounting rules that often significantly change the final picture of a service's financial position for the year. However, it is important to note that the bottom-line profit or loss for the year remains constant.
- 2.2 Members will be aware that the position can change between "in-year" projections and the final Outturn position, mainly due to demand-led service costs and income levels but also sometimes due to the requirement of accounting conventions for year-end adjustments. The budget monitoring process involves a regular review of budgets. Budget Holders, with support and advice from their Accountants, review the position and update their forecasts based on currently available information and knowledge of service requirements for the remainder of the year. As with any forecast there is always a risk that assumptions and estimates will differ from the eventual outcome.
- 2.3 During the budget setting process, Budget Holders / Accountants continue to ensure that Revenue and Capital Budgets are set on a robust basis and take a prudent view of the likely levels of income and expenditure.

3. The General Fund

- 3.1 The summarised General Fund Revenue Outturn Position is provided in **Appendix 1a**, with more detail provided on a service-by-service basis shown in **Appendix 1b**.
- 3.2 Detailed budget monitoring reports were provided to both senior managers and Members throughout 2024/25. This monitoring focused on significant budget variances (+/- £20k), including any remedial action where necessary leading to an estimated overall Outturn position. The final written in-year monitoring report considered by the Cabinet gave a detailed position as at 31 December 2024 and predicted an end of year net under spend of £293k for the General Fund. Therefore the final position at £1,547k has significantly improved, mainly due to finalising the position on Business Rates, S106 receipts and grant funding received late in the year.
- 3.3 The table below shows the overall Budget, Actual and Variance, summarised for 2024/25.

Table 1 – General Fund Financial Summary

Financial Summary for 2024/25	2024/25 Budget £	2024/25 Actual £	2024/25 Variance After EMR £
Total Net Cost of Services	15,814,835	12,529,056	(3,285,779)
Other Income and Expenditure	(2,692,263)	35,461	2,727,724
Total Net Budgeted Expenditure	13,122,572	12,564,517	(558,055)
Total Funding	(13,122,572)	(14,111,759)	(989,187)
Net Income and Expenditure	0	(1,547,242)	0
Final Transfer To / (From) Earmarked Reserves	0	0	(1,547,242)
Net Income and Expenditure After EMR	0	0	0

- 3.4 As described above, there have been some significant variances at an individual service level. A summary explanation of these key variances is shown in **Appendix 1a**, service by service. **Appendix 1b** also provides the detail of the key variances at individual service level to enable full transparency of the position.
- 3.5 Overarching Key Variances:
- 3.5.1. **Employee Related Costs** – overall employee related costs underspent by £112k or 0.7% of budget.
- 3.5.1.1. Vacancy Target
As part of the 2024/25 budget, a vacancy target of £460k was set, either directly within service areas or corporately (with the actual savings shown against the respective service areas). Recruitment to non-critical roles was actively considered and where prudent were delayed. This enabled the target to be exceeded overall but not necessarily in the specific services in which it was budgeted. Individual savings are

recorded against the relevant service, thus creating the variance shown against the Corporate Management area.

3.5.1.2. Agency Costs

Although the Council continues to struggle with recruitment and retention, levels of turnover (16.3%) and sickness (7.35 days per FTE) during the year were lower than the previous years. There were pockets of absence in key services, particularly Finance, Legal, Enforcement and Waste requiring higher usage of agency staff than planned. Overall agency spend was £523k above budget (£571k in 2023/24), however this is offset by the vacancy underspends on the overall staffing establishment.

Within Building Control, the additional staffing costs (through agency spend), combined with lower income generated by North Devon, altered the split of costs between MDDC and North Devon, leading to a higher share of the partnership costs.

3.5.2. Non-Employee Expenditure

3.5.2.1. Specific Revenue Project Costs.

Each year, the Council plans to undertake projects across its property portfolio to replace / enhance its assets. Given the budget situation, a risk based review was undertaken to ensure urgent projects, or those addressing Health & Safety matters or regulation compliance were prioritised to help contain spend. However, in addition to the continued fire safety works across our leisure centres, refurbishment works were also undertaken at Phoenix House and Exe Valley leisure centre and within parks and open spaces. A full set of condition surveys have been undertaken across the estate informing the programme of projects within 2025/26.

3.5.2.2. ICT costs

A number of ICT projects costing £57k that were initially budgeted through Capital have been charged through the Revenue budget and funded from Earmarked Reserves.

3.5.2.3. Economic Development Projects

A number of long-term projects to enhance the local economy and community has been progressed, including Cullompton Town Centre Relief Road following the long awaited successful bid for funding. This has a knock-on impact on projects such as Culm Garden Village, J28 enhancement and the Cullompton Railway Station. These have been funded through grants received, or previously received and held in Earmarked Reserves. Nearly £900k was spent through the Shared Prosperity fund and Rural England Prosperity Fund, delivering significant benefit to the locality.

There Statutory Development Plan has been reprogrammed leading to £154k costs being rolled forward into 2025/26.

3.5.2.4. Utilities

Prices continue to fall back from their peak a couple of years ago, enabling the Council to achieve a £313k underspend against its utilities budgets. The majority of this relates to electricity and is due to a combination of effective procurement through the Laser Contract and the improvements made through the decarbonisation works. In addition, the leisure service saw a reduction in water costs.

3.5.3. Income

3.5.3.1. Bereavement Services

Income is lower than forecast on internments and exclusive burials rights, as we are seeing fewer new plot purchases, and more second or third generations utilising existing family plots.

3.5.3.2. Public Health

Following the successful bid for funding to support the Cullompton Relief Road, £1m of S106 monies was received late in the financial year for Air Quality purposes.

Similarly, within Housing, £241k of additional grant income was received for homelessness prevention and rough sleeping.

Both of these have been transferred into earmarked reserves to be spent in 2025/26 (or beyond).

3.5.3.3. Waste Income

3.5.3.3.1. Bin-it 123 – increased recycling rates and Shared Savings

Following the Council's move to collecting all non-recyclable waste every three weeks, recycling rates have increased again. For 2024/25 the rate was 57.9% placing us 11th best nationally. Increased recycling leads to higher recycle income which was £163k above budget, along with estimated shared savings to be received from Devon County of over £500k. The Shared Saving Scheme ends in 2025/26, leading to a significant reduction in income for the service. Although not directly related, this is in theory, offset by the new Extended Producer Responsibility funding if this continues past 2025/26 following the changes expected to Local Government funding.

3.5.3.3.2. Garden and Bulky Waste Income

Following increases to fees, the number of permits held firm and a small surplus was made against budget

3.5.3.4. Leisure Memberships and Income

Leisure centres continue going from strength-to-strength with membership numbers and income increasing by approximately 10%. This has helped reduce the subsidy to £564k – significantly below the £983k budget. Improvements to the pool surrounds and changing areas are expected to attract more new members.

3.5.3.5. Car Parking Income

Car Parking income was slightly below projections, particularly for Permit income from the Multi-Storey car park. However this has been offset by a reduction in Business Rates and utilities charges.

3.5.3.6. Planning and Building Control Income

Income for Planning again fell short of the budgeted targets due to the economic conditions and depressed housing development leading to fewer planning applications and build sign offs. However, this was partially offset by additional grant received from Planning Skills Delivery Fund and Biodiversity Net Gain. Consequently, Land Charges Income was also below budget.

3.5.4. Non-service Variances

3.5.4.1. HRA Recharges

Given the under spend on staffing costs across the General Fund, the HRA recharge was £100k lower than budgeted.

3.5.4.2. Capital Charges

The additional capital charges reflect the higher debt charges associated with an expanded Capital Programme and the accounting treatment for leasing vehicles as opposed to purchasing.

3.5.4.3. Interest Receivable

Interest received on treasury investments were lower (£130k) than budget mainly due to lower retained cash balances as more internal funding being required for the expanded Capital Programme. Interest rates have held higher for longer than expected, helping to mitigate this issue.

3.5.4.4. Net Movement in Reserves

The various movements in and out of Earmarked Reserves nets to a £792k contribution to reserves. This includes the additional S106 and underspend of maintenance budgets. **Appendix 3** provides full disclosure of the movements.

The following transfers to Earmarked Reserves are recommended to clear the £1,547k underspend:

- £957k into the Business Rates Smoothing Reserve (EQ659) – offering increased protection from the likely implications of the changes to the Business Rates Retention Scheme;

- £51k into the Corporate Training Reserve (EQ718) – enabling increased training opportunities for staff;
- £88k into the ICT Projects Reserves (EQ655) – facilitating further ICT investments;
- £200k into the Fleet Contract Fund (EQ756) – smoothing the implications of future vehicle leasing costs;
- £251k into the Property Maintenance Reserve (EQ837) – transferring the balance thereby enabling further investment in our property estate.

Table 2 – Summary of Key Reserves

Usable Reserves	31/03/2024	In Year Movement	Year-End Adjustments	31/03/2025
<i>Unring-fenced Reserves</i>	£000's	£000's	£000's	£000's
General Fund	(2,025)	0	0	(2,025)
Housing Revenue Account	(455)	0	0	(455)
Total	(2,480)	0	0	(2,480)
Earmarked Reserves[#] (See Appendix 3)				
General Fund	(13,466)	(792)	(1,547)	(15,806)
Housing Revenue Account	(21,330)	(724)	1,727	(20,327)
Total	(34,796)	(1,516)	180	(36,132)

[#] In-year, a review of S106 was undertaken and based upon technical advice, £3,161k was moved from Earmarked Reserves into Creditors (held on the Balance Sheet). This reflects that some S106 have explicit conditions that must be met before the Council can recognise the funds.

The Council (in common with other public bodies) continues to face a difficult financial climate, therefore, it is prudent to retain robust balances to smooth the potential effect to the tax payer of further cuts. The level of Earmarked Reserves in this report further supports the forward planning of the organisation. This approach to financial management will help to deliver our corporate priorities during the short to medium term whilst mitigating the effect of any future cuts in Government funding as we move towards becoming a self-financing organisation.

3.5.4.5. Collection fund

Mid Devon is a Collection Authority for Council Tax and Non-Domestic Rates, and as such, is required to produce a Collection Fund Account for the Mid Devon area.

The Council Tax collection rate for 2024/25 was 97.6% (97.5% in 2023/24). The strong collection rate (above that budgeted) has created a surplus of £829k, overturning the £320k deficit brought forward from 2023/24. Mid Devon's share of this surplus is £108k.

The Non-Domestic Rates collection rate was 99.8% (99.4% for 2023/24). This remarkable achievement backs up the performance achieved in 2023/24 and is likely to now place us in the top 5 authorities nationally. This demonstrates good growth in the number of businesses

locally, supported by the very healthy collection rate showing our Revenues section has consistently been effective in collecting the annual charge in extremely challenging economic times.

The 2024/25 collection fund forecasts a £618k deficit, with Mid Devon's 40% share of this amounting to £368k.

The expected changes in the Business Rates scheme in 2026/27 is expected to materially alter the retained income, and further shift the risk of non-collection on Councils. Therefore, the full variance against budget is recommended to be earmarked.

3.5.4.6. Grant Funding

The majority of the movement in grant income is preannounced within the Local Government Funding Settlement. There were a couple of minor additional non-ringfenced grants including £20k to partially offset the additional costs incurred as a result of additional requirements placed upon the external auditor.

However, of note, the long overdue 2020/21 Covid-19 reconciliation payment (£109k), previously accrued for, was finally received. However, the further £40k due for Qtr. 1 of 2021/22 remains outstanding.

4. **Housing Revenue Account (HRA)**

- 4.1 This is a ring-fenced reserve in respect of the Council's housing landlord function. It is increased or decreased by the surplus or deficit generated on the HRA in the year. For 2024/25 the Outturn is a net deficit of £1,727k (£393k surplus in 2023/24) and Members are requested to approve a transfer from HRA Housing Maintenance Reserve to bring this to zero as required.
- 4.2 At Q3, a forecast under spend of £174k mainly relating to salary underspends and reduced interest payable due to continued use of internal balances rather than external debt financing, as well as less interest receivable due to resulting lower cash investments.
- 4.3 The main budget variances (of an exception one-off nature) during 2024/25 giving rise to the shift from the surplus forecast to the deficit position relate to:
- + £1,115k Year-end adjustment to clear capital financing balance relating to the Post Hill development. This is linked to the Cabinet decision taken in December 2023¹, with the sale of land completing in 2024/25;
 - + £455k Year-end adjustment to clear sunk costs on unviable development projects from capital into revenue;
 - + £234k Reduction in 2024/25 rental income arising from Social Rent formulae correction;

¹ [Cabinet 121223 Post Hill.pdf](#)

- + £137k Contribution to the Major Repairs Reserve equal to the depreciation charge for the year;
- - £203k Year-end adjustment to reduce the provision for bad debts due to decreasing arrears.

4.4 In addition to those one-off variances, the service had the following variances:

- - £636k Salary underspend resulting from vacancies and delays in recruitment, particularly within Repairs & Maintenance, but also in Tenancy Services;
- + £867k Increase in External contractors cost due to those vacancies and higher materials prices due to inflation across Voids, Responsive Repairs and Adaptations;
- + £167k additional council tax falling due on void properties;
- - £62k reduction in transport costs;
- - £100k reduction in the recharges from the General Fund due to the lower costs incurred in delivering services to the HRA; and
- - £165k increase in disabled adaptations income.

For further details, please see the HRA Outturn Summary for 2024/25, which is attached as **Appendix 2** to this report.

4.5 The above variances, excluding the one-off exceptional items, clearly reflect performance levels close to the initial agreed budget, as reported during the year.

4.6 Given the closing financial position delivered in 2024/25, it is recommended to transfer a sum of £1,727k from the ring-fenced HRA Housing Maintenance Earmarked Reserve, leaving the closing balances as shown in **Appendix 3**. This therefore leaves the HRA balance of £455k untouched as at 31 March 2025. Note, given the net deficit, the HRA balance has not been able to be replenished as yet, but will be over time.

4.7 Housing Rent Error Update

4.7.1. Following the council's self-referral due to the identified rent calculation error, we have recently received the Regulator's judgment. Although receiving the expected decision, the Regulator was positive with regard to all of the proactive steps taken since the issue was identified. During 2024/25, all of the overcharged rents have been corrected and the detailed work required to identify the precise level of tenant refunds is being progressed. At the current juncture we are still waiting for the guidance from the Department for Work & Pensions in order to finalise the position on tenant refunds that include Universal Credit. Further progress updates will be provided to the Homes PDG, Cabinet, the Regulator for Social Housing and most importantly our tenants as and when more information is available.

5. Capital Outturn

- 5.1 It is important to recognise the difference between a Revenue and Capital under spend; Revenue is an under spend against a cash budget, Capital is an under spend against an outline approval. Therefore this does not necessarily result in a cash balance to carry forward, instead it generally leads to a lower Capital Financing Requirement (in essence lower borrowing).
- 5.2 A Capital Outturn summary is attached as **Appendix 4** to this report. The 2024/25 Deliverable Capital Programme Approval was £35,805k, to be funded through a mix of unspent Capital Grants, Capital Earmarked Reserves or Prudential Borrowing.
- 5.3 At the year-end £23,108k has been committed / spent leaving a variance of £12,697k against the 2024/25 Deliverable Budget. Of which, £393k is an under spend, £2,782k is an over spend, and £17,068k will slip into future years. In addition, £2,500k has been spent on projects that were planned in future years and have been accelerated into 2024/25, and £518k is no longer required as the project is no longer progressing.
- 5.4 This can be explained by the following key variances.

£393k Under spend

- £126k HRA Decent Homes - Following additional on-site surveys, the works were not required as soon as initially anticipated freeing up the budget to be used on similar works elsewhere;
- £68k on Prior year costs transferred to revenue;
- £34k saving on the conversion costs of moving the swimming pools away from Chlorine to Salt.

£2,782k Over spend

- £386k additional spend on modifications to HRA housing stock, ranging from improving Garages, Roofing, Windows & Doors and adaptations;
- £1,066k Right-to-buy buy backs that were not known at the time of setting the budget, but have been funded through the RTB receipts;
- £317k increase demand for Disabled Facilities Grant (DFG), funded from DFG reserve;
- £438k on leasing costs (both vehicle and property) – mainly due to the expansion of the waste depot site;
- £127k additional commercial loan to Crediton GP surgery;
- £95k Fire Safety works due to the scale of work required being greater than originally forecast; and
- £95k additional costs associated with a new development (Crofts) due to the provision of additional parking.

£17,068k Slippage into future years

- £11,118k Cullompton Town Centre Relief Road (HIF project) – although the project is now well underway, the majority of costs will fall into future years;

- £3,532k various projects within the HRA housing development programme;
 - £2,038k various projects planned to be completed across our property estate, in particular the latest Salix project to install heat pumps at Culm Valley and the reconfiguration of the waste depot to meet changes in Environment Agency Permit regulations;
 - £360k investment in the leisure sites reception infrastructure.
- 5.5 The accelerated funding all relates to HRA development projects that are either ahead of schedule or have been brought forward in the overall delivery programme.
- 5.6 The funding no longer required relates to the sunk costs of undertaking viability studies on potential developments, which have been decided not to be progressed, and these costs have been charged to Revenue as required by accounting convention.
- 5.7 The expenditure has been funded by the use of £1,207k of Capital Receipts (including 1-4-1 receipts), £8,030k grant funding, £3,769k Revenue Contributions such as S106 or utilisation of reserves and £10,102k through internal borrowing. No further external borrowing has been required during the year. It should be recognised that some of this borrowing requirement is really cash flowing projects where grant funding is agreed but not yet received. Therefore, the early stages of many projects have been funded from internal balances, while the latter stages will be funded from grant.

6. Treasury Management

- 6.1 A review of the 2024/25 investment performance, including the details of interest payable, are included within the separate 2024/25 Treasury Outturn Report on this meeting agenda.
- 6.2 During the year, the Council maintained an average balance of £21.2m of internally managed funds (£22.7m in 2023/24). These internally managed funds earned interest of £1,037k (£1,191k in 2023/24) giving an average rate of return of 4.89% (5.25% in 2023/24). The comparable performance indicator is the 365 days backward looking SONIA² rate, which was 4.90%.
- 6.3 The reason for the reduction in interest receivable is due to increased internal borrowing required for the expanded capital programme, leaving less available for investment. As highlighted within para 5.7, once grant is received, the cash available should increase.
- 6.4 As at the 31 March 2025, the Council had short term cash investments totalling £10,500k. In addition, the Council held £5,000k invested in Churches, Charities and Local Authorities (CCLA) Property Funds earning dividends in 2024/25 of £227k or 4.54% (£234k or 4.68% in 2023/24).

² Sterling Overnight Index Average - [SONIA interest rate benchmark | Bank of England](#)

- 6.5 Interest received from Redlands Primary Care amounted to £78k in 2024/25.
- 6.6 As at 31 March 2025, the Council had outstanding loans of £29,398k with PWLB. £26.6m of this relates to funding the purchase of the Housing Stock in 2012 following a change in regulations for HRA's. These loan attract a weighted average interest rate of 2.91%, costing £898k in 2024/25, split £77k for the General Fund and £822k for HRA.

7. Procurement Waivers

- 7.1 In exceptional circumstances, there are sometimes justifiable reasons to act outside the contract procedure regulations. These include the following reasons:
- I. The work, goods or materials are urgently required, and loss would be entailed by delay arising from advertising;
 - II. The work, goods or materials required are of such special nature that no advantage would accrue by inviting competitive tenders;
 - III. There is no effective competition for the goods or materials required by reason of the fixing of prices under statutory authority or that such goods or materials are patented or proprietary articles or materials;
 - IV. Transactions, which, because of special circumstances, may (either individually or as a class) be excepted from time to time by the Cabinet of the Council.
- 7.2 In such circumstances, prior written approval of the Deputy Chief Executive (S151) is required and Cabinet will be informed. Below is a list of the Procurement Waivers utilised during the final quarter of this financial year:

Table 3 – Summary of Qtr. 4 Waivers

Ref	Subject of the Waiver	Approximate Value £	Reason Code
1	Commissioning of expert witnesses to act on behalf of MDDC in relation to public inquiry.	£36k	I and II
2	Commissioning a specialist housing benefit assessor to assist with the calculation of housing benefit overpayments as part of the correction of Housing Rents.	£58k	II
3	Purchase and implementation of compliance based asset management software	£64k	II

8. Conclusion

- 8.1 Members are asked to note the Revenue and Capital Outturn figures for the financial year 2024/25 and agree the proposed transfers to and from Earmarked Reserves from both the General Fund and the HRA.

- 8.2 In addition, Members are requested to approve the ongoing projects on the 2024/25 Capital Programme be rolled forward into the 2025/26 Capital Programme.
- 8.3 Finally, Members are asked to note the use of Procurement Waivers as outline in Section 7.
- 8.4 Achieving an underspend Outturn position is a significant achievement given the economic climate and multiple years of austerity and is a credit to the financial management of the organisation.

Financial Implications

Good financial management and administration underpin the entire document. A surplus or deficit on the Revenue Budget will impact on the Council's General Fund balances. The Council's financial position is constantly reviewed to ensure its continued financial health.

Legal Implications

None.

Risk Assessment

Regular financial monitoring information mitigates the risk of over or underspends at year-end and allows the Council to direct its resources to key corporate priorities. Members will be aware that the Council continues to face a financially difficult and uncertain future. As such, the Strategic Risk Register (monitored by Audit Committee) includes a specific risk relating to this issue (CR7).

Impact on Climate Change

The General Fund, Capital Programme and the Housing Revenue Account all contain significant investment in order to work towards the Council's Carbon Reduction Pledge.

Equalities Impact Assessment

No equality issues identified for this report

Relationship to Corporate Plan

The financial resources of the Council impact directly on its ability to deliver the Corporate Plan prioritising the use of available resources carried forward into 2025/26. The Outturn Report indicates how the Council's resources have been used to support the delivery of budgetary decisions

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 03/06/2025

Statutory Officer: Maria De Leburne
Agreed on behalf of the Monitoring Officer
Date: 03/06/2025

Chief Officer: Stephen Walford
Agreed by or on behalf of the Chief Executive/Corporate Director
Date: 03/06/2025

Performance and risk: Dr Stephen Carr
Agreed on behalf of the Corporate Performance & Improvement Manager
Date: 03/06/2025

Cabinet member notified: No – awaiting confirmation of new Portfolio Holder.

Section 4 - Contact Details and Background Papers

Contact: Paul Deal, Head of Finance, Property and Climate Resilience
Email: pdeal@middevon.gov.uk
Telephone: 01884 23(4254)

Background papers: Quarterly Monitoring reports to Cabinet
2024/25 Budget Report to Cabinet and Capital
Programme

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GENERAL FUND REVENUE ACCOUNT OUTTURN SUMMARY 2024/25

Appendix 1a

	Budget 2024/25 £	Actual 2024/25 £	Variance 2024/25 £	Net contributions To / (From) Earmarked Reserves 2024/25 £	Final balance transfer to Reserves 2024/25 £	Total Expenditure variation after Earmarked Reserves 2024/25 £
Cementeries and Bereavement Services	(126,548)	(61,986)	64,562	(12,099)	0	52,463
Community Development	190,638	201,716	11,078	0	0	11,078
Corporate Management	1,503,206	1,813,310	310,104	(38,760)	0	271,344
Car Parks	(732,427)	(736,293)	(3,866)	0	0	(3,866)
Customer Services	815,120	767,838	(47,282)	0	0	(47,282)
Environmental Enforcement & CCTV	192,469	175,261	(17,208)	20,000	0	2,792
Public Health	827,841	(251,549)	(1,079,390)	996,921	0	(82,469)
Finance and Procurement	921,765	879,654	(42,111)	0	0	(42,111)
Grounds Maintenance	564,189	505,343	(58,846)	(3,219)	0	(62,065)
General Fund Housing	392,535	223,985	(168,550)	200,000	0	31,450
People Services	611,370	556,166	(55,204)	0	51,000	(4,204)
I.T. Services	1,346,080	1,299,576	(46,504)	(41,906)	88,000	(410)
Legal and Democratic Services	1,096,359	993,152	(103,207)	0	0	(103,207)
Parks and Open Spaces	260,331	166,275	(94,056)	112,970	0	18,914
Planning and Regeneration	1,210,411	1,267,447	57,036	(50,856)	0	6,180
Property Services	1,712,433	763,747	(948,686)	870,788	251,000	173,102
Revenues and Benefits	872,450	995,767	123,317	0	0	123,317
Recreation and Sport	983,303	563,700	(419,603)	72,047	0	(347,556)
Waste Services	3,173,310	2,405,947	(767,363)	31,203	200,000	(536,160)
ALL GENERAL FUND SERVICES	15,814,835	12,529,056	(3,285,779)	2,157,090	590,000	(538,689)
Net recharge to HRA	(1,957,080)	(1,856,740)	100,340	0	0	100,340
Statutory Adjustments (Capital Charges)	812,700	1,032,932	220,232	114,537	0	334,769
NET COST OF SERVICES	14,670,455	11,705,248	(2,965,207)	2,271,626	590,000	(103,580)
Finance Lease Interest Payable	274,960	277,667	2,707	0	0	2,707
Interest Receivable / Payable on Other Activities	(982,224)	(849,407)	132,817	0	0	132,817
Transfers To / (From) Earmarked Reserves	(840,619)	791,994	1,632,613	(1,632,612)	0	0
Revenue contribution to fund 2024/25 Capital Programme	0	639,014	639,014	(639,014)	0	0
TOTAL EXPENDITURE	13,122,572	12,564,517	(558,055)	0	590,000	31,944
FUNDED BY:-						
Non-Domestic Rates	(4,421,735)	(5,379,048)	(957,313)	0	957,242	(70)
Council Tax	(6,968,476)	(6,968,476)	(0)	0	0	(0)
Local Government Finance Settlement	(1,732,361)	(1,732,360)	1	0	0	1
Other Grants	0	(31,874)	(31,874)	0	0	(31,874)
TOTAL FUNDING	(13,122,572)	(14,111,759)	(989,187)	0	957,242	(31,944)
Adjustment to GF Balance	0	0	0	0	0	0
NET INCOME AND EXPENDITURE	0	(1,547,242)	(1,547,242)	0	1,547,242	0

Explanations for service variances are included within Appendix 1b

Explanations for Non-service variances are included within the covering report.

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Cemeteries & Bereavement Services

Code	Community and Development	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	26,810	27,391	581	2.2%
2000	Premises	23,552	40,847	17,295	73.4%
3000	Transport	0	0	0	0.0%
4000	Supplies and Services	8,940	7,095	(1,845)	-20.6%
Total Direct Expenditure		59,302	75,332	16,030	27.0%
7000	External Income	(185,850)	(137,319)	48,531	26.1%
Net Direct Expenditure		(126,548)	(61,986)	64,562	-51.0% (a)
Total Cemeteries & Bereavement Services Expenditure		(126,548)	(61,986)	64,562	-51.0%
Cemeteries & Bereavement Services - Service units					
CB100	Cemeteries	(145,898)	(82,719)	63,179	-43.3%
CB101	Cemetery Lodge	(7,560)	(6,699)	861	-11.4%
CB110	Bereavement Services	26,910	27,431	521	1.9%
Total Cemeteries & Bereavement Services Expenditure		(126,548)	(61,986)	64,562	-51.0%
				£	£
Total Expenditure Variation					64,562 (a)
Major Cost Changes					
CB100	Cemetery works carried out - funded from EMR			12,099	
					12,099
Major Cost Savings					
					0
Major Changes in Income Levels					
CB100	Income down on internments and exclusive burial rights with more utilisation of existing plots			44,480	
					44,480
Minor Variations					
					7,983
Total Expenditure Variation					64,562 (a)
EARMARKED RESERVES					
Utilised 2024/25					
EQ766	Cemetery works carried out during 24/25			(12,099)	
Proposed contribution c/fwd to 2025/26					
Net movement in earmarked reserves					(12,099)
Total Expenditure variation after Earmarked Reserves					52,463

Community Development

Code	Community and Development	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	102,730	74,538	(28,192)	-27.4%
2000	Premises	60,403	77,868	17,465	28.9%
3000	Transport	0	0	0	0.0%
4000	Supplies and Services	140,685	136,183	(4,502)	-3.2%
	Total Direct Expenditure	303,818	288,589	(15,229)	-5.0%
7000	External Income	(113,180)	(86,874)	26,306	23.2%
	Net Direct Expenditure	190,638	201,716	11,078	5.8% (a)
	Total Community and Development Expenditure	190,638	201,716	11,078	5.8%
	Community and Development - Service units				
CD200	Strategic Grants	120,225	120,225	0	0.0%
CD300	Tiverton Pannier Market	70,413	83,434	13,021	18.5%
CD305	Market - Electric Nights	0	(1,943)	(1,943)	0.0%
	Total Community and Development Expenditure	190,638	201,716	11,078	5.8%
				£	£
	Total Expenditure Variation				11,078 (a)
	Major Cost Changes				
CD300	Maintenance and utility overspends			16,000	16,000
	Major Cost Savings				
CD300	Staff vacancies			(29,000)	(29,000)
	Major Changes in Income Levels				
CD300	Budgeted income not achieved			23,000	23,000
	Minor Variations				1,078
	Total Expenditure Variation				11,078 (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				11,078

Corporate Management

Code	Corporate	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	1,159,106	1,420,891	261,785	22.6%
2000	Premises	0	0	0	0.0%
3000	Transport	500	1,313	813	162.6%
4000	Supplies and Services	343,600	415,338	71,738	20.9%
Total Direct Expenditure		1,503,206	1,837,543	334,337	22.2%
7000	External Income	0	(24,232)	(24,232)	0.0%
Net Direct Expenditure		1,503,206	1,813,310	310,104	20.6% (a)
Total Corporate Expenditure		1,503,206	1,813,310	310,104	20.6%
Corporate Management Service Units					
CM100	Leadership Team	590,066	603,578	13,512	2.3%
CM205	Performance And Improvement	75,920	74,794	(1,126)	-1.5%
CM300	Corporate Fees	177,000	436,274	259,274	146.5%
CM310	Corporate Performance	0	0	0	0.0%
CM340	Unison	10	4,905	4,895	48945.8%
CM350	Housing Commission	0	38,960	38,960	0.0%
CM600	Pension Backfunding	660,210	654,800	(5,410)	-0.8%
Total Corporate Expenditure		1,503,206	1,813,310	310,104	20.6%
				£	£
Total Expenditure Variation					310,104 (a)
Major Cost Changes					
CM300	Vacancy target - salary savings included within specific service lines			212,000	
CM300	Overspend on apprenticeship levy budget arising from higher overall payroll			21,800	
CM350	Devon Housing Commission funded by EMR			38,960	
CM300	Sales ledger bad debt provision adjustment			60,400	
					333,160
Major Cost Savings					
CM300	Underspend on bank/transaction charges budget			(20,000)	
					(20,000)
Major Changes in Income Levels					
					0
Minor Variances					
					(3,056)
Total Expenditure Variation					310,104 (a)
EARMARKED RESERVES					
Utilised 2024/25					
	Devon Housing Commission Pool (ER011)			(38,760)	
Proposed contribution c/fwd to 2025/26					0
Net movement in earmarked reserves					(38,760)
Total Expenditure variation after Earmarked Reserves					271,344

Car Parks

Code	Car Parks	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	0	0	0	0.0%
2000	Premises	261,253	203,702	(57,551)	-22.0%
3000	Transport	0	0	0	0.0%
4000	Supplies and Services	108,780	124,748	15,968	14.7%
	Total Direct Expenditure	370,033	328,449	(41,584)	-11.2%
7000	External Income	(1,102,460)	(1,064,742)	37,718	3.4%
	Net Direct Expenditure	(732,427)	(736,293)	(3,866)	-0.5% (a)
	Total Car Park Expenditure	(732,427)	(736,293)	(3,866)	-0.5%
	Car Park - Service units				
CP520	Multi-Storey Car Park	(134,941)	(87,587)	47,354	-35.1%
CP530	Amenity Car Parks	24,881	21,001	(3,880)	-15.6%
CP540	Paying Car Parks	(622,367)	(669,706)	(47,339)	7.6%
	Total Car Park Expenditure	(732,427)	(736,293)	(3,866)	-0.5%
				£	£
	Total Expenditure Variation				(3,866) (a)
	Major Cost Changes				
	Increased computer software charges			11,100	
					11,100
	Major Cost Savings				
	Savings on Business Rates charge			(35,000)	
	Utility savings			(19,800)	
					(54,800)
	Major Changes in Income Levels				
	Permit income down against budget			38,200	
					38,200
	Minor Variations				1,634
	Total Expenditure Variation				(3,866) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				(3,866)

Customer Services

Code	Customer Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	773,930	723,296	(50,634)	-6.5%
2000	Premises	0	0	0	0.0%
3000	Transport	0	65	65	0.0%
4000	Supplies and Services	41,190	45,566	4,376	10.6%
	Total Direct Expenditure	815,120	768,928	(46,192)	-5.7%
7000	External Income	0	(1,090)	(1,090)	0.00%
	Net Direct Expenditure	815,120	767,838	(47,282)	-5.8% (a)
	Total Customer Services Expenditure	815,120	767,838	(47,282)	-5.8%
	Customer Services - Service units				
CS200	Communications	117,520	117,191	(329)	-0.3%
CS900	Central Photocopying	3,100	2,711	(389)	-12.5%
CS902	Central Postage	17,600	23,337	5,737	32.6%
CS930	Customer First Management	198,470	189,581	(8,889)	-4.5%
CS932	Customer First	478,430	435,018	(43,412)	-9.1%
	Total Customer Services Expenditure	815,120	767,838	(47,282)	-5.8%
	Total Expenditure Variation			£	£
					(47,282) (a)
	Major Cost Changes				0
	Major Cost Savings				
CS932	Salary savings due to reduction in FTE and vacancy			(43,000)	(43,000)
	Major Changes in Income Levels				0
	Minor Variations				(4,282)
	Total Expenditure Variation				(47,282) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				(47,282)

Environmental Enforcement & CCTV

Code	Public Health	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	139,440	163,252	23,812	17.1%
2000	Premises	20,000	1,825	(18,175)	-90.9%
3000	Transport	10,070	10,824	754	7.5%
4000	Supplies and Services	39,059	30,739	(8,320)	-21.3%
	S106 Expenditure	0	0	0	0.0%
	Total Direct Expenditure	208,569	206,641	(1,928)	-0.9%
7000	External Income	(16,100)	(31,380)	(15,280)	-94.9%
	Net Direct Expenditure	192,469	175,261	(17,208)	-8.9% (a)
	Environmental enforcement & cctv Expenditure	192,469	175,261	(17,208)	-8.9%
	Public Health - Service units				
PS200	Cctv Initiatives	42,730	679	(42,051)	-98.4%
EE730	Environmental Enforcement	149,739	174,582	24,843	16.6%
	Environmental enforcement & cctv Expenditure	192,469	175,261	(17,208)	-8.9%
				£	£
	Total Expenditure Variation				(17,208) (a)
	Major Cost Changes				
EE730	Increase in FTE of 0.6			22,700	
					22,700
	Major Cost Savings				
PS200	CCTV maintenance underspend - contribution to EMR			(20,000)	
					(20,000)
	Major Changes in Income Levels				
PS200	CCTV contribution received			(13,100)	
					(13,100)
	Minor Variations				(6,808)
	Total Expenditure Variation				(17,208) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				
PS200	EQ709 - CCTV maintenance underspend			20,000	
	Net movement in earmarked reserves before statutory adjustments				20,000
	Total Expenditure variation after Earmarked Reserves				2,792

Public Health

Code	Public Health	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	934,240	888,986	(45,254)	-4.8%
2000	Premises	0	2,207	2,207	0.0%
3000	Transport	5,500	4,603	(897)	-16.3%
4000	Supplies and Services	104,856	118,020	13,164	12.6%
	S106 Expenditure	0	11,415	11,415	0.0%
	Total Direct Expenditure	1,044,596	1,025,231	(19,365)	-1.9%
7000	External Income	(216,755)	(265,366)	(48,611)	-22.4%
	S106 contributions	0	(1,011,415)	(1,011,415)	0.0%
	Net Direct Expenditure	827,841	(251,549)	(1,079,390)	-130.4% (a)
	Total Public Health Expenditure	827,841	(251,549)	(1,079,390)	-130.4%
	Public Health - Service units				
EE360	Dog Warden	3,750	7,276	3,526	94.0%
PH250	Community Safety Partnership	2,500	3,570	1,070	42.8%
PH260	Food Protection	(1,300)	(903)	397	30.5%
PH270	Asbestos/Water Quality	(16,734)	(9,766)	6,968	41.6%
PH354	Private Sector Housing Team	9,225	(1,419)	(10,644)	-115.4%
PH500	Emergency Planning	52,010	54,451	2,441	4.7%
PH550	Licensing	(131,630)	(118,970)	12,660	9.6%
PH600	Pest Control	0	128	128	0.0%
PH660	Control Of Pollution	11,380	(987,915)	(999,295)	-8781.2%
PH670	Local Air Pollution	(10,030)	(10,742)	(712)	-7.1%
PH733	Public Health Staff Unit	728,280	649,942	(78,338)	-10.8%
PH740	Licensing Unit	180,390	162,800	(17,590)	-9.8%
	Total Public Health Expenditure	827,841	(251,549)	(1,079,390)	-130.4%
	Total Expenditure Variation			£ (1,079,390) (a)	
	Major Cost Changes				
PH733	Agency overspend			11,260	
PH354	Landlord event costs partly funded from EMR			7,200	
PH660	Air Quality monitoring expenditure funded by S106 contributions			11,415	
				29,875	
	Major Cost Savings				
PH733	Salary underspends due to vacant posts and re-allocation of salary costs			(56,000)	
				(56,000)	
	Major Changes in Income Levels				
PH733	Income from Homes for Ukraine grant used to off-set salary spend			(48,060)	
PH660	S106 contributions to air quality monitoring			(11,415)	
PH270	Shortfall in income from water sampling			13,200	
PH354	Private Sector Housing grant reclaimed			(13,270)	
PH660	S106 Contribution Air Quality Contribution Cullompton Town Centre Relief Road			(1,000,000)	
				(1,059,545)	
	Minor Variations			6,571	
	Total Expenditure Variation			(1,079,099) (a)	
	EARMARKED RESERVES				
	Utilised 2024/25				
EQ711	Landlord events costs in PH345 - remaining costs funded from budgeted EMR			(3,370)	
	Proposed contribution c/fwd to 2025/26				
EQ688	S106 Contribution Air Quality Contribution Cullompton Town Centre Relief Road			1,000,000	
EQ689	S106 Unilateral agreement			291	
	Net movement in earmarked reserves before statutory adjustments			996,921	
	Total Expenditure variation after Earmarked Reserves			(82,178)	

Finance and Procurement

Code	Finance and Procurement	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	701,780	676,437	(25,343)	-3.6%
2000	Premises	0	0	0	0.0%
3000	Transport	0	312	312	0.0%
4000	Supplies and Services	219,985	203,338	(16,647)	-7.6%
Total Direct Expenditure		921,765	880,086	(41,679)	-4.5%
7000	External Income	0	(432)	(432)	0.00%
Net Direct Expenditure		921,765	879,654	(42,111)	-4.6% (a)
Total Finance and Procurement Expenditure		921,765	879,654	(42,111)	-4.6%
Finance and Procurement - Service units					
FP100	Accountancy Services	552,210	531,427	(20,783)	-3.8%
FP200	Internal Audit	98,550	84,601	(13,949)	-14.2%
FP300	Procurement	152,330	143,274	(9,056)	-5.9%
FP400	Purchase Ledger	59,665	62,935	3,270	5.5%
FP500	Sales Ledger	59,010	57,417	(1,593)	-2.7%
Total Finance and Procurement		921,765	879,654	(42,111)	-4.6%
				£	£
Total Expenditure Variation					(42,111) (a)
Major Cost Changes					
FP100	Unbudgeted agency spend			119,000	
FP100	Salary related variances following restructure of the team			30,500	
					149,500
Major Cost Savings					
FP100	Savings due to vacancies			(135,000)	
FP200	Reduction in internal audit provision			(14,000)	
FP100	Head of Finance, Property and Climate Resilience (Deputy S151), 50% of salary expenditure is charged to property services as a result of restructure			(37,900)	
					(186,900)
Major Changes in Income Levels					
					0
Minor Variations					
					(5,110)
Total Expenditure Variation					(42,510) (a)
EARMARKED RESERVES					
Utilised 2024/25					0
Proposed contribution c/fwd to 2025/26					0
Net movement in earmarked reserves					0
Total Expenditure variation after Earmarked Reserves					(42,510)

Grounds Maintenance

Code	Grounds Maintenance	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	526,800	479,822	(46,978)	-8.9%
2000	Premises	0	0	0	0.0%
3000	Transport	93,509	83,159	(10,350)	-11.1%
4000	Supplies and Services	19,680	20,528	848	4.3%
	Total Direct Expenditure	639,989	583,509	(56,480)	-8.8%
7000	External Income	(75,800)	(78,167)	(2,367)	-3.12%
	Net Direct Expenditure	564,189	505,343	(58,846)	-10.4% (a)
	Total Grounds Maintenance Expenditure	564,189	505,343	(58,846)	-10.4%
	Grounds Maintenance - Service units				
GM960	Grounds Maintenance	564,189	505,343	(58,846)	-10.4%
	Total Grounds Maintenance Expenditure	564,189	505,343	(58,846)	-10.4%
				£	£
	Total Expenditure Variation				(58,846) (a)
	Major Cost Changes				
					0
	Major Cost Savings				
	Reduction in FTE by 1 post			(34,300)	
	Reduced requirement for agency staff			(6,600)	
	Fuel prices lower than budget forecast			(13,200)	
					(54,100)
	Major Changes in Income Levels				
					0
	Minor Variations				(4,746)
	Total Expenditure Variation				(58,846) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				
	Fleet maintenance overspend utilisation of EMR			(3,219)	
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves				(3,219)
	Total Expenditure variation after Earmarked Reserves				(62,065)

General Fund Housing

Code	General Fund Housing	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	568,455	592,595	24,140	4.2%
2000	Premises	134,950	149,741	14,791	11.0%
3000	Transport	7,700	3,383	(4,317)	-56.1%
4000	Supplies and Services	672,310	740,106	67,796	10.1%
	Total Direct Expenditure	1,383,415	1,485,825	102,410	7.4%
7000	External Income	(990,880)	(1,261,839)	(270,959)	-27.35%
	Net Direct Expenditure	392,535	223,985	(168,550)	-42.9% (a)
	Total General Fund Housing Services Expenditure	392,535	223,985	(168,550)	-42.9%
	General Fund Housing - Service units				
PH320	Housing & Homelessness Advice	12,450	(163,206)	(175,656)	-1410.9%
PH321	Care Leavers/Young People	0	5,926	5,926	0.0%
PH325	Homes For Ukraine	0	0	0	0.0%
PH345	Rough Sleeping Initiative	31,330	(31,604)	(62,934)	-200.9%
PH349	Domestic Abuse Duty	0	396	396	0.0%
HG350	Community Alarms	(99,335)	(49,133)	50,202	50.5%
PH373	Housing Options Staff	391,350	390,440	(910)	-0.2%
PH376	Ivor Macey House	15,820	(1,609)	(17,429)	-110.2%
PH377 - PH388	Various HMO's	40,920	72,776	31,856	77.8%
	Total General Fund Housing Services Expenditure	392,535	223,985	(168,550)	-42.9%
	Total Expenditure Variation			£	£
					(168,550) (a)
	Major Cost Changes				
PH373	Agency overspend due to staff pressures and vacancies within the GF Housing Team			19,720	
PH377 - PH388	Additional works required to new purchased HMO's			20,000	
PH325	Homes for Ukraine DARS payment - fully funded by Homes for Ukraine grant income			56,740	
HG350	Temporary staffing to co-ordinate community alarm analogue / digital upgrade			6,500	
PH320	Higher charge from HRA for temporary accommodation housing stock usage during 24/25			8,000	
					110,960
	Major Cost Savings				0
	Major Changes in Income Levels				
PH325	Homes for Ukraine income to off-set DARS payments			(56,740)	
PH320	Additional grant income received for homelessness prevention & rough sleeping			(241,000)	
HG350	Reducing take-up of alarm package - 24/25 income budget not reduced to reflect			43,700	
PH373	Homes for Ukraine income to off-set staffing cost pressures			(11,370)	
					(265,410)
	Minor Variations				(14,100)
	Total Expenditure Variation				(168,550) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				
EQ742	Underspend on Homelessness budgeted costs from additional income received in year			200,000	
	Net movement in earmarked reserves				200,000
	Total Expenditure variation after Earmarked Reserves				31,450

People Services

		2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
Code	Human Resources				
1000	Employees	552,700	498,442	(54,258)	-9.8%
2000	Premises	0	0	0	0.0%
3000	Transport	1,900	1,531	(369)	-19.4%
4000	Supplies and Services	66,770	64,593	(2,177)	-3.3%
Total Direct Expenditure		621,370	564,566	(56,804)	-9.1%
7000	External Income	(10,000)	(8,400)	1,600	16.00%
Net Direct Expenditure		611,370	556,166	(55,204)	-9.0% (a)
Total People Services Expenditure		611,370	556,166	(55,204)	-9.0%
Human Resources - Service units					
HR100	Human Resources	480,980	436,761	(44,219)	-9.2%
HR200	Staff Development Training	15,000	4,794	(10,206)	-68.0%
HR300	Payroll	62,710	61,993	(717)	-1.1%
HR400	Learning & Development	0	0	0	0.0%
HR600	Health & Safety Officer	52,680	52,618	(62)	-0.1%
Total People Services Expenditure		611,370	556,166	(55,204)	-9.0%
				£	£
Total Expenditure Variation					(55,204) (a)
Major Cost Changes					0
Major Cost Savings					
HR100	Salary saving due to vacancies			(51,000)	(51,000)
Major Changes in Income Levels					0
Minor Variations					(4,204)
Total Expenditure Variation					(55,204) (a)
EARMARKED RESERVES					
Utilised 2024/25					0
Proposed contribution c/fwd to 2025/26					0
Net movement in earmarked reserves					0
Total Expenditure variation after Earmarked Reserves					(55,204)

ICT Services

Code	ICT Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	686,360	666,086	(20,274)	-3.0%
2000	Premises	0	0	0	0.0%
3000	Transport	500	212	(288)	-57.7%
4000	Supplies and Services	659,220	649,186	(10,034)	-1.5%
Total Direct Expenditure		1,346,080	1,315,484	(30,596)	-2.3%
7000	External Income	0	(15,908)	(15,908)	0.00%
Net Direct Expenditure		1,346,080	1,299,576	(46,504)	-3.5% (a)
Total ICT Services Expenditure		1,346,080	1,299,576	(46,504)	-3.5%
ICT - Service units					
IT100	Gazetteer Management	89,270	80,417	(8,853)	-9.9%
IT200	It Projects	0	56,906	56,906	0.0%
IT300	Central Telephones	36,000	28,917	(7,083)	-19.7%
IT400	I.T. Network & Hardware	133,000	106,103	(26,897)	-20.2%
IT500	I.T. Software Support & Maint.	357,260	365,534	8,274	2.3%
IT600	I.T. Staff Unit	373,670	368,104	(5,566)	-1.5%
IT700	Cyber Security	103,900	50,472	(53,428)	-51.4%
IT800	Mddc Printing	10,000	9,049	(951)	-9.5%
IT900	Digital Services	162,050	157,874	(4,176)	-2.6%
CM210	Data Protection	80,930	76,201	(4,729)	-5.8%
Total ICT Services Expenditure		1,346,080	1,299,576	(46,504)	-3.5%
Total Expenditure Variation				£	£
					(46,504) (a)
Major Cost Changes					
IT200	IT Projects - end user devices and consultancy - EMR funded			57,000	
IT500	Additional CRM costs			26,000	
					83,000
Major Cost Savings					
IT100	Restructure - reduced hours			(9,700)	
IT300	Telephone line rental charged direct to services			(7,000)	
IT400	Computer hardware and maintenance reduced costs			(13,300)	
IT400	Internet service charges			(14,700)	
IT500	Software costs - inflationary increase lower than budget			(18,800)	
IT700	Delay to virus & security costs			(17,000)	
IT700	Data lines - dedicated lines charged direct to services			(4,300)	
IT700	Reduced costs for health check and disaster recovery			(8,000)	
IT700	Reduced costs for multi factor authenticataion and Veeam backup			(6,700)	
					(99,500)
Major Changes in Income Levels					
IT700	Getting CAF Ready funding - EMR contribution				(15,000)
Minor Variations					(15,004)
Total Expenditure Variation					(46,504) (a)
EARMARKED RESERVES					
Utilised 2024/25					
EQ655	2024-25 IT Projects			(4,095)	
EQ755	2024-25 IT Projects			(3,641)	
ER001	2024-25 IT Projects			(25,300)	
EQ749	2024-25 IT Projects			(23,870)	
Proposed contribution c/fwd to 2025/26					
ER001	Getting CAF Ready Cyber Funding			15,000	
Net movement in earmarked reserves					(41,906)
Total Expenditure variation after Earmarked Reserves					(88,410)

Legal and Democratic Services

Code	Legal and Democratic Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	630,434	887,715	257,281	40.8%
2000	Premises	0	38,452	38,452	0.0%
3000	Transport	10,400	8,752	(1,648)	-15.8%
4000	Supplies and Services	492,025	672,274	180,249	36.6%
	Total Direct Expenditure	1,132,859	1,607,193	474,334	41.9%
7000	External Income	(36,500)	(614,042)	(577,542)	-1582.31%
	Net Direct Expenditure	1,096,359	993,152	(103,207)	41.9% (a)
	Total Legal and Democratic Services	1,096,359	993,152	(103,207)	41.9%
	Legal and Democratic Services - Service units				
LD100	Electoral Registration	200,450	155,692	(44,758)	-22.3%
LD200	Election Costs - Parishes	0	0	0	0.0%
LD201	Election Costs - District	0	10,696	10,696	0.0%
LD202	Election Costs - General	0	0	0	0.0%
LD204	Election Costs - County	0	0	0	0.0%
LD206	Police Com Election	0	0	0	0.0%
LD208	Neighbourhood Planning Referen	0	0	0	0.0%
LD300	Democratic Rep & Management	385,255	377,567	(7,688)	-2.0%
LD400	Committee Services	177,220	185,511	8,291	4.7%
LD600	Legal Services	333,434	263,685	(69,749)	-20.9%
	Total Legal and Democratic Services	1,096,359	993,152	(103,207)	
	Total Expenditure Variation			£	£
					(103,207) (a)
	Elections				
LD201 - LD208	The majority of the variances shown against Employees, Supplies and Services and Income above relate to the Parliamentary and PCC elections, which are reimbursed by Government, hence the Cost Centres not showing a variance and no detailed explanation is provided.			0	
	Major Cost Changes				
LD600	Unbudgeted agency spend			70,300	70,300
	Major Cost Savings				
LD600	Salary savings as a result of vacancy			(58,700)	
LD600	Salary savings as a result of employees working reduced hours in comparsion to budgeted FTE and other salary savings			(48,000)	
LD600	Computer software budget not utilised			(9,200)	
LD600	Consultancy budget not utilised			(9,250)	
					(125,150)
	Major Changes in Income Levels				
LD100	Elections income above budget mainly due to additional Electoral Integrity Programme funding and sale of electoral register			(21,000)	
LD600	General internal income			(15,000)	
					(36,000)
	Minor Variations				(12,357)
	Total Expenditure Variation				(103,207) (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves (other than budgeted)				0
	Total Expenditure variation after Earmarked Reserves				(103,207)

Open Spaces

Code	Public Health	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	16,910	15,802	(1,108)	-6.6%
2000	Premises	277,421	185,701	(91,720)	-33.1%
3000	Transport	3,140	3,401	261	8.3%
4000	Supplies and Services	4,210	28,733	24,523	582.5%
Total Direct Expenditure		301,681	233,637	(68,044)	-22.6%
7000	External Income	(41,350)	(67,362)	(26,012)	-62.9%
	S106 contributions	0	0	0	0.0%
Net Direct Expenditure		260,331	166,275	(94,056)	-36.1% (a)
Total Open Spaces Expenditure		260,331	166,275	(94,056)	-36.1%
Open Spaces - Service units					
OS450	Parks & Open Spaces	112,200	98,784	(13,416)	-12.0%
OS455	Amory Park Recreation	65,301	30,469	(34,832)	-53.3%
OS460	Play Areas	82,830	37,021	(45,809)	-55.3%
Total Open Spaces Expenditure		260,331	166,275	(94,056)	-36.1%
				£	£
Total Expenditure Variation					(94,056) (a)
Major Cost Changes					
Overspend on tree planting & software costs, off-set by					
OS450	underspends on maintenance			22,800	
OS450	Overspend on tree maintenance works			20,150	
OS455	Overspend on fencing works - fully funded from grant income			24,700	
					67,650
Major Cost Savings					
OS450	Specific revenue project maintenance underspend - part contribution to EMR			(57,650)	
OS455	Specific revenue project maintenance underspend - contribution to EMR			(41,700)	
OS460	Specific revenue project maintenance underspend - contribution to EMR			(50,000)	
					(149,350)
Major Changes in Income Levels					
OS455	Grant income received for fencing works within Amory Park			(24,700)	
					(24,700)
Minor Variations					
					12,344
Total Expenditure Variation					(94,056) (a)
EARMARKED RESERVES					
Utilised 2024/25					0
Proposed contribution c/fwd to 2025/26					
OS450	Remaining maintenance underspends within Parks			21,270	
OS455	Specific revenue project maintenance underspend			41,700	
OS460	Specific revenue project maintenance underspend			50,000	
Net movement in earmarked reserves before statutory adjustments					112,970
Total Expenditure variation after Earmarked Reserves					18,914

Planning and Regeneration

Code	Planning and Regeneration	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	2,142,750	2,097,518	(45,232)	-2.1%
2000	Premises	1,840	4,216	2,376	129.1%
3000	Transport	20,200	9,812	(10,388)	-51.4%
4000	Supplies and Services	471,091	1,256,311	785,220	166.7%
	S106 Expenditure	0	413,233	413,233	0.0%
	Total Direct Expenditure	2,635,881	3,781,090	1,145,209	43.4%
7000	External Income	(1,425,470)	(1,456,611)	(31,141)	-2.2%
	S106 Contributions	0	(413,233)	(413,233)	0.0%
	Grant funding	0	(643,799)	(643,799)	0.0%
	Net Direct Expenditure	1,210,411	1,267,447	57,036	4.7% (a)
	Total Planning and Regeneration Expenditure	1,210,411	1,267,447	57,036	4.7%
	Planning and Regeneration - Service units				
PR100	Building Regulations	(7,020)	25,093	32,113	457.5%
PR110	Enforcement	105,611	138,560	32,949	31.2%
PR200	Development Management	217,790	238,274	20,484	9.4%
PR210	Local Land Charges	(38,880)	(3,766)	35,114	90.3%
PR225	Garden Village Project	65,340	184,238	118,898	182.0%
PR227	J28 Feasibility	0	54,508	54,508	0.0%
PR400	Business Development	379,030	326,644	(52,386)	-13.8%
PR402	Cullompton Haz	0	3,409	3,409	0.0%
PR403	Shared Prosperity Fund	0	22,085	22,085	0.0%
PR404	Cullompton Relief Road	0	(145)	(145)	0.0%
PR420	Tiv Town Centre Regen Proj	0	0	0	0.0%
PR600	Forward Planning Unit	300,670	272,932	(27,738)	-9.2%
PR810	Statutory Development Plan	180,000	25,502	(154,499)	-85.8%
PR820	Assets Of Community Value	0	79	79	0.0%
PR900	Dangerous Buildings And Trees	900	(24,841)	(25,741)	-2860.1%
PS600	Street Naming & Numbering	6,970	4,875	(2,095)	-30.1%
	Total Planning and Regeneration Expenditure	1,210,411	1,267,447	57,036	4.7%
	Total Expenditure Variation			£ 57,036	£ (a)
	Major Cost Changes				
PR100	NMD Building Control - Partnership adjustment in relation to employee costs			104,000	
PR100	NMD Building Control - Partnership adjustment in relation to transport, supplies and services, and central & support service charges costs			14,000	
PR100	Unbudgeted overtime payments			7,000	
PR110	Agency spend			102,900	
PR200	Consultant and legal costs planning disputes			69,900	
PR200	Agency spend			30,200	
PR225	Garden Village Project delivery to be funded by EMR			118,900	
PR227	J28 Feasibility to be funded by EMR			54,500	
PR600	EMR Blackdown Hills Housing Hub contribution			17,000	
PR403	EMR SPF revenue to be funded by EMR			21,681	
				540,081	
	Major Cost Savings				
PR100	Salary saving due to vacancies			(76,000)	
PR110	Salary saving due to vacancies			(68,000)	
PR200	Salary saving due to vacancies			(113,000)	
PR600	Salary saving due to vacancies			(26,000)	
PR810	Delay to statutory development plan			(154,500)	
PR400	Staff charges to capital			(32,400)	
PR400	Salary saving due to vacancies			(16,500)	
				(486,400)	
	Major Changes in Income Levels				
PR210	Budgeted income not achieved			33,900	
PR200	Budgeted income not achieved			87,000	
PR200	S106 Monitoring fees income not achieved			25,000	
PR200	Additional grant income (Planning Skills Delivery Fund and Biodiversity Net Gain)			(85,300)	
PR900	Additional reimbursed costs			(25,700)	
PR600	Neighbourhood planning grant			(20,000)	
PR600	Additional advice fee income			(9,000)	
				5,900	

Planning and Regeneration

Minor Variations		(2,545)
Total Expenditure Variation		57,036 (a)
EARMARKED RESERVES		
Utilised 2024/25		
EQ824	Garden Village Project delivery	(118,898)
EQ781	J28 Delivery	(54,508)
EQ722	EMR SPF revenue EQ722	(21,681)
EQ741	EMR Blackdown Hills Housing Hub contribution	(17,067)
EQ821	Neighbourhood Planning Funding	(347)
Proposed contribution c/fwd to 2025/26		
EQ728	Statutory Development plan delays	154,499
EQ722	Swan Sale income	7,147
Net movement in earmarked reserves		(50,856)
Total Expenditure variation after Earmarked Reserves		6,180

Property Services

Code	Property Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	854,330	834,905	(19,425)	-2.3%
2000	Premises	1,332,291	658,396	(673,895)	-50.6%
3000	Transport	27,760	28,534	774	2.8%
4000	Supplies and Services	200,587	144,897	(55,690)	-27.8%
Total Direct Expenditure		2,414,968	1,666,732	(748,236)	-31.0%
7000	External Income	(702,535)	(902,985)	(200,450)	-28.5%
Net Direct Expenditure		1,712,433	763,747	(948,686)	-55.4% (a)
Total Property Services Expenditure		1,712,433	763,747	(948,686)	-55.4%
Property Services - Service units					
PS160	Asset Management	539,720	17,987	(521,733)	-96.7%
PS350	Public Conveniences	19,920	18,400	(1,520)	-7.6%
PS400	Flood Defence And Land Drain	26,032	60,325	34,293	131.7%
PS810	Phoenix House	313,830	269,093	(44,737)	-14.3%
PS811	Dcc - P/House Sublet	0	122	122	0.0%
PS850	Old Road Depot	138,690	79,107	(59,583)	-43.0%
PS880	Bus Station Maintenance	(25,259)	(10,849)	14,410	57.0%
PS890	10 Phoenix Lane	(11,989)	(9,240)	2,749	22.9%
PS950	Climate Change	170,620	74,480	(96,140)	-56.3%
PS960	Caretaking Services	150,660	152,183	1,523	1.0%
PS980	Property Services Staff Unit	681,840	659,158	(22,682)	-3.3%
PS990	30-38 Fore Street	(97,700)	(84,766)	12,934	13.2%
PS991	Industrial Units	(128,140)	(118,853)	9,287	7.2%
PS992	Market Walk	(35,528)	(317,190)	(281,662)	-792.8%
PS993	Lowman Green Unit	(9,803)	(5,614)	4,189	42.7%
PS995	Coggans Well	(20,460)	(8,815)	11,645	56.9%
PS996	Market Walk Service Charges	0	(6,119)	(6,119)	0.0%
PS998	Banksia	0	(5,662)	(5,662)	0.0%
Total Property Services		1,712,433	763,747	(948,686)	-55.4%
				£	£
Total Expenditure Variation					(948,686) (a)
Major Cost Changes					
PS400	Flood Defence maintenance overspend - funded by EMR			34,290	
PS995	Coggans Well maintenance overspend - off-set by PS160 maint underspend			11,580	
PS991	Industrial Units external contractors overspend			9,450	
PS990	Fore Street external contractors overspend			11,925	
					67,245
Major Cost Savings					
PS980	Salary savings due to vacant post			(16,500)	
PS160	Asset Management maintenance underspend - contribution into EMR			(476,400)	
PS850	Old Road maintenance underspend - contribution into EMR			(60,000)	
PS991	Industrial Units maintenance underspend - Off-set by income reduction			(20,000)	
PS992	Market Walk maintenance underspend - contribution into EMR			(86,000)	
PS810	Phoenix House utilities & rates underspend			(73,230)	
PS850	Old Road utilities underspend			(26,080)	
PS992	Market Walk utilities & rates underspend			(39,360)	
PS950	Climate Change consultancy underspend - contribution into EMR			(88,720)	
					(886,290)
Major Changes in Income Levels					
PS991	Reduction in rental income from Industrial Units due to lease renewals not taking place in year			20,870	
PS810	Shortfall in rental income from Phoenix House			20,330	
PS880	Bus Station departures income shortfall			16,100	
PS991	Industrial Units shortfall of income due to delay in rent reviews			20,870	
PS992	Market Walk rental refund provision release - contribution into EMR			(103,958)	
PS992	Market Walk increased income from high occupancy rate than budgeted for			(54,470)	
					(80,258)
Minor Variations					(38,545)
Total Expenditure Variation					(937,848) (a)

Property Services

EARMARKED RESERVES		
Utilised 2024/25		
PS400	EQ826 - Flood Defence maintenance overspend	(34,290)
Proposed contribution c/fwd to 2025/26		
PS160	EQ837 - Asset maintenance underspend	476,400
PS400	EQ829 - Old Road maintenance underspend	60,000
PS992	EQ838 - Market Walk maintenance underspend	86,000
PS950	EQ785 - Climate Change consultancy underspend	88,720
PS992	EQ838 - Market Walk rental refund provision release	103,958
PS992	EQ838 - Market Walk increased rental income	90,000
Net movement in earmarked reserves		870,788
Total Expenditure variation after Earmarked Reserves		(67,060)

Revenues and Benefits

Code	Revenues and Benefits	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	967,990	954,639	(13,351)	-1.4%
2000	Premises	0	0	0	0.0%
3000	Transport	3,460	4,013	553	16.0%
4000	Supplies and Services	266,590	941,594	675,004	253.2%
	Housing Benefit Payments (RB400)	11,640,000	10,700,104	(939,896)	-8.1%
	Total Direct Expenditure	12,878,040	12,600,350	(277,690)	-2.2%
7000	Income from Housing Benefit Subsidy (RB400)	(11,577,000)	(10,654,170)	922,830	-8.0%
	All other Income	(428,590)	(950,413)	(521,823)	121.8%
	External Income	(12,005,590)	(11,604,583)	401,007	3.3%
	Net Direct Expenditure	872,450	995,767	123,317	14.1% (a)
	Total Revenues and Benefits Expenditure	872,450	995,767	123,317	14.1%
	Revenues and Benefits - Service units				
RB100	Collection Of Council Tax	560,670	706,691	146,021	26.0%
RB200	Collection Of Business Rates	(83,000)	(84,873)	(1,873)	-2.3%
RB300	Housing Benefit Admin	209,530	219,557	10,027	4.8%
RB340	Local Welfare Assist Scheme	7,500	266	(7,234)	-96.5%
RB400	Housing Rent Allowances	63,000	45,933	(17,067)	-27.1%
RB600	Corporate Debt Team	114,750	108,192	(6,558)	-5.7%
RB900	Economic Vuln&Financial H/Ship	0	0	0	0.0%
	Total Revenues and Benefits Expenditure	872,450	995,767	123,317	14.1%
	Total Expenditure Variation			£ 123,317	(a)
	Major Cost Changes				
RB100	Council tax foregone charged to GF			83,300	
RB100	Additional court costs			30,000	
RB300	Additional external audit fees			45,000	
				158,300	
	Major Cost Savings				
RB300	Employee costs underspends			(15,700)	
				(15,700)	
	Major Changes in Income Levels				
					0
	Housing Benefits				
RB400	Housing Benefit income down against budget			922,830	
RB400	Housing Benefit underspend against budget			(939,896)	
				(17,066)	
	Minor Variations				(2,217)
	Total Expenditure Variation				123,317 (a)
	EARMARKED RESERVES				
	Utilised 2024/25				0
	Proposed contribution c/fwd to 2025/26				0
	Net movement in earmarked reserves				0
	Total Expenditure variation after Earmarked Reserves				123,317

Leisure Services

Code	Leisure Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	2,491,983	2,551,123	59,140	2.4%
2000	Premises	1,612,550	1,373,288	(239,262)	-14.8%
3000	Transport	6,400	2,643	(3,757)	-58.7%
4000	Supplies and Services	291,950	326,856	34,906	12.0%
Total Direct Expenditure		4,402,883	4,253,911	(148,972)	-3.4%
7000	External Income	(3,419,580)	(3,690,211)	(270,631)	-7.9%
Net Direct Expenditure		983,303	563,700	(419,603)	-42.7% (a)
Total Leisure Services Expenditure		983,303	563,700	(419,603)	-42.7%
Leisure Services - Service units					
RS100	Leis Facilities Maint & Equip	468,920	309,538	(159,382)	-34.0%
RS110	Leisure Management & Admin	84,120	116,697	32,577	38.7%
RS140	Exe Valley Leisure Centre	226,700	(71,912)	(298,612)	-131.7%
RS150	Lords Meadow Leisure Centre	174,773	154,305	(20,468)	-11.7%
RS155	Leisure Land Rents	(13,820)	(13,627)	193	1.4%
RS160	Culm Valley Sports Centre	42,610	68,698	26,088	61.2%
Total Leisure Services Expenditure		983,303	563,700	(419,603)	-42.7%
				£	£
Total Expenditure Variation					(419,603) (a)
Major Cost Changes					
Leisure vacancy savings less than the budgeted £150k				68,000	
Leisure rates charge higher than budgeted				20,600	
RS160	CVSC LED lighting works - Funded from Earmarked reserve			47,953	
Overspend on software costs due to implementation of new Leisure Management System				23,000	
					136,553
Major Cost Savings					
Leisure maintenance underspend - off-set by earmarked reserve				(121,910)	
Leisure utilities underspend				(203,480)	
					(325,390)
Major Changes in Income Levels					
Leisure income up mainly due to increase in memberships				(270,000)	
					(270,000)
Minor Variations					
					39,234
Total Expenditure Variation					(419,603) (a)
EARMARKED RESERVES					
Utilised 2024/25					
RS160	EQ785 - CVSC LED lighting			(47,953)	
Proposed contribution c/fwd to 2025/26					
RS100	EQ764 - Leisure maintenance underspends			120,000	
Net movement in earmarked reserves					72,047
Total Expenditure variation after Earmarked Reserves					(347,556)

Waste Services

Code	Waste Services	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	4,169,660	3,803,304	(366,356)	-8.8%
3000	Transport	1,104,652	1,106,492	1,840	0.2%
4000	Supplies and Services	866,310	870,810	4,500	0.5%
	S106 Expenditure		0	0	
	Total Direct Expenditure	6,548,010	5,888,033	(659,977)	-10.1%
7000	External Income	(3,374,700)	(3,482,086)	(107,386)	-3.2%
	Net Direct Expenditure	3,173,310	2,405,947	(767,363)	-24.2% (a)
	Total Waste Services Expenditure	3,173,310	2,405,947	(767,363)	-24.2%
	Waste Services - Cost Centres				
FM100	Fleet Management	58,250	23,305	(34,945)	-60.0%
WS650	Street Cleansing	576,632	493,407	(83,225)	-14.4%
WS700	Refuse Collection	493,220	391,728	(101,492)	-20.6%
WS710	Trade Waste Collection	(183,120)	(191,965)	(8,845)	-4.8%
WS725	Kerbside Recycling	1,535,780	1,310,636	(225,144)	-14.7%
WS750	Waste Management Staff Unit	319,760	306,124	(13,636)	-4.3%
WS770	Unit 3 Carlu Close	372,788	72,712	(300,076)	-80.5%
	Total Waste Services Expenditure	3,173,310	2,405,947	(767,363)	-24.2%
	Total Expenditure Variation			£	£
					(767,363) (a)
	Major Cost Changes				
WS650	Additional agency costs due to vacancies			8,000	
WS700	Additional agency costs due to vacancies			66,000	
WS700	Additional fleet costs due to repairs - EMR funded			16,320	
WS700	Vehicle hire costs			40,600	
WS700	DCC Shared Savings Scheme - prior year actuals reduced			79,600	
WS725	Additional agency costs due to vacancies			111,670	
WS725	Vehicle hire costs for recycling advisors			18,000	
WS725	Additional fleet costs due to repairs - EMR funded			8,665	
WS725	Baler repairs due to breakdowns			58,200	
					407,055
	Major Cost Savings				
WS650	Salary savings due vacancies			(60,000)	
WS650	Reduced fleet costs due to delay in sweeper delivery - EMR contribution			(9,500)	
WS750	Salary saving due to removal of apprentice posts			(15,000)	
FM100	Salary saving due to vacancy			(32,000)	
WS710	Fuel prices lower than budget forecast			(14,700)	
WS710	Reduced requirement for agency staff			(11,850)	
WS700	Salary savings due vacancies and removal of driver supplement			(220,000)	
WS700	Fuel prices lower than budget forecast			(45,500)	
WS700	Insurance premium for fleet lower than expected due to insurance provider allocation of costs			(17,460)	
WS725	Salary savings due vacancies and removal of driver supplement			(214,000)	
WS725	Fuel prices lower than budget forecast			(44,100)	
WS725	Insurance premium for fleet lower than expected due to insurance provider allocation of costs			(14,400)	
WS770	Maintenance underspend on Carlu Depot - EMR contribution			(54,490)	
WS770	Rental charges for Carlu Depot now treated as a Finance Lease - Rental underspend is off-set by depreciation charge below the line			(172,180)	
					(925,180)
	Major Changes in Income Levels				
WS650	Increased internal income			(15,000)	
WS710	Reduced income from Trade customers			16,000	
WS700	Increased income from bulky waste, garden waste charges and recharges to other authorities			(18,800)	
WS725	Increased income from recycle			(163,000)	
					(180,800)
	Minor Variations				(68,438)
	Total Expenditure Variation				(767,363) (a)

Waste Services

EARMARKED RESERVES		
Utilised 2024/25		
WS700	Fleet maintenance overspend utilisation of EMR - WS700	(16,320)
WS725	Fleet maintenance overspend utilisation of EMR - WS725	(8,665)
Proposed contribution c/fwd to 2025/26		
WS650	Fleet maintenance underspend contribution back to EMR - WS650	9,488
WS700	EQ876 - Carlu maintenance underspend	46,700
Net movement in earmarked reserves		31,203
Total Expenditure variation after Earmarked Reserves		(736,160)

HOUSING REVENUE ACCOUNT OUTTURN SUMMARY 2024/25

Appendix 2

Code	Housing Revenue Account	2024/25 Budget £	2024/25 Actual £	Variance £	Variance %
1000	Employees	4,217,650	3,906,155	(311,495)	-7.4%
2000	Premises	483,100	648,103	165,003	34.2%
3000	Transport	291,930	248,435	(43,495)	-14.9%
4000	Supplies and Services	8,140,100	6,685,869	(1,454,231)	-17.9%
Total Direct Expenditure		13,132,780	11,488,562	(1,644,218)	-12.5%
7000	External Income	(16,176,260)	(15,456,295)	719,965	4.5%
Total Direct Income		(16,176,260)	(15,456,295)	719,965	-4.5%
Net Direct Expenditure/Income		(3,043,480)	(3,967,733)	(924,253)	30.4%
5000	Internal Recharges	1,957,080	1,856,740	(100,340)	-5.1%
6500	Capital Charges	1,086,400	2,110,993	1,024,593	94.3%
Total Indirect Expenditure		3,043,480	3,967,733	924,253	-30.4%
Total HRA Expenditure		0	0	(0)	(a)
Income					
SHO01	Dwelling Rents Income	(14,640,680)	(14,320,487)	320,193	-2.2%
SHO04	Non Dwelling Rents Income	(534,350)	(531,649)	2,701	-0.5%
SHO07	Leaseholders' Service Charges	(29,000)	(34,817)	(5,817)	20.1%
SHO08	Contributions Towards Expenditure	(216,500)	(152,102)	64,398	-29.7%
SHO10	H.R.A. Investment Income	(573,830)	(458,666)	115,164	-20.1%
SHO11	Miscellaneous Income	(6,000)	(5,389)	611	-10.2%
Services					
SHO13A	Repairs and Maintenance	6,065,780	6,867,791	802,011	13.2%
SHO17A	Housing and Tenancy Services	3,154,560	2,968,508	(186,052)	-5.9%
Accounting entries 'below the line'					
SHO29	Bad Debt Provision Movement	300,000	97,341	(202,659)	-67.6%
SHO30	Share of Corporate And Democratic Costs	414,500	455,466	40,966	9.9%
SHO32	H.R.A. Interest Payable	1,222,310	873,149	(349,161)	-28.6%
SHO34	H.R.A. Transfers to earmarked reserves	1,294,950	1,261,558	(33,392)	-2.6%
SHO36	Financing of capital expenditure	1,086,400	2,110,993	1,024,593	94.3%
SHO37	Capital Receipts Reserve Adjustment	(20,800)	(20,800)	0	0.0%
SHO38	Major Repairs Allowance	2,635,000	2,771,679	136,679	5.2%
SHO42	Accumulated absences adjustment	0	1,722	1,722	
SHO45	Renewable Energy Transactions	(152,340)	(157,099)	(4,759)	3.1%
Subtotal before final EMR transfer		0	1,727,199	1,727,199	
Final EMR transfer		0	(1,727,199)	(1,727,199)	
Total HRA Expenditure		0	0	0	
				£	£
Total HRA Expenditure Variation					1,727,199 (a)
Major Cost Changes					
SHO13A	Salary underspend due to delays in recruitment and delayed usage of contingencies to fund compliance			(472,600)	
SHO13A	External contractors & materials overspend due to vacancies and inflation - Disabled Adaptations - has led to increased income (see SHO13A below)			72,700	
SHO13A	External contractors & materials overspend due to vacancies and inflation - Voids			421,500	
SHO13A	External contractors & materials overspend due to vacancies and inflation - Responsive Repairs			372,300	
SHO13A	Costs of abortive ZedPods capital projects transferred to revenue			455,300	
SHO13A	Costs of converting St. George's Court to over 60s housing units and creating communal spaces			148,700	
SHO13A	Transport underspend due to lower fuel usage, external hire and purchases			(61,600)	
SHO17A	Salary underspend due to delays in recruitment			(163,800)	
SHO17A	Council tax / utility costs on void properties overspend			166,500	
SHO17A	Anticipated sewer repair costs not required			(30,000)	
SHO17A	Underspend on disrepair claims			(23,000)	
SHO17A	Reduced level of Homeloss payments			(43,300)	
SHO17A	New fee introduced for Regulator of Social Housing			14,700	
SHO29	Reduction in provision for bad debts due to decreasing arrears			(202,700)	
SHO32	Increase in Past Service Pension Costs			10,700	
SHO32	Reduction in interest payable on HRA debt due to lower borrowing			(349,200)	
Various	Reduction in internal recharges			(100,300)	
SHO36	Increase in MRP due to sale of Post Hill site			1,115,400	
					1,331,300

HOUSING REVENUE ACCOUNT OUTTURN SUMMARY 2024/25

Appendix 2

Major Changes in Income Levels		
SHO01	Provision for rent refunds due to Formula Rent error	234,000
SHO01	Reduction in income Q4 due to rent adjustment for Formula Rent error	55,700
SHO01	St George's Court delay in letting properties	30,000
SHO10	Reduction in HRA Investment income due to lower cash balances held	115,200
SHO13A	Increased income from Disabled Adaptations	(165,000)
SHO08	Reduction in contributions to expenditure - rechargeable repairs	64,400
		334,300
Minor Variances totalling		
		61,599
Total HRA Expenditure Variation		1,727,199 (a)
EARMARKED RESERVES (memorandum account)		
		£ £
Utilised 2024/25		
	Housing Maintenance Fund final reserve transfer	(1,727,199)
Proposed contribution c/fwd to 2025/26		
	Budgeted transfer to the Loan Premium Deficit reserve	906,645
	Budgeted transfer to Vehicle Reserve	50,000
	Budgeted transfer to Renewable Energy Reserve	157,249
	Budgeted transfer to the Affordable Rent Surplus	200,100
Net movement in earmarked reserves		(413,205)
Total Expenditure variation after Earmarked Reserves		1,313,994

GENERAL FUND AND HOUSING REVENUE ACCOUNT EARMARKED RESERVES SUMMARY 2024/25

Appendix 3

EARMARKED RESERVES AT 31 March 2025

General Fund Revenue Reserves	Cost Centres	B/F 31/3/24	(Cont To Emr)	+ Utilisation of EMR	Final Closing Transfers	C/F 31/3/25
		£	£	£	£	£
Revenue contribution to Capital Earmarked Reserves	EQ650	(185,165)	0	110,395	0	(74,770)
Private Sector Housing Grants EMR	EQ652	(82,251)	0	0	0	(82,251)
New Homes Bonus Reserve	EQ653	(1,800,884)	0	131,221	0	(1,669,663)
Economic Development EMR	EQ654	(101,000)	0	0	0	(101,000)
ICT Projects Reserve	EQ655	(506,104)	0	4,095	(88,000)	(590,009)
Cullompton Rail Station	EQ656	(55,522)	0	0	0	(55,522)
Flood Defence Ashleigh Park Bampton	EQ657	(67,000)	0	0	0	(67,000)
NNDR Reserve	EQ659	(801,338)	0	0	(957,242)	(1,758,579)
Gen Reserves	EQ660	(9,199)	0	0	0	(9,199)
High St Innovator Payment	EQ681	(510)	0	0	0	(510)
Car Park Machine Replacement	EQ686	(18,000)	(3,000)	0	0	(21,000)
Crediton Market Square Resurfacing	EQ699	(16,579)	0	0	0	(16,579)
Multi-Storey Planned Works (CP520)	EQ706	(50,000)	0	0	0	(50,000)
Resurfacing Amenity Car Parks (CP530)	EQ707	(70,682)	0	0	0	(70,682)
Struct Surfacing P&D Car Parks (CP540)	EQ708	(84,340)	0	0	0	(84,340)
CCTV Initiatives Tiv TC Proj (ES200)	EQ709	(25,000)	(20,000)	0	0	(45,000)
Community Safety Partnership (ES256)	EQ710	(11,324)	0	0	0	(11,324)
Private Sector Housing (ES354)	EQ711	(69,032)	0	7,200	0	(61,832)
PSH - Rogue Landlord Grant	EQ712	(43,027)	0	43,027	0	0
Parks & Open Spaces Shelter Maint (ES450)	EQ713	(42,381)	(21,270)	-	0	(63,651)
Parks & Open Spaces Tree Inspection (ES450)	EQ714	(25,426)	0	0	0	(25,426)
Play Areas Works	EQ715	(79,830)	(50,000)	0	0	(129,830)
Corporate Training (HR200)	EQ718	(20,000)	0	0	(51,000)	(71,000)
District Elections (LD201)	EQ720	0	(25,000)	0	0	(25,000)
Elected Members Training (LD300)	EQ721	(20,000)	0	0	0	(20,000)
PR400 Economic Development	EQ722	(133,111)	(7,147)	77,431	0	(62,827)
Brownfield Shared Plan DCLG (PR600)	EQ726	(36,260)	0	0	0	(36,260)
Statutory Development Plan (PR810)	EQ728	(671,148)	(274,499)	180,000	0	(765,647)
Custom Build Grant (PR810)	EQ729	(76,277)	0	0	0	(76,277)
Community Housing Fund	EQ741	(104,595)	0	17,067	0	(87,528)
Homelessness Support	EQ742	(428,753)	(200,000)	50,000	0	(578,753)
Rough Sleeping Initiative	EQ743	(115,913)	0	0	0	(115,913)
Waste Options Report	EQ745	(15,290)	0	0	0	(15,290)
Food Protection	EQ746	(14,550)	0	0	0	(14,550)
Business Systems	EQ749	(136,239)	(50,000)	23,870	0	(162,369)
Fleet Contract Fund	EQ756	(1,301,694)	(778,625)	802,124	(200,000)	(1,478,195)
Waste Infrastructure	EQ769	(617,700)	0	23,140	0	(594,560)
Industrial Unit Specific Maintenance	EQ771	(116,080)	0	0	0	(116,080)
Tree Works	EQ773	(27,300)	0	0	0	(27,300)
Planning Legal Expense Reserve	EQ774	(200,000)	0	0	0	(200,000)
Building Control EMR	EQ775	(53,420)	0	0	0	(53,420)
HFX System Upgrade - HR	EQ778	(25,000)	0	0	0	(25,000)
Play Area-Paddling Pool Resin	EQ779	(30,000)	0	0	0	(30,000)
J28 Cullompton	EQ781	(90,341)	0	54,508	0	(35,833)
Planning New Burdens Grants	EQ782	(56,354)	0	0	0	(56,354)
Climate Change Grant	EQ785	(76,102)	(88,720)	47,953	0	(116,869)
Carlu Close Specific Projects	EQ786	(120,000)	(46,700)	0	0	(166,700)
NDR New Burdens Grants	EQ787	(168,018)	0	74,540	0	(93,478)
Boundary Review	EQ788	(33,072)	0	0	0	(33,072)
PR400-Street Name Post Replace	EQ802	(12,520)	0	0	0	(12,520)
Neighbourhood Planning Funding	EQ821	(16,843)	0	10,347	0	(6,497)
Culm Garden Village Project	EQ824	(165,787)	0	118,898	0	(46,889)
Flood Projects (PS400)	EQ826	(42,400)	0	34,290	0	(8,110)
Phoenix Hse Replace Fire Panel (PS810)	EQ827	(438,289)	0	0	0	(438,289)
Old Road Depot (PS850)	EQ829	(126,000)	(60,000)	0	0	(186,000)
Insurance MMI (CM300)	EQ835	(86,278)	0	0	0	(86,278)
Property Maintenance Reserve	EQ837	(1,076,936)	(651,400)	1,043,863	(251,000)	(935,473)
GF Shops (PS)	EQ838	(274,090)	(279,958)	0	0	(554,048)
Equipment Sinking Fund	EQ684 & EQ750-755 & EQ839	(193,860)	0	120,609	0	(73,251)
Maintenance Sinking Fund	EQ685 & EQ763-767	(1,069,063)	(202,700)	122,526	0	(1,149,237)
Plant Sinking Fund	EQ760-761	(254,030)	(52,420)	-	0	(306,450)

GENERAL FUND AND HOUSING REVENUE ACCOUNT EARMARKED RESERVES SUMMARY 2024/25

Appendix 3

EARMARKED RESERVES AT 31 March 2025

IT Government Grant	ER001	(53,479)	(15,000)	25,300	0	(43,179)
Domestic Abuse Grant	ER004	(27,500)	0	0	0	(27,500)
Amory Park	ER005	(125,000)	(41,700)	0	0	(166,700)
Legal Services - Additional Staffing Costs	ER006	(11,500)	0	0	0	(11,500)
Property Services Staffing	ER007	(129,100)	0	0	0	(129,100)
Customer Services Staffing	ER008	(20,791)	0	0	0	(20,791)
S106 Smoothing Reserve	ER009	(127,895)	0	0	0	(127,895)
Shared Prosperity Fund EMR	ER010	(22,183)	0	0	0	(22,183)
Devon Housing Commission Pool	ER011	(38,760)	0	38,760	0	0
PS Access Database	ER014	(115,000)	0	0	0	(115,000)
Land Charges HMLR Projects	ER015	(60,000)	0	0	0	(60,000)
ER016	ER016	0	(106,828)	0	0	(106,828)
Public Conv Maint S-Fund	ER017	(10,000)	0	0	0	(10,000)
10 Phoenix Lane Maint S-Fund	ER018	(10,000)	0	0	0	(10,000)
Coggans Well Maint S-Fund	ER019	(41,000)	0	0	0	(41,000)
Total General Fund Revenue Reserves		(13,380,115)	(2,974,966)	3,161,164	(1,547,242)	(14,741,160)

Section 106	Various	0	(1,000,291)	0	0	(1,000,291)
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Developers Maintenance Reserves	Cost Centres	B/F 31/3/24	(Cont To Emr)	+ Utilisation of EMR	Final Closing Transfers	C/F 31/3/25
Dev Cont Linear Park	EQ638	(25,958)	0	4,170	0	(21,788)
W52 Popham Close Comm Fund	EQ640	(6,290)	0	1,950	0	(4,340)
W67 Moorhayes Com Dev Fund	EQ641	(6,883)	0	1,630	0	(5,253)
W69 Fayrecroft Willand Ex West	EQ642	(14,880)	0	4,620	0	(10,260)
W70 Developers Contribution	EQ643	(13,158)	0	6,650	0	(6,508)
Dev Cont Winswood Crediton	EQ644	(19,158)	0	3,080	0	(16,078)
Total Developers Maintenance Reserves		(86,327)	0	22,100	0	(64,227)

Total Developers Contributions / S106 Funds	(86,327)	(1,000,291)	22,100	0	(1,064,518)
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TOTAL GENERAL FUND EARMARKED RESERVES	B/F 31/3/24	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/3/25
	(13,466,442)	(3,975,257)	3,183,264	(1,547,242)	(15,805,678)

HRA Earmarked Reserves	Cost Centres	B/F 31/3/24	(Cont To Emr)	+ Utilisation of EMR	Transfers	C/F 31/3/25
HRA Sewage Treatment Plant works	EQ691	(30,000)	0	0	0	(30,000)
Renewable Energy Fund E.M.R.	EQ692	(745,894)	(157,249)	367,582	0	(535,561)
HRA Affordable Rent Surplus	EQ693	(393,671)	(200,100)	144,000	0	(449,771)
Housing Maintenance E.M.R.	EQ694	(13,943,205)	0	78,459	1,727,199	(12,137,547)
HRA Premium Deficit for PWLB loan	EQ696	(5,927,615)	(906,645)	0	0	(6,834,261)
Hra Decarbonisation Reserve	ER012	(189,440)	0	0	0	(189,440)
HRA Vehicle Reserve	ER013	(100,000)	(50,000)	0	0	(150,000)
Total HRA EARMARKED RESERVES		(21,329,826)	(1,313,994)	590,042	1,727,199	(20,326,579)

GRAND TOTAL OF MDDC EARMARKED RESERVES	(34,796,268)	(5,289,251)	3,773,305	179,957	(36,132,257)
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General Fund

Ref	Manager	Area	Project Title	Total Budgeted Capital Programme (2024/25 Onwards) £000's	Total Deliverable Programme (2024/25) £000's	Total Spend £000's	Variance	Variance Type	Explanation of Variances
GF1002	Tanya Wenham	Private Sector Housing	DFG and other private sector grants	3,000,000	550,000	867,118	317,118	Overspend	Increase in DFG applications and increased staffing costs. Overspend to be funded by previous underspends accumulated. Overspend should lead to increase grant allocation for 2025/26 as demand driven.
GF1006	Lisa Lewis / Brian Trebilcock	Other	Laptop/Desktop Refresh	500,000	80,000	45,210	-34,790	Underspend	Reduced requirement for replacement devices
GF1007	Lisa Lewis / Brian Trebilcock	Other	Audio/Video replacement for Phoenix House	140,000	0	9,556	9,556	Overspend	Small increase in costs vs initial forecast
GF1008	Andy Mackie	Leisure	All leisure sites replacement management/site access system (Hardware Element)	200,000	200,000	0	-200,000	Slippage	Project being scoped now LMS procurement complete
GF1012	Andy Mackie	Leisure	Reception infrastructure	160,000	160,000	0	-160,000	Slippage	Going back out to tender as no supplier was identified first time round
GF1016	Tim Powell	Leisure	CHP -Replacement future energy saving project	180,000	180,000	156,756	-23,244	Slippage	£375,681 funded by Sports England. Total cost expected to be £440k
GF1018	Andy Mackie	Leisure	Fitness Studio renewal of equipment	150,000	150,000	148,237	-1,763	Underspend	
GF1028	Jason Ball	Other MDDC Buildings	Additional electric car charging points	80,000	80,000	0	-80,000	Slippage	MSCP to be covered under solar project. Other car parks mainly covered by LEVI scheme. Look to re-vision this project for possible community partnership projects
GF1030	Alex Adams	Other MDDC Buildings	Etarmis - Security Swipe - (linked to security project)	40,479	40,479	6,221	-34,259	Underspend	Slipped due to snagging defect - project now complete.
GF1031	Alex Adams	Other MDDC Buildings	Building Mgmt System for Heating Control	103,000	103,000	2,970	-100,030	Slippage	Project delayed until 2025/26 - currently being scoped
GF1039	Darren Beer	Other	Baler	500,000	500,000	0	-500,000	Slippage	Project delayed until 2025/26 due to depot redevelopment to meet EA requirements
GF1040	Darren Beer	Other	PDA's for cabs	150,000	150,000	0	-150,000	Slippage	Project delayed until 2025/26 due to procurement timeframe
GF1041	Adrian Welsh	HIF	CA719 Cullompton Town Centre Relief Road (HIF)	29,757,000	13,216,000	2,098,490	-11,117,510	Slippage	Project is progressing to the agreed Homes England timescale and milestones
GF1044	Tim Powell	Leisure	Leisure - Improved Disabled Toilet facilities	16,252	16,252	3,263	-12,989	Underspend	Project costs split across sites - overall minor underspend against deliverable budget
GF1046	Tim Powell	Leisure	Leisure - Improved Disabled Toilet facilities - CPT	74,972	74,972	82,854	7,882	Overspend	
GF1056	Keith Ashton	Other	Fire Dampeners - Corporate sites	37,042	37,042	0	-37,042	No Longer Required	Works complete in 2023/24
GF1061	Keith Ashton	Other MDDC Buildings	Depot Development - Waste & Recycling	3,750,000	250,000	23,140	-226,860	Slippage	Budget being used for the expansion of Carlu Close following Cabinet approval on 15th Oct
GF1065	Lisa Lewis / Brian Trebilcock	Other	Server farm expansion/upgrades	682,000	257,000	183,968	-73,032	Slippage	Some purchases and contractor service still required
GF1074	Tim Powell	Leisure	Evic Ashp - Salix Round 3 Funding	0	0	-28,827	-28,827	Underspend	
GF1075	Tim Powell	Leisure	Evic Gshp - Salix Round 3 Funding	0	0	22,903	22,903	Overspend	Project costs split across sites - overall minor overspend against deliverable budget
GF1076	Tim Powell	Leisure	Lmic Ashp - Salix Round 3 Funding	0	0	29,905	29,905	Overspend	
GF1079	Tanya Wenham	Private Sector Housing	HMO Scheme 1	26,000	26,000	0	-26,000	No Longer Required	No work required in 2024/25
GF1083	Darren Beer	Other	Vehicle leasing - Caretaking Services	30,000	30,000	26,747	-3,253	Underspend	Capital costs below forecast for vehicle
GF1087	Tanya Wenham	Private Sector Housing	Hfu Scheme 5 Marshall Close	0	0	12,678	12,678	Overspend	No budget in 2024/25 as work originally forecast to complete in 2023/24. Spend to be funded from grant allocation
GF1089	Adrian Welsh	Other	Shared Prosperity Fund - Year 3	231,563	231,563	221,392	-10,170	Underspend	Minor underspend
GF1090	Adrian Welsh	Other	Rural England Prosperity Fund - Year 2	672,402	672,402	667,690	-4,712	Underspend	Minor underspend
GF1091	Tanya Wenham	Private Sector Housing	HFU Scheme 3 - 15 Temple Crescent	14,212	14,212	23,834	9,622	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1092	Tanya Wenham	Private Sector Housing	Hfu Scheme 19a Westexe South	0	0	136	136	Overspend	No budget in 2024/25 as work originally forecast to complete in 2023/24. Spend to be funded from grant allocation
GF1093	Tanya Wenham	Private Sector Housing	HFU 4 Coldridge Rd	33,054	33,054	34,193	1,139	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1094	Tanya Wenham	Private Sector Housing	HFU 30 Temple Crescent	33,765	33,765	23,395	-10,370	Underspend	Scale of work required less than originally forecast.
GF1095	Tanya Wenham	Private Sector Housing	HFU - 9 Hammett Road	4,241	4,241	12,393	8,152	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1096	Tanya Wenham	Private Sector Housing	HFU - 68 Belmont Road	4,171	4,171	9,219	5,048	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1097	Tanya Wenham	Private Sector Housing	HFU - 67 Knightwood	9,275	9,275	56,818	47,543	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1098	Tanya Wenham	Private Sector Housing	HFU - 8 Hillcrest	2,781	2,781	14,427	11,646	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from grant allocation
GF1101	Adrian Welsh	Other	EUE Community Centre	0	0	15,000	15,000	Overspend	Initial design works not budgeted for in 2024/25. Postponed due to rising construction costs
GF1107	Keith Ashton	Other	Fire Safety Measures	200,000	200,000	271,863	71,863	Overspend	Scale of work required greater than originally forecast. Overspend to be funded from maintenance reserve
GF1109	Tim Powell	Other MDDC Buildings	Diesel Tank	65,000	65,000	0	-65,000	Slippage	Project delayed until 2025/26 due to depot redevelopment to meet EA requirements
GF1110	Alex Adams / Andy Mackie	Leisure	Wetside resin floor replacement	90,000	90,000	0	-90,000	Slippage	Works taking place in April & May 2025
GF1111	Alex Adams / Andy Mackie	Leisure	Wetside resin floor replacement	90,000	90,000	0	-90,000	Slippage	Works taking place in April & May 2025
GF1113	Steve Densham	Other	LED upgrade	65,000	65,000	0	-65,000	Slippage	Procurement incomplete
GF1114	Andy Mackie	Leisure	Chemical/Salt Storage at back of building - Associated plant to go with this	60,000	60,000	41,232	-18,768	Underspend	Budget was based on an initial estimate
GF1115	Andy Mackie	Leisure	Chemical/Salt Storage at back of building - Associated plant to go with this	60,000	60,000	45,213	-14,787	Underspend	Budget was based on an initial estimate
GF1116	Steve Densham	Other	Widen Riverside Path	20,000	20,000	0	-20,000	Slippage	Procurement incomplete
GF1117	Steve Densham	Other	Fencing end of life	125,000	125,000	0	-125,000	Slippage	Pending review of play areas (inc with parish) as to retention or closure
GF1118	Steve Densham	Other	Rubber floor tile replacements	100,000	100,000	0	-100,000	Slippage	Pending review of play areas (inc with parish) as to retention or closure
GF1119	Steve Densham	Other	LED lighting replacement	20,000	20,000	0	-20,000	Slippage	Procurement incomplete
GF1120	Steve Densham	Other	Becks Square resurfacing & lining	30,000	30,000	0	-30,000	Slippage	Procurement incomplete
GF1122	Darren Beer	Other	Vehicle leasing - Street Cleansing	410,000	100,000	161,684	61,684	Overspend	Capital costs above forecast for vehicles
GF1123	Darren Beer	Other	Vehicle leasing - Refuse	1,655,000	900,000	913,538	13,538	Overspend	Capital costs above forecast for vehicles
GF1124	Darren Beer	Other	Vehicle leasing - Trade Waste	330,000	160,000	206,859	46,859	Overspend	Capital costs above forecast for vehicles
GF1125	Darren Beer	Other	Vehicle leasing - Recycling	390,000	150,000	161,290	11,290	Overspend	Capital costs above forecast for vehicles
GF1126	Keith Ashton	Other MDDC Buildings	Property Leasing - Carlu Close	1,330,000	1,330,000	1,634,307	304,307	Overspend	Overspend due to depot expansion, partly funded by redirection of GF1061
GF1131	Tim Powell	Leisure	Cvsc Psds Salix Project 4	317,500	317,500	37,500	-280,000	Slippage	Project delayed due to lack of bids for work - now contracted and underway
GF1132	Tanya Wenham	Private Sector Housing	Homeless Accommodation - The Laurels	0	0	6,650	6,650	Overspend	No budget set for 2024/25 as project identified after capital programme budget set
GF1133	Paul Deal	Other	Credition GP Surgery Top-Up Loan	0	0	126,606	126,606	Overspend	In-year Top-Up loan to same GP Surgery
General Fund Subtotals				45,939,710	20,988,710	8,376,430	-12,612,280		

Housing Revenue Account

Ref	Manager	Area	Project Title	Total Budgeted Capital Programme (2024/25 Onwards) £000's	Total Deliverable Programme (2024/25) £000's	Total Spend £000's	Variance	Variance Type	Explanation of Variances
HRA1001	Steve Bennett	HRA Projects	Garage Mods	450,000	150,000	209,273	59,273	Overspend	The works have been accelerated and are now further ahead in the programme than planned, which will not impact the long term budget.
HRA1002	Steve Bennett	HRA Projects	Roofing	3,000,000	600,000	621,634	21,634	Overspend	Small overspend due to emergency works
HRA1003	Steve Bennett	HRA Projects	Decent Homes	1,185,000	395,000	269,037	-125,963	Underspend	Following additional on site surveys, the works were not required as soon as initially anticipated freeing up the budget to be used on similar works elsewhere
HRA1004	Steve Bennett	HRA Projects	Fire Safety	130,000	40,000	62,967	22,967	Overspend	The works have been accelerated to cover changes to emergency lighting legislation.
HRA1005	Steve Bennett	HRA Projects	Window/Doors	2,000,000	400,000	488,888	88,888	Overspend	The works have been accelerated where required, utilising the Decent Homes budget more efficiently
HRA1006	Steve Bennett	HRA Projects	Heating	2,075,000	405,000	397,527	-7,473	Underspend	Small underspend
HRA1007	Steve Bennett	HRA Projects	Renewables	1,250,000	250,000	367,582	117,582	Overspend	Offset by underspend in 2023/24
HRA1008	Steve Bennett	HRA Projects	Adaptations	1,600,000	310,000	385,422	75,422	Overspend	Overspend is down to one extremely complex adaptation.
HRA1009	Mike Lowman	HRA Projects	Project 15	4,477,857	3,000,000	2,882,021	-117,979	Slippage	Small delay in project delivery
HRA1010	Mike Lowman	HRA Projects	Project 18	960,013	960,013	1,296,224	336,211	Accelerated	Project ahead of schedule - additional budget in 2025/26 capital programme
HRA1011	Mike Lowman	HRA Projects	Project 10	1,871,013	1,371,013	2,628,307	1,257,294	Accelerated	Project ahead of schedule - additional budget in 2025/26 capital programme
HRA1012	Mike Lowman	HRA Projects	Project 14 - Crofts	1,212,740	1,212,740	1,307,786	95,046	Overspend	Project completed with overspend which includes additional parking provision
HRA1014	Mike Lowman	HRA Projects	Project 9	753,000	753,000	1,592,261	839,261	Accelerated	Project ahead of schedule - additional budget in 2025/26 capital programme
HRA1016	Mike Lowman	HRA Projects	Project 11	835,767	835,767	37,159	-798,608	Slippage	Slippage due to project delays where other projects within the pipeline have taken priority where funding windows are key
HRA1017	Mike Lowman	HRA Projects	Project 3	1,500,000	1,500,000	0	-1,500,000	Slippage	Delays due to lack of interest on procurement portal
HRA1018	Mike Lowman	HRA Projects	Housing 1-4-1 Scheme - Project 7	0	0	-67,786	-67,786	Underspend	Prior year costs transferred to revenue
HRA1019	Mike Lowman	HRA Projects	Project 41	140,000	140,000	2,867	-137,133	Slippage	Delays due to utility works
HRA1020	Mike Lowman	HRA Projects	Project 25	2,440,000	100,000	58,742	-41,258	Slippage	Small delay in project delivery
HRA1021	Mike Lowman	HRA Projects	Project 8	2,229,500	0	47,335	47,335	Accelerated	Project brought forward in delivery programme
HRA1022	Mike Lowman	HRA Projects	Project 29	30,408	30,408	-62,100	-92,508	No Longer Required	Project cancelled after initial geo tech surveys - prior year costs transferred to revenue
HRA1024	Mike Lowman	HRA Projects	Project 51	386,878	29,195	8,445	-20,750	Slippage	Small delay in project delivery
HRA1025	Mike Lowman	HRA Projects	Project 52	214,390	20,950	3,650	-17,300	Slippage	Small delay in project delivery
HRA1026	Mike Lowman	HRA Projects	Project 37	1,530,000	153,000	67,573	-85,427	Slippage	Small delay in project delivery
HRA1029	Mike Lowman	HRA Projects	Project 33	800,002	800,002	6,326	-793,676	Slippage	Slippage due to project delays where other projects within the pipeline have taken priority where funding windows are key
HRA1031	Mike Lowman	HRA Projects	Project 20	16,497,200	0	-362,800	-362,800	No Longer Required	Project cancelled - prior year costs transferred to revenue
HRA1032	Mike Lowman	HRA Projects	Project 26	1,200,000	0	0	0	No Longer Required	Project cancelled
HRA1033	Mike Lowman	HRA Projects	Project 22	2,800,000	430,000	455,625	25,625	Accelerated	Project ahead of schedule to achieve targets for funding
HRA1035	Mike Lowman	HRA Projects	Project 54	200,000	20,000	0	-20,000	Slippage	Small delay in project delivery
HRA1038	Mike Lowman	HRA Projects	Project 23	4,100,000	400,000	394,553	-5,447	Accelerated	Project ahead of schedule to achieve targets for funding
HRA1050	Mike Lowman	HRA Projects	Modular Housing - Shapland Place Tiverton (8)	0	0	7,096	7,096	Overspend	Small overspend
HRA1053	Mike Lowman	HRA Projects	C/Hse Build Queensway Tiverton	0	0	31,547	31,547	Overspend	Retention payment
HRA1055	Steve Bennett	HRA Projects	Void Capital Works	750,000	140,000	123,400	-16,600	Underspend	Small underspend
HRA1056	Steve Bennett	HRA Projects	Double Glazed Unit Replacement	100,000	20,000	0	-20,000	Slippage	Funding to be slipped into future years
HRA1057	Steve Bennett	HRA Projects	Structural	1,350,000	250,000	266,494	16,494	Overspend	Small overspend due to emergency works
HRA1058	Steve Bennett	HRA Projects	Responsive capital works	600,000	100,000	138,280	38,280	Overspend	The works have been accelerated where required, utilising the Decent Homes budget more efficiently
HRA1062	Mike Lowman	HRA Projects	Rtb Buyback - 77 Butt Parks	0	0	225,258	225,258	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA1064	Mike Lowman	HRA Projects	Rtb Buyback - 10 Appledore Close	0	0	90,040	90,040	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA1066	Mike Lowman	HRA Projects	Rtb Buyback - 73 Lazenby Road	0	0	230,335	230,335	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA1067	Mike Lowman	HRA Projects	Rtb Buyback - 11 Hammet Rd	0	0	235,332	235,332	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA1068	Mike Lowman	HRA Projects	Rtb Buyback - 11a Westexe South	0	0	155,267	155,267	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA1069	Mike Lowman	HRA Projects	Rtb Buyback - 12 Butler Close	0	0	130,153	130,153	Overspend	RTB buy backs not budgeted for although funds are available from RTB receipts
HRA Subtotals				58,668,767	14,816,087	14,731,718	-84,369		
Grand Totals				104,608,477	35,804,797	23,108,148	-12,696,649		

Variance Type	General Fund	HRA	Overall
Overspend	1,141,126	1,640,614	2,781,740
Underspend	- 174,688	- 217,823	- 392,510
Slippage	- 13,515,676	- 3,552,130	- 17,067,806
Accelerated	-	2,500,278	2,500,278
No Longer Required	- 63,042	- 455,308	- 518,350
	- 12,612,280	- 84,369	- 12,696,649
			0

Funding Type	General Fund	HRA	Overall
Capital Grants	4,218,412	3,811,166	8,029,578
Capital Receipts	215,237	992,247	1,207,484
Revenue	654,014	3,115,106	3,769,119
Borrowing	3,288,767	6,813,200	10,101,967
Total Funding	8,376,430	14,731,718	23,108,148

Report for: Cabinet

Date of Meeting:	17 th June 2025
Subject:	Shared Prosperity Fund (SPF) & Rural England Prosperity Fund (REPF): 2024/25 Closure and 2025/26 Delivery
Cabinet Member:	Cllr Steven Keable, Cabinet Member for Planning & Economic Regeneration
Responsible Officer:	Richard Marsh, Director of Place & Economy
Exempt:	There are no exemptions within the documents
Wards Affected:	District wide
Enclosures:	

Section 1 – Summary and Recommendation(s)

To update Members on the closure of the first three years of the SPF programme (2 years in the case of REPF); to seek approval for the proposed delivery plan for 2025/2026; and to seek approval to delegate authority to a grants panel to determine applications for SPF (2025/2026) funding.

Recommendation(s):

That Cabinet:

- 1. Approve the proposed Delivery Plan for 2025/2026 of the Shared Prosperity Fund (shown in Appendix 1);**
- 2. Approve the proposed Delivery Plan for 2025/2026 of the Rural England Prosperity Fund (shown in Appendix 2);**
- 3. Grant delegated authority to the Director of Place and Economy, in consultation with the Cabinet Member for Planning and Economic Regeneration, to make non material changes to the Delivery Plans as required to ensure timely delivery; and**
- 4. Grant delegated authority to a panel consisting of the Cabinet Member for Planning and Economic Regeneration, the Director of Place and**

Economy, and two members of the Economic Development team to determine grant funding requests under £30k.

Section 2 – Report

1.0 Background/Introduction

- 1.1 In April 2022 the previous Government launched the UK Shared Prosperity Fund (UKSPF) as part of its Levelling Up agenda, to reduce inequalities and support economic development and community cohesion. This funding covered the three year period from April 2022 to March 2025, with all areas of the UK receiving a formula-based allocation. The UKSPF replaced funding available under the European Structural and Investment Funds (ESIF). This was subsequently supplemented by the Rural England Prosperity Fund (REPF) to cover the period from April 2023 to March 2025.
- 1.2 The current Government indicated in the Autumn Statement 2024 that it would offer an additional year of Shared Prosperity Funding; subsequently it was announced that there would also be an additional year of Rural England Prosperity Funding. As this funding flows to upper tier Authorities, this 2025/26 funding will be administered by the County Council on behalf of the Combined County Authority – although it has been agreed that delivery will continue to principally be directed through the District Authorities.
- 1.3 This report provides an update to Members on the highly successful delivery of projects of the first three years of the UKSPF programme (two years in the case of REPF). It also sets out the core elements of a proposed delivery programme for this financial year of UKSPF/REPF funding.
- 1.4 Owing to the relatively short notice period from announcement of these funds to the commencement of the financial year (2025/26), and the work pressures introduced by the concurrent closure of the previous funding rounds, it has been necessary to progress this work quickly. However, the initiatives outlined to be funded are those which are considered to best fit the needs of the District and learnings have been taken from previous years' funding to ensure that the proposals are efficient and effective, mindful of finite staffing capacity to ensure timely delivery within the financial year.

2.0 2024/2025 Shared Prosperity Fund Closure

- 2.1 Under the UK Shared Prosperity Fund (UKSPF), the Government allocated £1,069,159 over a three-year period (2022-2025) to Mid Devon, to support economic development and community cohesion. The Government also allocated £816,672 of rural uplift over a two-year period (2023-2025) for Mid Devon to build on and complement the SPF under the Rural England Prosperity Fund (REPF).

- 2.2 The headline position is that over the duration of the two year REPF programme and three year SPF programme, MDDC successfully utilised/spent 99% of REPF funding and 95% of the SPF programme funding.
- 2.3 Clearly, despite the short lead in time to delivery from the original Government announcements, the delays in receiving confirmation of funding and the diversity and volume of the grants given, this performance on spend and utilisation is exceptionally strong - albeit it has not been possible to fully spend all allocations owing to some projects not coming to fruition. This is not surprising given the dependency upon spend by third parties and the reflects the hard work and effort invested by the Economic Development team in proactively managing spend, identifying challenges and slippages and ensuring re-allocation of returned or unutilised funding.
- 2.4 At closure of 2024/25 budget year the breakdown of expenditure against budget was as follows:

	SPF Revenue	SPF Capital	REPF Capital
2024/25 Budget	£453,736.08	£223,752.00	£620,085.27
Actual	£407,006.78	£219,888.39	£608,618.53
% Spend	90%	98%	98%

- 2.5 The most significant element of underspend with regard to the SPF Revenue fund in 2024/25, was £44,904 of unspent Prosper funds which were managed and administered by the County Council. We understand from the County Council that part of the difficulties with spend in this areas related to very stringent restrictions on how these funds could be spent which were applied by Government and a lack of flexibility to react to changing circumstances within the programme timescale. It would appear that there have been some positive changes to the requirements for 2025/26; however the short delivery timescale still remains challenging.

Notable achievements

- 2.6 To further demonstrate the success of the SPF and REPF programmes within Mid Devon, it is possible to give a summary of the significant achievements and outputs realised through the programme and the work of the Economic Development team, supported by the Economy PDG and close work with Members. At a headline level, the programme has:
- Supported 550 enterprises (non-financial support)
 - Supported 37 organisations (non-financial support)
 - Supported 24 potential entrepreneurs (non-financial support)
 - Supported 38 enterprises (receiving grants)
 - Supported 25 organisations (receiving grants)
 - Supported 4 tourism festivals/strategic events across Mid Devon, and;
 - Supported 111 town centre cultural and or tourism events and activities (across Bampton, Crediton, Cullompton and Tiverton)

2.7 To illustrate this further, the following are examples of some of the notable achievements through the SPF/REPF programme:

- Delivery of the Tiverton Swan Trail, which ran from Easter 2024, through to October 2024 half-term culminating in the Swan Auction event, which raised circa £7k for future tourism projects;
- Facilitation and coordination of the inaugural Mid Devon Walking Festival, seeing 35 walking events supported and promoted through the festival;
- Attendance at the Mid Devon Show 2023 and 2024 with our own “Mid Devon Producers” tent featuring 17 of the District’s producers over the two years;
- Working with Food Drink Devon to offer 27 Mid Devon’s Food and Drink businesses network membership and access to specialist business support, marketing and events;
- Supported 20 local producers and eateries with a series of “Meet the Producer” posts on our Visit Mid Devon Facebook page;
- Installation of new visitor signage at our three Mid Devon leisure sites highlighting the array of attractions and visitor experiences in Mid Devon;
- Facilitation of a package of support for our farm businesses including specialist sectoral workshops with Devon Agri-Tech Alliance (12 farms engaged);
- Delivery of the Tiverton Work Hub;
- Delivery of the Cotie Innovation Centre at Petroc, Tiverton (Created by Petroc College);
- Delivery of a series of town centre grant schemes supporting shopfront enhancements, fit-outs (moving into new units), digital enhancements and vibrant town centre projects; and
- Delivery of a series of digital, radio and printed promotional campaigns to support the visitor economy and promote Mid Devon as a destination

3.0 UK Shared Prosperity Fund/Rural England Prosperity Fund 2025/2026

3.1 As referred to above, Devon County Council will be administering and managing the programme on behalf of the Devon & Torbay Combined County Authority. The Combined County Authority has been awarded the sum of £4,166,670 from the UK Shared Prosperity Fund (UKSPF) and £1,826,589 from the Rural England Prosperity Fund (REPF) for this additional year (i.e. financial year 2025/2026). The Mid Devon allocation of this funding is as follows:

UKSPF Revenue	UKSPF Capital	REPF Capital
£211,536	£64,277	£244,959

3.2 In November 2024, the Economy and Assets PDG considered potential options for an outline Delivery Plan for a Shared Prosperity Programme for 2025/26. At that time there were no details from the Ministry of Housing, Communities and Local Government as to how a fourth year of UKSPF would operate; nonetheless it was considered useful to get early input from Members. The outline programme was considered alongside Corporate Aims and Strategic Objectives, drawing also from the previously prepared investment plans

submitted to the Government at the beginning of the UKSPF programme. At the time the PDG considered an outline UKSPF Delivery Plan (for 2025/26) there were no indications of an extension to REPF, which we subsequently learnt would occur. It should also be noted that at that time it was not known for certain the value of the Mid Devon allocation, or the proportion of capital funding, or indeed that the County Council would be administering the scheme.

- 3.3 There are a number of restrictions with regard to these funding streams. Importantly funds need to be spent and projects delivered by 31st March 2026. There is therefore a very short window for delivery from a relatively standing-start. It is also understood that we cannot “double count” outputs (e.g. a business recorded as an ‘Enterprises Receiving Non-Financial Support’ output in 2024/25 cannot be recorded again for a new project in 2025/26). Given the success of the previous years’ activities this means that we have significant saturation in a number of areas which therefore restrict options for this year.
- 3.4 Given the short timescale a particular challenge for capital projects is the need for other approvals such as planning permission to be in place, which again reduces the options for delivery during this year.
- 3.5 The proposed SPF and REPF Delivery Plans set out in Appendices 1 and 2 respectively have been the basis of the County Council’s submission to MHCLG. These plans have been drawn from the last few years’ experience, informed by projects which were unable to be delivered in previous years, discussions with the Economy and Assets PDG and ongoing discussions with County Council Officers. The proposed projects have been developed cognisant of the need to deliver during the financial year. Some projects will be taken forward by the County Council and others by the District Council.

Proposed Changes

- 3.6 The work behind the development of the proposals in Appendices 1 and 2 has been constantly evolving given the nature of other interdependences and as more Government guidance has been released. A number of changes to the delivery plans included in the appendices are being proposed as follows:

SPF Proposed Changes

- 3.7 It was initially envisaged that £15,000 would be made available for businesses start up support; however this would largely be doubling up on the existing commitment of the £78,790 to the Prosper programme run by the County Council. It is suggested that the £15,000 instead be added to the feasibility studies proposal to enable more comprehensive work to be undertaken (new total £40,000).

REPF Proposed Changes

- 3.8 When the proposals for a small scale grant scheme for businesses were initially drafted it was envisaged that the County Council would be interested in delivering this scheme on behalf of the District (and other District Councils). This would have offered the opportunity for efficiencies and augmented our own staff capacity. However, in-part owing to differing uptake between District Authorities, the County Council has since informed us that they are now unable

to run such a scheme. In the absence of the County Council delivering this initiative, District Council Officers do not currently have the capacity to run such a scheme in full; however it is proposed (through this report) that a reduced budget of £30k (versus the original £60K provisionally allocated) be approved to focus on internal refresh works to Retail, Leisure and Tourism public facing businesses with priority given to those within our town and village centres. Examples could include lighting and decoration, display equipment and payment system improvements where no planning permission or other consents needed. It is proposed that such a scheme could be set at a lower grant value which would allow for the scheme to be less bureaucratic and allow for a quicker turnaround. It is expected this would therefore also make it more attractive and feasible for businesses who have not yet benefitted from the REPF programme in previous years.

- 3.9 Similarly the original proposal for £60k for the delivery of capital projects relating to the promotion of the visitor economy also now looks unlikely to spend in full given the timescale and restrictions with regard to eligible projects. Therefore a reduction to £40k is recommended for approval through this report.
- 3.10 It is recommended that the amounts identified above (£50k in total) are then transferred to the proposal for investment in sporting facilities where there are known projects which can be delivered within the financial year. This would create a project budget of £150k (£50k higher than the original provisional allocation). This is an area which we have not supported previously through the SPF programme and would have additional benefits with regard to wider corporate objectives.
- 3.11 It is understood from the existing Government guidance that these proposed changes are not considered material. Given that the County Council is now responsible for managing the whole Devon and Torbay programme Mid Devon Officers have been liaising with County Council colleagues who have confirmed that they are content with these changes. Subject to agreement by Cabinet these changes will be reported to Government in September as part of their quarterly monitoring.

4.0 Establishment of a Small Grants Panel

- 4.1 Given the importance of the need to turn around schemes quickly, it is proposed that a small grants panel be established on the same basis that the existing Shopfront Enhancement Schemes are currently assessed.
- 4.2 It is proposed that the panel would consist of the Cabinet Member for Planning and Economic Regeneration, the Director of Place and Economy, and two members of the Economic Development team (i.e. two from the following):
- Strategic Manager for Growth, Economy & Delivery,
 - Economic Development Officer, and
 - Two Growth and Regeneration Officers.

4.3 It is proposed that this panel would be able to convene quickly and would determine grant funding requests up to the value of £30k.

Financial Implications: The report refers to external funding of £275,813 of UKSPF funding and £244,959 of REPF funding which has been allocated to the District Council based on a formulaic approach. This funding needs to be spent this financial year. The proposals for this financial year have been developed to maximise opportunities for certainty of spend. The report also provides information with regard to the previous years highly successful expenditure for Members to note.

Legal Implications: The Devon & Torbay Combined County Authority is the accountable body for the funding, which is being managed by the County Council on its behalf. A Grant Agreement with the County Council is being entered into to provide clarity of obligation between the parties. The contents of this grant funding agreement is currently being considered by the Legal Services team.

Risk Assessment: There are no further risks associated with the updates in this report that have not already been reported. The key risk is failure to spend the optimum amount of funding as it is understood that unspent monies will be reclaimed by the Government and therefore timely delivery is key. It is for this reason that schemes are proposed which seek to give most assurance on spend within the financial year as this is our key risk mitigation. Individual projects will be subject to their own risk management processes.

Impact on Climate Change: Climate will be an underlying theme through many of the proposed projects and every endeavour will be made to support projects which create positive climate and environmental outcomes (in the broadest sense)

Equalities Impact Assessment: It is acknowledged that there is a relationship between economy and equality whereby disadvantaged groups of people can have greater or lesser opportunities for economic advantage.

Mid Devon's Prosperity Programme and the Economic Strategy outline key projects to tackle these risks and grow the economy. Whilst many grants are to private businesses, the potential to prioritise projects that have positive externalities/ wider public benefits are optimised.

Key strands of the work of the Economy and Growth team continue to seek to address and tackle causes of inequality and deprivation.

Relationship to Corporate Plan: The proposed delivery plans have been informed by the Corporate Plan. The proposals supports the corporate objectives for the economy:

- Bringing new businesses into the District
- Business development and growth
- Improving and regenerating our town centres
- Growing the tourism sector

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 5.6.25

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 5.6.25

Chief Officer: Stephen Walford

Agreed by Chief Executive

Date: 5.6.25

Performance and risk: Stephen Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 06.06.2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Richard Marsh, Director of Place & Economy

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Adrian Welsh, Strategic Manager Growth, Economy & Delivery

Email: awelsh@middevon.gov.uk

Background papers:

Economy and Assets PDG Report: 28th November 2024 [SPF 2025-26.pdf](#)

Appendix 1: Proposed SPF Delivery Plan

Priority	Theme	Sub-theme	Project Name	Description	Proposed Budget	Outputs / Outcomes
Communities and Place	Thriving Places	Development of the visitor economy	Sustainable Visitor Economy	Support for leisure and tourism businesses through awareness campaigns including digital enhancements, promotional campaigns and sectoral support with the local Destination Management Organisation	£ 15,246 (Revenue funding)	OP10: Number of enterprises receiving non-financial support (20) OP17: Number of people reached (30,000) those reading/viewing facebook posts through promotional campaigns
Communities and Place	Thriving Places	Development of the visitor economy	Sustainable Visitor Economy	A grant scheme to support town centre tourism businesses and cultural assets	£30k (Capital funding)	OP9: Number of enterprises receiving grants (1) OP25: Number of organisations receiving grants (1)
Communities and Place	Thriving Places	High Streets and town centre improvement	Love Your Town Centre	Feasibility studies to support regeneration of our town centres by identifying cost and timescale requirements for potential projects	£40k (Revenue funding)	OP28: Number of feasibility studies developed as a result of support (1) OC30: The number of projects arising from funded feasibility studies (2)
Communities and Place	Thriving Places	High Streets and town centre improvement	Love Your Town Centre	A scheme to facilitate improvements to public realm in our town centres which may include visitor signage and public open space	£12k (Revenue funding) £5k (Capital funding)	OP3: Amount of public realm created or improved (83m2) OP25: Number of organisations receiving grants (1)

Supporting Local Businesses	Support for Business	Advice and support to business	Business Support	General support programme to assist businesses with their pre-start, start-up and growth aspirations	£78,790.00 (Revenue funding)	OP10: Number of enterprises receiving non-financial support (DCC 35, DCC AGRI 12) OP11: Number of potential entrepreneurs assisted to be enterprise ready (DCC 10) OC10: Number of new enterprises created as a result of support (DCC 5) OC12: Number of enterprises adopting new to the firm technologies or processes(DCC 25)
Supporting Local Businesses	Support for Business	Advice and support to business	Business Support	Agricultural sectoral business support	£10,000.00	
Supporting Local Businesses	Support for Business	Business sites and premises	Community Hubs	A capital scheme to support the facilitation of rural and community hubs including community shops and rural work hubs.	£22,277 (Capital Funding)	OP1: Amount of commercial space completed or improved (15m2) OP5: Number of amenities / facilities created or improved (1) (e.g village halls) OP25: Number of organisations receiving grants (1)
People & Skills	Skills	Employment Related skills	Employment Skills	Support for economically inactive and active individuals seeking new skills and signposting to access employment	£62,500 (Revenue funding)	OP22: Number of people supported to participate in Education (DCC 25)

Appendix 2: REPF Proposed Delivery Plan

Priority	Theme	Sub-theme	Intervention	Project Name	Proposed Budget	Outputs / Outcomes
Supporting Local Business	Support for Business	Advice and support to business	Small scale investment in micro and small enterprises in rural areas	Mid Devon SME business grant scheme	£30k	At least 10 businesses supported.
Communities and Place	Thriving Places	Development of the visitor economy	The development and promotion of the visitor economy	Investment in principal Mid Devon town centre destinations/facilities	£40k	At least 3 town centre destinations/facilities upgraded -
Communities and Place	Thriving Places	Development of the visitor economy	Existing cultural, historic and heritage institutions that make up the local heritage offer	Cultural, historic and heritage investment fund <i>Investment into existing organisations/initiatives to support and develop existing provision within Mid Devon.</i>	£25k	At least 2 projects supported
Communities and Place	Healthy, Safe, and Inclusive Communities	Healthy: Improve health and wellbeing	NEW: Investment in sporting facilities	Strategic sporting facilities <i>Investment in strategic sporting facilities within the district and specifically investment in facilities to ensure long term sustainability and resilience. i.e. investment in facilities to increase patronage or diversify and develop income streams.</i>	£150k	At least 1 projects supported

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Report for: Cabinet

Date of Meeting:	17 June 2025
Subject:	Area B Masterplan. Stage 1 Public Consultation
Cabinet Member:	Cllr S Keable- Cabinet Member for Planning & Economic Regeneration
Responsible Officer:	R Marsh, Director of Place and Economy
Exempt:	N/A
Wards Affected:	Tiverton Cranmore
Enclosures:	Appendix 1 Table of Comments

Section 1 – Summary and Recommendation(s)

To inform Members of the outcome of the Stage 1 public consultation.

Recommendation(s):

- 1. That Members note the comments received at the Stage 1 public consultation (Appendix 1).**

Section 2 – Report

1.0 Introduction

1.1 The existing Tiverton Eastern Urban Extension (EUE) Masterplan was adopted as a Supplementary Planning Document (SPD) in April 2014 and updated in June 2018. Whilst covering the whole of the allocated urban extension, it was not able to address all of the allocation to the same degree of detail. This was due to the absence of some site-wide survey work for Area B. As a consequence the Adopted Masterplan SPD did not fully resolve the land use issues across the whole allocation. The Adopted Masterplan SPD therefore makes reference to the fully surveyed land area as Area A and the area requiring a greater degree of masterplanning, to the south east of the allocation, as Area B.

1.2 Policy TIV1(i) of the Adopted Mid Devon Local Plan requires the completion of masterplanning for Area B. Following Cabinet approval two stages of public consultation have already been completed on Area B. Stage 1 was

completed in 2017 and Stage 2 in 2020. Cabinet resolved to adopt the Draft masterplan – subject to updates – at Cabinet (3 September 2020).

- 1.3 Adoption of the document however was postponed for receipt of the Mid Devon Playing Pitch Strategy. The conclusions in the Strategy supported the delivery of 8 hectares of sports provision, on and off site of the EUE, as reflected in Policy TIV3c of the Adopted Mid Devon Local Plan 2013 - 2033.
- 1.4 The impact of delivering 8 hectares of formal play space is significant - including how Area B is zoned to accommodate it and the amount and density of development to support it. The Area B Masterplan was therefore postponed so it could be updated to address this issue as well as unresolved issues such as a secondary point of access into Area B.

2.0 Public Consultation: Stage 1

- 2.1 West Country Land has been proactively working within the Area B allocation and in collaboration with Mid Devon District Council undertook a Stage 1 public consultation between November 2024 and January 2025 (approved for consultation at Cabinet 12 November 2024). The Stage 1 public consultation included 3 staffed events at Tiverton Golf Club and Phoenix House (x2). There were also display boards at Tiverton Town Hall and Phoenix House and copies of the consultation material at Tiverton Library and a dedicated consultation website. The consultation material was advertised by letter, posters and on social media.
- 2.2 The Stage 1 consultation invited comment and feedback on some key items, including:
 - a new point of access from Post Hill including changed prioritisation of traffic;
 - the location for the formal sports including on the southern side of the former railway line;
 - up to 10 homes being served off Mayfair; and
 - the street pattern of the main through route connecting to Area A.

3.0 Consultation Responses

- 3.1 There have been 598 MDDC website visits to the consultation pages at the time of writing this report and 1,985 views from 413 users to the dedicated EUE website hosted by West Country Land. Each user spends an average of 4.5 minutes viewing the documentation.
- 3.2 A total of 110 people attended the staffed events.
- 3.3 A total of 35 people commented via the online feedback forms and 11 copies were submitted in paper form. In addition, 20 emailed (public and statutory) consultation responses have been received.

- 3.4 Consultation responses included those from Devon County Council, Historic England, DCC (Transport and Highways, Adult Social Care), Natural England, National Highways, Environment Agency and South West Water.
- 3.5 A summary of the responses received are included in Appendix 1. The responses are categorised under the 8 questions asked at the public consultation and another for 'additional comments'.
- 3.6 Some of the responses received relate to issues that are outside the scope of the Area B masterplan; on, for example, matters relating to the delivery of Area A of the EUE.

4.0 Issues arising through the consultation

- 4.1 An option for a new road junction on Post Hill has arisen. This was presented at the Stage 1 consultation including a re-prioritisation of all traffic on Post Hill (travelling in a westerly direction) through the new Area B development.
- 4.2 Stakeholders were asked to consider a new junction on Post Hill as a means of access into Area B, capable of serving the whole of Area B. The main issues of concern arising through the consultation included:
- The design of the new junction and its ability to meet recognised guidance including Manual for Streets.
 - The ability of the junction to accommodate the turning movements of larger vehicles.
 - The re-prioritisation and the ability to retain appropriate traffic flows on Post Hill without queuing.
 - That Post Hill / Blundell's Road would continue to be used as the principle route as it's the most direct route.
 - The assurance that the 30mph Traffic Regulation Order can be achieved.
 - Gradients and forward visibility being unable to meet the requirements for safe and suitable access and crossings for all users.
 - The ability for existing road junctions to operate safely.
 - That the predicted level of queuing on Post Hill is underestimated.
 - That reprioritisation will encourage traffic through Halberton and Sampford Peverell;
 - Why the need for the new Post Hill junction? Can the new junction on Blundell's Road, near the A361, no longer accommodate the vehicular movements anticipated for Area A & B? and;
 - Why has the point of access (into Hartnoll Farm) been removed from the draft masterplan?
- 4.3 In response to the concerns raised, the developer and District Council have undertaken a full review of the Post Hill junction in consultation with Devon County Council (DCC) Highway Authority. The redesign of the Post Hill junction is ongoing.

- 4.4 Stakeholders were also asked about the change in priority at the new Post Hill junction; with all traffic being directed into Area B rather than along Post Hill / Blundell's Road. The main points of concern included:
- Post Hill / Blundell's Road will continue to be used as the arterial route resulting in queuing, pollution, irritation and accidents at the new junction.
 - The industrial traffic (associated with Hartnoll Farm) will continue to route along Blundell's Road and will causing queueing.
 - There will be an increase in industrial traffic through Halberton and Sampford Peverell as a means to avoid the new Post Hill junction.
 - Routing all traffic through Area B seems to contradict the rational for the new 'village neighbourhood' design of Area B.
 - The close proximity of the existing junctions with queueing right-hand-turning traffic will cause traffic incidents.
 - The prioritised junction represents a fundamental change to the adopted masterplan including the phasing of development and impact on the amenity of existing residents.
 - A roundabout would make more sense if there's sufficient space.
- 4.5 As detailed at paragraph 4.3, it is in response to the concerns raised that a full review of the junction, in consultation with DCC Highway Authority, is being undertaken. The redesign is on-going.
- 4.6 Stakeholders were asked through the consultation to give consideration for up to 10 new houses being accessed off Mayfair. The main issues arising were:
- Overdevelopment and impact on existing residential amenity.
 - MDDC withdrawing its "commitment" to there being no access off Mayfair into Area B. (see para 4.7 below for detail.)
 - Additional access off Mayfair contradicting the Adopted Masterplan SPD.
 - The drive to Mayfair Copse being single track; without capacity for additional traffic.
 - The drive to Mayfair Copse being under the supervision of a Management Company with rights of access and obligations to existing residents attached to it.
 - Services and utilities (including attenuation tanks) being located under the Mayfair Copse drive.
 - The gradient change between the services and the new housing causing likely and considerable disruption and inconvenience to the service provision of Mayfair Copse.
 - Impact on existing residential amenity.
 - Access should be taken off Area B not Mayfair; &
 - Mayfair should only provide emergency vehicle access.

- 4.7 The District Council made a Cabinet resolution in October 2017 that the master planning of Area B be progressed “subject to... access arrangements ... that do not include Mayfair and / or the Manley Lane / Post Hill Junction.” This decision was made on the basis that all the Area B traffic was being directed through Mayfair. The current enquiry for up to 10 dwellings taking access off Mayfair is a considerable reduction and on this basis was considered an acceptable question to ask at the public consultation. The comments received to that enquiry have principally related to the impact on existing residential amenity, the capacity of the private drive and the impact on existing services and facilities. The comments are noted and have been conveyed to the developer and Area B master planner.
- 4.8 Stakeholders were asked through the consultation process about the amount and distribution of open space across Area B. The main concerns arising noted:
- Not enough open space is being provided.
 - Woodland and hedgerow planting needs to happen in advance of any development.
 - The peripheral location of the sports pitch south of West Manley Lane does not support child safety.
 - The sports pitch south of West Manley Lane will harm the setting of the Former Railway Line.
 - Locate open space or allotments to the rear of Mayfair Copse.
 - The need for a greater emphasis on blue space (wetlands and water courses).
 - Why is a Country Park needed when there is countryside all around?
- 4.9 The location of the sports pitches south of West Manley Lane are discussed in more detail at paragraph 4.13. However, the inclusion of open space integrated within the development is recognised as a valuable amenity and place-making asset. Requests for open space (orchards, allotments, play areas) to act as a buffer for existing residential amenity was also requested as was greater recognition of the blue spaces. The Country Park is proposed as a means to provide opportunities for public access.
- 4.10 Stakeholders were asked to consider the amount and spread of uses across Area B. The main issues arising included:
- Keeping the land bordering the canal clear of development.
 - Extent of development and loss of green fields.
 - Design, layout and height of buildings.
 - No guarantee that Area A and B will have road or other connections.
 - Too few elderly or retirement homes.
 - The need for a local shop and facilities central to the development.
 - Not enough green space within the development to preserve the sense of countryside.
 - The site for the Gypsy and Traveller pitches not being identified.

- 4.11 The comments are noted and will be given greatest consideration at application stage; being points of detail. In collaboration with DCC, Officers are ensuring that the developers of Areas A and B continue to communicate to secure vehicular, pedestrian and cycle connections. This also in recognition of the proposed neighbourhood centre in Area A that will provide local facilities for the whole of the EUE. A suitable site for the Gypsy and Traveller pitches is yet to be identified, with this work on-going.
- 4.12 Stakeholders were asked to consider the location of the sports, play and allotment space. The main points raised were:
- No sports, play, allotments south of West Manley Lane.
 - The proposed sports facilities are not well integrated with the new or existing development for car, pedestrian or cycle access.
 - Sports pitches and their associated lighting & hours of use, close to listed properties, harms their setting.
 - Allotments close to the listed properties harms their setting.
 - Locate allotments, play areas & community orchards to the rear of Mayfair Copse.
 - Include a buffer strip to the rear of properties on Mayfair and Post Hill.
 - Traffic & parking will be a problem for the sports pitches if there's not adequate provision when used by clubs.
 - How would the sports facilities south of West Manley Lane be accessed other than via Manley Lane?
- 4.13 There is a clear concern about the sports pitches being located south of West Manley Lane; on the margins of the development and within the wider countryside setting. Without them being well integrated into the actual development, concerns have been raised about how they will be accessed, particularly by car, and especially if used by sports clubs. Consultation comments reference the Council resolution that no vehicular access will be allowed on to Manley Lane / West Manley Lane but it is not clear how an increase in vehicular activity on these lanes, associated with the sports facilities, can be avoided. Additionally, it is considered that the lighting associated with the sports pitches will be impactful on the Grand Western Canal Country Park and Conservation Area, the Former Railway Line and Blundell's Conservation Area and upon the proposed Country Park. Similar concerns regarding the impact of the sports facilities north of West Manley Lane upon the setting of the Grade 2 listed building have also been raised. A further assessment of the locational needs for delivering and operating a successful sports club facility in addition to ensuring its accessibility by various modes of transport will be undertaken.
- 4.14 Stakeholders were asked to consider the construction of Area B being undertaken in an east to west direction. A number of comments were received the main points including:

- Construction traffic from the A361 would travel the length of Blundell's Road / Post Hill to access Area B causing environmental, road safety and residential amenity issues.
 - A road connection between Areas A and B is imperative.
 - Phase 2 of the A361 road junction is needed for the construction traffic, prior to Area B commencing.
 - The phasing of development from west to east, as set out in the Adopted Masterplan SPD, should be retained.
- 4.15 The comments received indicate an aspiration for the development of Area B to follow the construction of Area A, with construction traffic avoiding Post Hill on the basis of impact on residential amenity. However, should a new junction on Post Hill be achievable it will facilitate the early delivery of Area B with contributions from it improving the distribution and flow of traffic across the local network.
- 4.16 Stakeholders were asked about the design concept for Area B; one that uses the nearby villages of Thorverton and Silverton as a design concept. The comments received were generally supportive on the understanding that hedgerows are retained. However, challenge was recognised in replicating the historic growth of villages with a varied mix of house types, plot and garden sizes with modern housing constructed in a short period of time. Other comments consider the design concept less important than the delivery of a scheme that overall is cohesive and which offers good access to the A361 and to the town centre with sufficient social, education and healthcare facilities for the population it will accommodate.
- 4.17 Stakeholders were also invited to offer additional comments through the consultation process. The main issues raised were as follows:
- Pollution of Tidcombe Fen SSSI and surface water drainage.
 - Pedestrian and cycle connectivity.
 - Suitable provision for doctors, dentists and other social facilities as a result of the increase in population.
 - High quality design and construction.
 - Wildlife protection and environmental credentials.
 - How is the masterplan delivered if the whole of Area B is not in the ownership of the developer?
 - Capacity of the existing sewage treatment works.
 - Mix of tenures.
 - Appropriate consideration for the historic environment.
 - Sustainable water consumption practices.
- 4.18 Many of the comments received would be points that would be addressed at the detailed application stage. However, officers have made contact with health providers and discussions are on-going. The development of Area B would also make financial contributions to health care providers. Officers have also

been assured that there is planned capacity at the existing sewage treatment works.

- 4.19 In acknowledgment of the point raised about how will the masterplan be delivered if the whole of Area B is not in the developer's ownership, Officers can confirm that a hybrid application is expected at a future date with full and outline details on those areas of Area B within the ownership of the applicant and any partners. This would represent a phased delivery of the strategic allocation. For an allocation of this size, a phased delivery is not uncommon. Any planning permission will require a S106 legal agreement to secure contributions and a well-considered strategic approach to the delivery of Area B and the EUE as a whole. On this basis it is considered acceptable.

5.0 PPAG

- 5.1 The consultation responses were presented at a PPAG meeting on 19 May 2025. Detailed consideration and discussion was given to the responses made to each question as presented at the public consultation. In summary:

Q1 & 2: Members were pleased that the concerns raised through the public consultation had been listened to and a redesign of the junction is proceeding. A specific comment raised was that full consideration in the redesign is given to the existing junctions of Putson Lane, Manley Lane and Enterprise Way and to the flow of traffic in and out of these junctions.

Q3: While there was general concern about 10 units being accessed off the private drive to Mayfair Copse and the impact of those 10 units on the junction at Post Hill, discussion ensued on what constitutes a 'severe adverse highway impact' and what was more acceptable – fewer larger homes on this part of Area B or more, smaller homes?

Q4 & 6: Members noted the comments that arose through the consultation and acknowledged the request for a buffer strip, play facilities or community orchard to the rear of Mayfair Copse.

Q5 & 7: Members confirmed a deficiency in GP and other health services in the area and that elderly / care home provision is not all that's required but accommodation for independent living too.

Q8: All members supported a design concept for a 'village neighbourhood'.

6.0 Next Steps

- 6.1 A provisional timetable for the next stages in the production of the masterplan is set out as follows:

Action	Summary	Date
Cabinet	Stage 1 consultation responses: reported	17 June 2025

Action	Summary	Date
Cabinet	Draft Masterplan, HRA & SEA Screening: report for Stage 2 public consultation	8 July 2025
Stage 2 Public Consultation		August / September 2025

Financial Implications: No budget has been set aside by the Council to support the production of the masterplan. It will largely be funded by the developer including the production of the draft masterplan for public consultation, booking of venues and neighbour consultation. The Council will be providing 'in-kind' financial support through Officer involvement and hosting on line communications and social media.

Legal Implications: The process for preparing the Draft Masterplan will be in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. Planning policy requires the production of a masterplan.

Risk Assessment: Policy sets out that masterplanning should take place before applications are submitted. Delay in the production of the Draft Masterplan could in turn delay the delivery of housing on this part of the site.

Impact on Climate Change: A core principle within the Draft Masterplan is to support the Council's commitment to achieving net zero carbon emissions by 2030 through design and timely delivery of infrastructure, dwellings and employment. The Draft Masterplan will have regard throughout to climate change and within the confines of adopted planning policy seek to promote development that responds positively to climate change.

Equalities Impact Assessment: The masterplan will be required to meet the policy requirement for pitch provision for the gypsy and traveller community which will result in a more positive outcome for that community. No other equality issues are identified within the emerging masterplan, but it is noted that design should have regard to the needs of different groups in the community including by age and disability.

Relationship to Corporate Plan: The Masterplan will provide guidance on the planning and delivery of a strategic site for Mid Devon. It is intended to support the Adopted Tiverton Eastern Urban Extension Masterplan SPD (2018). The Masterplan will directly relate to the Corporate Plan 2024-28 priorities including:

- Planning, environment & sustainability;
- Community, people & equalities;
- Homes; and
- Economy & assets.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151 Officer
Date: 5.6.25

Statutory Officer: Maria de Leburne
Agreed on behalf of the Monitoring Officer
Date: 5.6.25

Chief Officer: Stephen Walford
Agreed by or on behalf of the Chief Executive/Corporate Director
Date: 5.6.25

Performance and risk: Steve Carr
Agreed on behalf of the Corporate Performance & Improvement Manager
Date: 21 May 2025

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. 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. No

Section 4 - Contact Details and Background Papers

Contact: C. McCombe, Area Planning Office, Major Projects
Email:
Telephone: 01884 234277

Background papers:

Adopted Local Plan Review 2013-2033:
[Mid Devon Local Plan Review 2013-2033](#)

Adopted Tiverton EUE Masterplan SPD (2018):
[11742-teue_masterplan-supplementary-planning-document-rev-q_lr.pdf](#)

Tiverton EUE Design Guide (2016):
[160624 Design Guide DH.indd](#)

Tiverton EUE Area B Masterplan 2020:
[19045_draft-spd_final-for-cabinet_200114.pdf](#)

Cabinet 16th January 2020

Cabinet 30th May 2019

Cabinet 26 October 2017

Cabinet 2nd February 2017

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Appendix 1: Summary of Comments*

Area B Stage 1 Public Consultation (Nov 2024 – Jan 2025).

Q1 What are your thoughts about a new junction on Post Hill?	
Consultation response	No. of responses
No objection in principle. Seems sensible including improved connectivity across the whole of the EUE with multiple points of access creating less strain on one single point of access as proposed through the Adopted Masterplan.	X12
Ensure cycle and pedestrian connections including to the Former Railway Line, Grand Western Canal, Mayfair and the town centre are made available including informal surveillance for safety and account of Active Travel England toolkits and Healthy Streets guidance.	X9
Strongly disagree with the design and layout of the new Post Hill junction including the re-prioritisation. The vast majority of the traffic including HGVs will continue to use the main Blundell's road route (having an impact on the proposed school and existing Blundell's School). It is too close to Manley Lane & Golf Course Lane where visibility and gradients are poor. Both junctions will require a left or right turn on to what will frequently be queuing traffic. A new junction has been constructed on Area A to support all the traffic generated on the EUE – why the need for a Post Hill junction? The new Post Hill junction should be a roundabout.	X33
The junction introduces a material change to the proposed secondary point of access into Area B compared to the adopted Tiverton EUE Masterplan SPD. The access shown across Manley Lane (into the Hartnoll Business Centre) is safe, suitable and deliverable, as agreed by the Council at a Public Enquiry, and should be retained. It is also capable of supporting the accelerated delivery of Area B, without reliance on access being provided from Area A and can support bus services to serve the TEUE as a through route. This route is no longer identified and a significantly inferior secondary access approach is being proposed instead.	X1
<p>There are a number of significant deficiencies in the proposed Post Hill junction:</p> <p>The arrangements would change the priority of Post Hill so that it would not be in accordance with the established road hierarchy of the Adopted TEUE SPD.</p> <p>It would unnecessarily increase turning movements, which would interrupt the predominant flow and materially increase the potential for vehicular conflicts.</p> <p>The design of the access is not in accordance with either Manual for Streets or Design Manual for Roads and Bridges.</p> <p>The arrangement provides little to no deflection for westbound right turn vehicles, which is a significant safety concern for head-on vehicular collisions.</p> <p>It would be reliant upon a successful Traffic Regulation Order (TRO) to reduce the speed limit on Post Hill from 40mph to 30mph when there are no guarantees that this would be forthcoming.</p> <p>Even with a successful TRO, the arrangements fail to meet the design requirements for a 30mph road, with insufficient forward visibility for westbound vehicles, and would obstruct the visibility for right turn vehicles entering and egressing from Manley Lane creating risk of collisions.</p>	X1

<p>Insufficient space is provided for manoeuvring HGV's, leading to encroachment into adjoining lanes.</p> <p>The access proposals fail to provide adequate provision for crossing pedestrians, and inadequate visibility to the pedestrian crossing point nearest to the desire line.</p> <p>No consideration has been given to the vertical design, where ground levels drop significantly away from Post Hill. Without this detailed design, concerns are raised regarding the physical and residential amenity impacts.</p> <p>Access arrangements may not be able to achieve maximum gradients of 1 in 20, required to provide safe and suitable access to the site for all users, including wheelchair users.</p> <p>The proposed access is forecast to take the full build out of the TEUE, resulting in significant queueing and delay on the Primary Route of the identified road hierarchy, where there is currently none.</p> <p>Insufficient space is provided for the predicted level of queueing right-turn vehicles, contrary to design standards, and providing for this additional queue length would extend the junction across the Manley Lane junction.</p>	
The re-prioritisation will encourage traffic to and from Junction 27 of the M5 through Halberton and Sampford Peverell rather than using the new A361 junction.	X6
Phase 2 of the A361 road junction needs to be completed first.	X7
A new junction at this point is acceptable but Area B should be constructed west to east with the new junction completing the loop, back to Blundell's Road, at the end of constructing Area A and B.	X1

Q2 What do you think about a new junction that gives priority to traffic from Area B over traffic using Blundell's Road?	
Consultation response	No. of responses
Blundell's Road / Post Hill is an arterial thoroughfare including for the industrial traffic of Hartnol Farm & should be retained as the principle route. The vast majority of traffic will be going between Blundell's Road and Halberton. Giving priority to Area B will be dangerous, cause accidents, irritation, create more pollution and make it difficult to use Manley Lane and the Golf Course Lane. Construct a roundabout.	X41
Area B should not be linked to area A as it will create more issues than solve issues. People will drive to the neighbourhood centre and school and will park on Blundell's Road making it unsafe. Leave area B with its own entrance.	X1
Access was always planned from Area A into Area B. This represents a fundamental change including the phasing of development and impact on local residents.	X1
Hartnol Farm industrial traffic will re route through Halberton / Sampford Peverell to avoid Blundell's Road.	X3
Support the re-prioritisation but can't assume that most traffic will not take the most direct route along Post Hill / Blundell's Road.	X6
Directing all traffic through the 'village neighbourhood' of Area B seems to contradict the design rational for Area B	X2
If bus services (Services 1A, 373 and 122) are rerouted through Area B many residents from Braid Park and Post Hill would have further to walk to access public transport. The existing bus stops on Post Hill are a 'lifeline' which would no longer be easily accessible.	X3

Priority should be given to the direction of travel carrying the most traffic. I think priority should be given to traffic from Area B over traffic using Blundells Road but not until the connection with Area A has been established.	X2
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Q3 What are your thoughts about 'up to 10 new homes' having vehicular access off Mayfair?	
Consultation response	No. of responses
No objection in principle. People living on Mayfair will not like it but it would take a bit of traffic off other routes.	X7
Agreed in principle as long as the number of dwellings is not increased and there is no road traffic access to Mayfair from Area B (other than for emergency vehicles).	X5
Object. This represents overdevelopment with little consideration for the existing residents of Mayfair. Provide access for these 10 dwellings from Area B not Mayfair.	X17
MDDC made a public declaration that there would be no access off Mayfair into Area B for residential vehicles. To serve even 10 dwellings is in conflict with this resolution.	X10
The drive to Mayfair Copse is a single track lane. If a car is parked along it, there is insufficient room even to provide emergency access.	X3
All the residents at Mayfair Copse are part of the Management company with rights of access and obligations including what can and cannot happen to the single track unadopted road leading to Mayfair Copse. There is some doubt that it would be able to support a heavy flow of construction traffic without damage to the road or refuse lorries thereafter. A considerable number of vital services are located along the road including mains electric, drainage and attenuation tanks. The different height levels between services to the existing housing and the new, and the impact of development both during and after construction, would cause considerable disruption and inconvenience to all the services.	X10

Q4 What are your thoughts on the change in the amount and distribution off the open spaces?	
Consultation response	No. of responses
No comment / no issue.	X5
The addition and change in distribution is supported with a pleasing distribution and amount of open space accessible from all parts of the development. A greater emphasis on incorporating 'blue' space (wetlands and water courses) is also required including along Alsa Brook and the impact of drainage on the Tidcombe Fen SSSI and the maintenance of it to ensure the delicate balance of the SSSI and its wildlife is protected.	X22
All areas south of WML must be retained in its natural state in both Area A and B.	X5

Object to the change in distribution. Concerns raised about the sports field to the SE of Area B – pushed to the edge of the development, safety of children. It should be more central and of encroachment around the Former Railway Line.	X3
Not enough public open space (including a public square available for outdoor cafes at the centre of the development) or allotment space.	X5
Consider locating allotments or sports fields to the rear of Mayfair Copse.	X3
Who would run and maintain the sports field / manage the Country Park?	X3
Un-necessary development without employment opportunities nearby.	X1
Having a green route from the north side of Post Hill through to the country park and beyond will be a good walking route rather than relying on Manley Lane &/or the Swan's Neck carpark.	X1

Q5 What are your thoughts about the amount and spread of land uses across Area B?	
Consultation response	No. of responses
Accepted but land bordering the canal and former railway line should not be built upon.	X8
No objection. The variable densities of residential development are good including the distribution of other land uses such as employment land, sports pitches and allotments. Ensure the early delivery of affordable housing and the big blocks of green space are needed to keep the sense of rurality.	X15
Object on the basis that the development is not required representing a loss of green fields, trees, hedges & wildlife. The density of development is too high with poor provision for supporting infrastructure including homes for the elderly / retirement homes.	X21
Neutral. The issue will be the number and design of the houses and access to a local shop / bakery etc.	X7
No information about the location of the traveller site(s)	X1

Q6 Do you have any comments on the proposed locations of sports, play and allotment space?	
Consultation response	No. of responses
No comment.	X6
Support in principle – if the amount of open space proposed can be achieved. Ensure the green spaces to the south of the development are accessible by cycle and foot including from Area A with connection to the former Railway Line and the Grand Western Canal. The sports pitches would be located on lower ground with less potential for light and noise pollution. Play areas alongside them are essential.	X13
No sports, play or allotments south of WML. This will push it to the margins of the development where it won't be well integrated with new or existing development or infrastructure including car, pedestrian and cycle access.	X4

No lighting or artificial grass should be installed.	X1
The sports pitch located towards the centre of the site has clear potential to harm to the significance of the setting to the Grade II listed Prowses Farmhouse and would be more suited to allotment use. The allotments south of Prowses Farm would have a negative impact on the setting of the listed farm house, Blundell's Conservation Area and West Manley Lane. This location would be more suited to community orchard.	X2
Consider allotments, community orchard, a children's play area or a planted buffer strip to the rear of Mayfair Copse.	X8
Inadequate space for allotments when most houses will have tiny gardens & people are keen to grow their own these days.	X2
Ensure there is sufficient parking – especially at drop off and pick up. If these sports pitches are to be used by clubs, for matches, traffic and parking will quickly become a problem.	X1
How would the proposed sports facilities and car park south, of the Manley Lane railway bridge, as well as the Country Park, be accessed from Area B, other than via Manley Lane? MDDC resolved at its Cabinet Meeting on 26th October 2017 that access arrangements for Area B should not include those at Mayfair and/or Manley Lane / Post Hill Junction.	X1

Q7 Do you think the proposed phasing plan to develop Area B from east to west is the correct approach?	
Consultation responses	No. of responses
Support in principle. As long as the new Post Hill access is amended and satisfactorily completed.	X10
Object. The point of access into Area B was to come from Area A. The original plan should be retained to allow residents to have easy access to Area A amenities. A reversal of the phasing plan would also result in construction traffic from the A361 travelling the length of Post Hill to gain access into Area B. It is far better, on environmental and road safety grounds, for development to progress from West to East so construction traffic will then take the shortest route to the site and create less congestion on the existing road system. It is imperative that provision is made to ensure that a road connection is made between Areas A and B so that the whole area is served by a new road system, compliant with the latest Highways guidance. Furthermore, it is essential that Phase 2 of the A361 road junction is completed.	X23
Phase 2 of the A361 road junction is needed before construction starts on Area B.	X5
There is not enough GP / dental care to support the new development with existing services at capacity. The existing GP surgeries are unlikely to have capacity to support the retirement home.	X16

Q8 Do you think that a more informal design concept for Area B could work with the more formal design of Area A?	
Consultation responses	No. of responses

A variety of design layouts is welcomed and makes the area more distinctive. The detailed design of house types, materials, sustainable design and finish will be really important along with the infrastructure and services (including the school, shops, drains, power, bus routes and social facilities) in place to support it.	X22
It will not give area B any discernible benefits. Comparing it to Thorverton, Bradninch and Silverton gives it no extra meaning. You cannot replicate the organic growth of these villages with diverse housing styles, plots and appearances with modern housing and the change in style may appear confusing between Area A and B.	X10
The proposed road layout interrupts natural linear features (hedgerows and treelines). The impact on protected species (including commuting bats) should be considered and appropriate mitigation made.	X1

Q9 Additional comments	
Consultation response	No. of responses
Ensure connections for cycles and pedestrians including to the Former railway Line and Grand Western Canal are available and have user safety prioritised.	X3
No access from the development on to Manley Lane or West Manley Lane is welcomed.	X2
The consultation assumes that access between Area A and B will be available so that Area A and B can be occupied in a cohesive and permeable way. Unless the developers of Area B acquire the necessary rights to cross into Area A any linkage will not be provided. Area A has taken on significant infrastructure burdens which if to be shared with Area B need to be recompensed for	X1
Management companies are the usual way to secure long term management of green infrastructure. It is suggested that a contingency plan – such as the LPA adopting the SUDs is identified	X1
For phased development, a high level, site wide Biodiversity Net Gain plan should be required for the mitigation and enhancement measures to ensure that there is a comprehensive scheme that each phase of development can contribute to. Each reserved matters phase can then provide the finer detail for delivery including green / brown roofs, street trees, SUDs, new cycle and footpath routes, bird hides and the planting of native tree species.	X2
There is concern that there is not sufficient capacity at the designated sewer treatment works regardless of the comments from South West Water.	X2
Devon County Council's Need Analysis identifies a need for Extra Care housing in Tiverton. Area A proposes a new care home within the urban extension. The County Council would therefore like to see the development of Extra Care housing units within Area B in a central location.	X1
There are a number of historic assets within and beyond Area B where 'harm to the significance' of them and their setting might occur without careful management. X3	X1

The expansion of Tiverton through the Tiverton EUE and the associated population growth and inward investment, can be sustainably exploited to help deliver the revitalisation of the town centre, and address the issues which are responsible for the Tiverton Conservation Area being At Risk.	X1
With increasing pressures on existing water supply resources and infrastructure, more sustainable water consumption practices are critical. SWW support the implementation of water efficiency measures to meet the enhanced Building Regulations standards including the use of rainwater harvesting and greywater recycling within proposed development.	X2
To minimise any potential overlooking of properties and invasion of personal privacy, any new building behind Mayfair Copse, should be bungalows only	X1

* Column 1: each row is an Officer summary of all the comments received about a particular issue. Column 2 confirms the number of individuals who commented on that subject.

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Report for: Cabinet

Date of Meeting:	17 th June 2025
Subject:	AWARD OF HONITON ROAD HRA NEW DEVELOPMENT CONTRACT
Cabinet Member:	Cllr Jane Lock, Cabinet Member for Housing, Assets and Property
Responsible Officer:	Simon Newcombe – Head of Housing and Health
Exempt:	Annex A – PART II report PART II, which are Exempt from publication under paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)
Wards Affected:	Cullompton Vale
Enclosures:	Annex A – PART II report

Section 1 – Summary and Recommendation(s)

To advise Members on the results for the tendering of the Honiton Road new development contract for the Housing Revenue Account (HRA) and confirm the award of the contract.

Recommendation(s):

- 1. It is recommended that the new Honiton Road New Development Contract, be awarded to Contractor 4.**
- 2. Delegated authority be granted to the S151 Officer (in consultation with the Cabinet Member for Housing, Assets and Property) to complete the associated Honiton Road New Development Contract.**

Section 2 – Report

1 Introduction

- 1.1 In keeping with Mid Devon District Council's Corporate Plan, Mid Devon Housing (MDH) are investing in completing new development projects to provide new affordable homes within its district.
- 1.2 MDH aims to maintain its housing stock and address a shortage of affordable housing with new development projects. Each development will be based on meeting the housing demand within the area that the development land resides within.
- 1.3 The Honiton Road scheme is a pair of 2-bed semi-detached properties built on land adjacent to 1 Honiton Road, Cullompton. This property has significant curtilage with the land and property within HRA ownership. Planning permission was granted under 23/01532/FULL. Access is relatively restricted to the front and side of the property, consequently it is unsuitable for HGV delivery of modular homes and the scheme will be a traditional build with improvements to the existing access to provide off-road parking for the new and existing properties.
- 1.4 The allocated budget for the work is £600,000.00 with the build-contract tender submissions below this. The additional budget will adequately allow for pre-planning and planning costs alongside HRA management and direct on-costs with some project contingency. Capital investment in the MDDC stock will result in a lower revenue cost in the coming years, which will enable the repairs service to operate more effectively and manage future maintenance costs.
- 1.5 The term of this contract is 12 months with no option to extend at the end of the term. Subject to decision on the recommendations, work is intended to commence on-site as soon as possible.
- 1.6 Due to the nature and value of this procurement, the appropriate procedure was an open tender process. This means that anyone who expressed an interest in the contract would be invited to tender.

2 Procurement Process

- 2.1 Expressions of interest were invited via a notice in the Advantage South West Procurement Portal published on the 21st February 2025.

- 2.2 Evaluation criteria set out in the ITT:

Quality	60%
Skill, Knowledge, Expertise and Capacity	20%
Communication	20%
Environmental Benefits	20%
Price	40%

- 2.3 Responses were required by midday on 24th March 2025.
- 2.4 There were a total of 24 expressions of interest of which 4 submitted their tenders on time, 2 opted out and 18 did not respond. The main reasons given for opting out were due to being unable to meet our timeframes on short notice.

- 2.5 Evaluations were carried out during May 2025, by representatives from MDH building repairs team.
- 2.6 The price was based on a schedule of rates within the tender. The lowest priced tender was awarded 40% and the higher priced tenders were awarded the percentage difference. Contractor 4 scored highest on quality, as set out below.
- 2.7 The outcome of the evaluation is shown below:

CONTRACTOR	SCORE		TOTAL
	QUALITY	PRICE	
Contractor 1	36%	36.98%	72.98%
Contractor 2	32%	25.36%	57.36%
Contractor 3	24%	38.30%	62.30%
Contractor 4	36%	40%	76%

3 Conclusion

- 3.1 The outcome of the tender process shows Contractor 4 as the winning bidder.
- 3.2 Approval is required from Cabinet for this contract to be formally awarded.
- 3.3 Following the decision, there will be a compulsory 10-day standstill period after which the contract will be awarded.
- 3.4 The contract will not commence until after the 28th June 2025.

Financial Implications

The Housing Revenue Account (HRA) budget for the works is £600,000.00. Further information is provided in the report and as set out fully in Part II Annex A.

Legal Implications

We have a legal duty to meet the Decent Homes Standard, and maintain the health and safety of our employees and tenants. The conditions of engagement are based on a standard JCT Standard Building Contract 2016. This provides a robust framework for managing and controlling the performance of the contractor to meet our legal obligations.

Risk Assessment

The principal risk is failing to limit costs due to additional works and delivery of the programme. The performance of the contract shall be monitored weekly; corrective action will be taken where performance falls below Key Performance Indicator Targets.

These also include: 1) Customer satisfaction; 2) Variations and extras; 3) Delivery of programme; 4) Number of defects; 5) Managing Health and Safety

Impact on Climate Change

The environmental impact was included as a major part of the contractor evaluation.

Equalities Impact Assessment

All staff have received Equality and Diversity awareness training. MDDC discuss equality and diversity at the progress meetings and encourage the contractor to carry out awareness training.

Relationship to Corporate Plan

To directly contribute towards objectives 3.1 and 3.2 of the Corporate Plan in respect of new, high-quality affordable homes delivery.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151 Officer

Date: 5.6.25

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 5.6.25

Chief Officer: Stephen Walford

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

Date: 5.6.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 06.06.2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Mike Lowman, Operations Manager for Building Services mlowman@middevon.gov.uk or Simon Newcombe, Head of Housing and Health snewcombe@middevon.gov.uk.

Background papers:

ANNEX A: PART II - Confidential

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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MID DEVON DISTRICT COUNCIL – NOTIFICATION OF KEY DECISIONS

June 2025

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)
June 2025					
Cullompton Town Centre Relief Road - Verbal update	Cabinet	17 Jun 2025	Director of Place and Economy, Richard Marsh	Cabinet Member for Planning and Economic Regeneration	Open
Contract Decision- Mid Devon Housing build, Honiton Road, Cullompton	Cabinet	17 Jun 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Fully exempt
Stage 1 Consultation Responses	Cabinet	17 Jun 2025	Christie McCombe, Area Planning Officer	Cabinet Member for Planning and Economic Regeneration	Open
2024/25 Annual Treasury outturn report	Cabinet	17 Jun 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	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)
2024/25 Revenue and Capital Outturn Report	Cabinet	17 Jun 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Rural England Prosperity Fund (Year 4 Programme) To receive a report back on last year's programme and to approve the programme for year 4.	Cabinet	17 Jun 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
Shared Prosperity Fund To report back on last year's programme and to approve the programme for year 4.	Cabinet	17 Jun 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
Digital Transformation	Cabinet	17 Jun 2025	Andy Mackie, Leisure Services Manager	Cabinet Member for Service Delivery and Continuous Improvement	

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)
July 2025					
MDDC202504-001- ASHP 2 ASHP upgrades 2025/26 - 2027/28	Cabinet	8 Jul 2025	Stephen Bennett, Building Surveyor	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Waste Depot - EA Permit Requirements To consider the future of the tenancy at Carlu Close	Cabinet	8 Jul 2025	Darren Beer, Operations Manager for Street Scene	Cabinet Member for Service Delivery and Continuous Improvement	Open
Value for Money Report - Traditional versus Modular Build To receive a report analysing the value for money in traditional builds versus modular builds.	Homes Policy Development Group Cabinet	3 Jun 2025 8 Jul 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Blackdown Hills National Landscape Management Plan	Planning, Environment & Sustainability Policy Development Group Cabinet	10 Jun 2025 8 Jul 2025	Tristan Peat, Forward Planning Team Leader	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)
HRA & SEA Screening & Draft Area B Masterplan for Stage 2 public consultation	Cabinet	8 Jul 2025	Christie McCombe, Area Planning Officer	Cabinet Member for Planning and Economic Regeneration	Open
Public Health Food Safety Service Plan To consider the report.	Cabinet	8 Jul 2025	Simon Newcombe, Head of Housing & Health and Harriet Said, Team Leader (Commercial), Public Health	Cabinet Member for Quality of Living, Equalities and Public Health	Open
Unauthorised Encampment Policy To consider the report	Cabinet	8 Jul 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Corporate Risk Report	Audit Committee Cabinet	24 Jun 2025 8 Jul 2025	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)
Annual Performance Report	Cabinet	8 Jul 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Community Engagement Strategy (Including Action Plan) Community Engagement strategy	Cabinet	8 Jul 2025	Jane Lewis, Communications and Engagement Manager	Cabinet Member for Parish and Community Engagement	Open
Destination Management Plan for Mid Devon	Economy & Assets Policy Development Group Cabinet	19 Jun 2025 8 Jul 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	19 Jun 2025 8 Jul 2025	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)
August 2025					
Car Parking Report	Cabinet	5 Aug 2025	Luke Howard, Environment and Enforcement Manager	Cabinet Member for Governance, Finance and Risk	Open
Waste and Recycling Options- Pots and Pans trail	Cabinet	5 Aug 2025	Luke Howard, Environment and Enforcement Manager	Cabinet Member for Governance, Finance and Risk	Open
2025/26 Budget Monitoring - Quarter 1	Cabinet	5 Aug 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Draft Devon Local Nature Recovery Strategy	Planning, Environment & Sustainability Policy Development Group	10 Jun 2025	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Environment and Climate Change	Open
	Cabinet	5 Aug 2025			
Plan Mid Devon- Draft Policies and Site Options	Cabinet	Not before 31st Aug 2025	Tristan Peat, Forward Planning Team 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)
September 2025					
MTFP Report	Cabinet	2 Sep 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
October 2025					
Asset Management Plan To receive the revised Asset Management Plan.	Economy & Assets Policy Development Group	18 Sep 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Cabinet	7 Oct 2025			
Housing Strategy To receive the revised Housing Strategy.	Homes Policy Development Group	9 Sep 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
	Cabinet	7 Oct 2025			
Play Area Inspection Policy To receive and approve the revised Play Area Inspection Policy.	Service Delivery & Continuous Improvement Policy Development Group	15 Sep 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Service Delivery and Continuous Improvement	Open
	Cabinet	7 Oct 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)
Corporate Risk Report	Audit Committee Cabinet	30 Sep 2025 7 Oct 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Corporate Performance Q1	Cabinet	7 Oct 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Draft Budget Report 2026/2027	Cabinet	7 Oct 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Data Policy (NEW) for MDH To receive the new Data Policy for Mid Devon Housing	Homes Policy Development Group Cabinet Council	Not before 9th Sep 2025 Not before 7th Oct 2025 Not before 29th Oct 2025	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 2025					
Draft Budget Report 2026/2027	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2025/26 Budget Monitoring - Quarter 2	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
Corporate Recovery Policy To receive the updated Corporate Recovery Policy.	Audit Committee	30 Sep 2025	Dean Emery, Head of Revenues, Benefits & Leisure	Cabinet Member for Governance, Finance and Risk	Open
	Cabinet	4 Nov 2025			
Tax Base Calculations	Cabinet Council	4 Nov 2025 17 Dec 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2025/26 Treasury Management Report - Qtr 2	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
December 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)
MDDC Council Tax Rebate Policy	Community, People & Equalities Policy Development Group Cabinet	11 Nov 2025 2 Dec 2025	Fiona Keyes, Operations Manager for Revenues Benefits & Recovery	Cabinet Member for Governance, Finance and Risk	
Tenancy Strategy To receive the revised Tenancy Strategy	Homes Policy Development Group Cabinet	18 Nov 2025 2 Dec 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Strategic Grants Review 2025 To consider requests from external organisations for grants.	Cabinet	2 Dec 2025	Zoë Lentell, Economic Development Team Leader	Cabinet Member for Parish and Community Engagement	Open
Draft Budget Report 2026/2027	Cabinet	2 Dec 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Corporate Performance Q2	Cabinet	2 Dec 2025	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)
Corporate Risk Report	Cabinet	2 Dec 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	
Corporate Anti-Social Behaviour Policy To consider the report.	Community, People & Equalities Policy Development Group Cabinet	11 Nov 2025 2 Dec 2025		Cabinet Member for Quality of Living, Equalities and Public Health	Open
January 2026					
Shopfront Enhancement Schemes To receive a report setting out the Shopfront Enhancement Scheme for approval.	Economy & Assets Policy Development Group Cabinet	27 Nov 2025 13 Jan 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Planning and Economic Regeneration	Open
Infrastructure Funding Statement	Planning, Environment & Sustainability Policy Development Group Cabinet	25 Nov 2025 13 Jan 2026	Richard Marsh, Director of Place & Economy		Open

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Draft Budget Report 2026/2027	Cabinet	13 Jan 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Fees and Charges Report	Cabinet	13 Jan 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
February 2026					
Pay Policy Report	Cabinet Council	10 Feb 2026 18 Feb 2026	James Hamblin, Operations Manager for People Services	Leader of the Council	Open
Draft Budget Report 2026/2027	Cabinet Council	10 Feb 2026 18 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2025/26 Budget Monitoring - Quarter 3	Cabinet	10 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	

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Treasury Management Strategy Statement, Minimum Revenue Provision Policy Statement and Annual Investment Strategy 2026/27	Cabinet Council	10 Feb 2026 18 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2026/2027 Capital Strategy and 2026/2027 Capital Programme	Cabinet Council	10 Feb 2026 18 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Establishment Report	Cabinet Council	10 Feb 2026 18 Feb 2026	James Hamblin, Operations Manager for People Services	Cabinet Member for Service Delivery and Continuous Improvement	Open
Policy Framework	Cabinet Council	10 Feb 2026 18 Feb 2026	Laura Woon, Democratic Services Manager	Leader of the Council	Open
Business Rates Tax Base	Cabinet Council	10 Feb 2026 18 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open

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April 2026					
Single Equalities Policy and Equality Objective To consider the report.	Cabinet	7 Apr 2026	Matthew Page, Head of People, Performance & Waste, Dr Stephen Carr, Corporate Performance & Improvement Manager	Cabinet Member for People, Development and Deputy Leader	Open
Corporate Risk Report	Cabinet	7 Apr 2026	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Corporate Performance Q3	Cabinet	7 Apr 2026	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)
Customer Care Policy To received the revised Customer Care Policy.	Service Delivery & Continuous Improvement Policy Development Group Cabinet	23 Mar 2026 7 Apr 2026	Lisa Lewis, Head of Digital Transformation & Customer Engagement	Cabinet Member for Service Delivery and Continuous Improvement	Open
Tenancy Fraud (NEW) To receive and approve a new policy in relation to Tenancy fraud.	Homes Policy Development Group Cabinet Council	17 Mar 2026 7 Apr 2026 22 Apr 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Aids and Adaptations policy To receive a report updating and reviewing the Aids and Adaptations Policy.	Homes Policy Development Group Cabinet	17 Mar 2026 7 Apr 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open

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