

Cabinet

Tuesday, 2 December 2025 at 5.15 pm
Phoenix Chamber, Phoenix House, Tiverton

Next ordinary meeting
Tuesday, 13 January 2026 at 5.15 pm

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

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

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

Meeting ID: 328 634 118 503

Passcode: gu3ar9Ld

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 - 14)**
To consider whether to approve the minutes as a correct record of the meeting held on 4 November 2025.
5. **Corporate Performance Report- Quarter 2 (Pages 15 - 30)**
To receive a report from the Corporate Performance and Improvement Manager to provide a quarterly update on Performance against the Corporate Plan 2024-28 and service performance measures for Quarter 2.
6. **Corporate Risk Report (Pages 31 - 50)**
To receive a report from the Corporate Performance and Improvement Manager to provide a quarterly update regarding the Corporate Risk register.
7. **Annual Infrastructure Funding Statement; The Infrastructure List (Pages 51 - 68)**
To receive a report from the Deputy Chief Executive (S151) Officer on reviewing and updating the infrastructure list annually and to approve the updated Infrastructure List for publication on the Council's website as part of the statutory annual Infrastructure Funding Statement.
8. **Mid Devon Off Street Parking Places Order (Pages 69 - 78)**
To receive a report from the Environment & Enforcement Manager and the Head of People, Governance and Waste considering that it amends the Mid Devon (Off Street Parking Places) Order 2016 (the "OSPPO") as set out in the report.
9. **Car Parking and Permit Proposals 26/27 (Pages 79 - 90)**
To receive a report from the Head of People, Performance & Waste and the Environment & Enforcement Manager recommending proposals to be considered for future changes to both pay and display as well as permit parking within MDDC car parks for the financial year 2026/27.
10. **Strategic Grants renewal 2026/27, 2027/28 and 2028/29 (Pages 91 -**

96)

To receive a report from the Deputy Chief Executive (S151) Officer to agree the level of grant funding for external agencies under the Strategic Grants Programme for a 3 year period (2026/27, 2027/28 and 2028/29).

11. **Tax Base Calculation 2026/27** (*Pages 97 - 104*)

To receive a report from the Deputy Chief Executive (S151) Officer on the details of the statutory calculations necessary to determine the Tax Base for the Council Tax.

12. **Budget Update 2026/27**

To receive an update from the Deputy Chief Executive (S151) Officer on the Budget update 2026/27.

13. **Access to Information- Exclusion of Press & Public**

Discussion with regard to item 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).

14. **Waste Depot Remodelling- Update** (*Pages 105 - 114*)

To receive a report from the Deputy Chief Executive (S151) Officer on the progress update on the remodelling project at Carlu.

15. **Notification of Key Decisions** (*Pages 115 - 126*)

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 4 November 2025 at 5.15 pm

Present

Councillors: L Taylor (Leader), D Wulff (Deputy Leader),
J M Downes, G Duchesne, M Fletcher, J
Lock, S Keable and J Wright

Apology

Councillor: N Bradshaw

Also Present

Officers: Stephen Walford (Chief Executive), Andrew Jarrett (Deputy
Chief Executive (S151)), Maria De Leburne (Director of
Legal, People & Governance (Monitoring Officer)), Simon
Newcombe (Head of Housing & Health), Paul Deal (Head
of Finance, Property & Climate Resilience), Jason Ball
(Climate and Sustainability Specialist), Laura Woon
(Democratic Services Manager) and Carole Oliphant
(Housing Policy Officer)

Councillors

Online J Buczkowski, J Cairney, S Clist, G Czapiewski, L G J
Kennedy, C Harrower and B Holdman

Officers Online Carole Oliphant (Housing Policy Officer)

60. **APOLOGIES (00:04:33)**

Apologies were received from Councillor N Bradshaw.

61. **PUBLIC QUESTION TIME (00:04:44)**

None received.

62. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT (00:04:50)**

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

63. **MINUTES OF THE PREVIOUS MEETING (00:05:10)**

The minutes of the previous meeting held on 7 October 2025 were **APPROVED** as a correct record and **SIGNED** by the Leader.

64. **VARIATION OF TENANCY AGREEMENT (00:05:25)**

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

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

- The Council had been undertaking a thorough process over the last 12 months to update the Council's standard Tenancy Agreement for all its secure and introductory tenants. To update such an agreement was a major exercise as it impacted most of the Council's residents living in a Council home both current and new.
- The current Tenancy Agreement was last updated in 2016, since then there had been significant changes in legislation and the wider regulatory landscape in addition to major events such as the fire at Grenfell Tower and the Covid pandemic. These had impacted on the Council's operating environment as a social landlord whereby the Tenancy Agreement needed to be updated to reflect the change and numerous recent policy updates.
- Following on from Cabinet approval on 1 April 2025 to commence statutory consultations with tenants under the Housing Act to vary the terms of the Council's Tenancy Agreement, the report presented the results of the consultation and the final draft Tenancy Agreement for approval.
- The consultation and the draft agreement were produced in close partnership with the Council's Legal Services and Mid Devon Housing (MDH) team to ensure it was fit for purpose and fully compliant with the legal requirements. This was important as the Tenancy Agreement was the formal agreement between the Council and each of their residential Council tenants. As such, it underpinned the core relationship with them and was the key basis for the Council's ongoing tenancy management.
- More information on the extensive tenant consultation exercise and the responses were set out in more detail in sections 2 and 3 of the report respectively.
- Subject to Cabinet approval, MDH would plan and implement the introduction of the new terms & conditions set out in the new Tenancy Agreement. This process would vary for a small number of new tenants who had signed up with MDH after the consultation closed in August this year compared to the existing tenants who were able to be involved in the consultation. Once the new agreement was live, then existing tenants would transfer to the new agreement and relevant future tenants would be automatically signed up under the new document until such time as the agreement may need to be reviewed and updated again.

Discussion took place with regards to:

- How was the Council managing the overgrown gardens that also included gardens with rubbish and rodents? It was explained that it was the tenant's

responsibility to maintain their own gardens. Housing Officers would check properties and report appropriately to ensure actions were taken.

RESOLVED that:

1. The Tenancy Agreement attached in Annex A be approved subject to any responses from new tenants signed up after the preliminary consultation ended.
2. Delegated authority be given to Head of Housing and Health (in consultation with the Cabinet Member for Housing, Assets and Property Services) to review the consultation responses from the new tenants and authorise such changes to the new Tenancy Agreement as he considered necessary in the light of any late consultation responses.
3. Delegated authority be given to Head of Housing and Health (in consultation with the Cabinet Member for Housing, Assets and Property Services) to draft and serve the Notice of Variation to existing secure/introductory tenants under section 103 of the Housing Act 1985 to vary the terms and condition of their tenancies so that they were on the terms and conditions of the new Tenancy Agreement.

As recommended by the Homes Policy Development Group.

(Proposed by Cllr J Lock and seconded by Cllr S Keable)

Reason for Decision:

As a registered provider (RP) of social housing, the Council is obliged to comply with the requirements of the Housing Act 1985.

It is good practice to review tenancy agreements on a regular basis to take account of changes to legislation, regulatory requirements, policy and good practice. RPs also need to ensure that those responsible for housing management can rely on a robust tenancy agreement which can be used in support of efficient and effective management of tenancies and the housing stock.

Note: * Report previously circulated.

65. **CARBON FOOTPRINT REPORT 2024-2025 (00:13:40)**

The Cabinet had before it and **NOTED** a report * from the Climate and Sustainability Specialist on the Council's Carbon Footprint.

The Cabinet Member for Parish and Community Engagement outlined the contents of the report with particular reference to the following:

- The result 2% higher than the 2023-2024 carbon footprint. That increase was down to the climate change impact linked to spending, and the rise in construction spending had the most effect.
- The Council had successfully cut emissions by investing in decarbonising the Tiverton and Crediton Leisure Centres and social housing and by doing this the Council had significantly lowered its carbon footprint.

- In the Council's Climate Change Strategy: the focus had been on the elements in their control; acting on opportunities to invest; and acting to influence those that the Council did business with.
- The net emissions for elements in the Council's direct control (comprising Council offices and facilities; transport; and offsets) contributed to just under 9% of the 2024/25 overall total footprint.
- The 1,589 tCO₂e figure for 2024/25 was circa 35% lower than the 2,427 tCO₂e figure for the 2018/19 baseline year. (Almost 840 tCO₂e less.)
- Reductions since 2018/19 came from Council offices and facilities (from 1,098 to 705 tCO₂e); and offsets (from 0 to -420 tCO₂e).
- Since 2018/19 fleet impacts had hardly changed, although the Council now served circa 2,500 more households (from 35,650 up to 38,150).
- The team had made rapid progress to replace old social housing with 48 net-zero new-build homes. The procurement relating to those construction projects would show on the Council's 2025-2026 carbon footprint (Scope 3 indirect i.e. supply chain). However, that investment would reduce the annual carbon footprint, in Scope 1 and Scope 2, by approximately 136 tonnes per year.

Discussion took place regarding:

- How the electric vehicles worked operationally and what was the availability? It was explained that vehicles could be charged whilst officers were on call out which would then provide enough charge to get officers to where they would need to be.
- Whether a hybrid vehicle would be more suitable for that line of work? It was explained that this may be a suitable option but that it would also depend on the emissions used and the reduction in the carbon footprint.
- Did the Council have any data from other authorities to compare on the reduction in emissions? It was explained that due to the difference in the operations day to day it would be difficult to compare.
- The purchasing of the Electric Vehicle (EV) chargers and for those to be installed through a trained electrician that worked for the Council. It was explained that challenges may occur as some homes may have complications when installing an EV Charger.
- How were the Council performing in regard to solar panels and air source heat pumps? It was explained that the Council were liaising through the appropriate channels to meet the Council targets.
- The Council was in the top 20% - how many other Council's were part of this?
- Were the electric vehicle serviced locally? It was confirmed that they were serviced locally.

Reason for Decision:

The Council's environmental sustainability duties are underpinned by legislation e.g. Environment Act 2021. All local authorities have obligations under the Climate Change Act 2008 with regard to climate change adaptation (resilience) and mitigation (emission reductions). Full Council declared a Climate Emergency in June 2019.

Note: * Report previously circulated.

66. DRAFT BUDGET REPORT 2026/27 (00:33:33)

The Cabinet had before it a report * from the Deputy Chief Executive (S151) and the Head of Finance, Property and Climate Resilience on the draft Budget 2026/27.

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

- The update on the 2026/27 draft budget for the General Fund and Housing Revenue Account, highlighted the forecast shortfalls on the basis of what the Council currently knew, recognising that the Council were not likely to be aware of the full financial context until the funding allocation after the Chancellor's national budget was received.
- To that end, Cabinet had deferred aspects of this report from the last meeting in order to seek greater clarity on the status and deliverability of the proposals put forward from the Policy Development Groups (PDG) that had been categorised as 'amber'.
- As a result of this, the recommendation in the report was not to approve these savings, but to retain them in the budget planning process until this Council had greater certainty and confidence over the budget gaps that remained following upcoming national government statements on the reconfiguring of Council funding allocations. It was further highlighted that the potential of savings in economic development grants was overstated in the previous version that came to Cabinet and would be revised within future reports. This approach continued this administration's commitment to financial responsibility and would allow time to assess the true extent of the funding shortfall before making amendments to budget options based on that position.
- The report also introduced the emerging 2026/27–2030/31 Capital Programme including expenditure profiles for consideration.
- Members were reminded of the ongoing challenges due to significant funding uncertainties prevalent at this time. Further updates were expected before the final budget approval decisions in February 2026.

RESOLVED that:

1. The amber budget options remained as budget planning assumptions until clarity was received following the Government financial settlement announcement and that was **AGREED**.
2. Consideration and comments were given regarding the emerging Capital Programme covering the period 2026/27 to 2030/31 within Appendix 1a and 1b;
3. There remained little clarity on the financial settlement currently and that this was likely to require additional ad hoc updates as and when greater information was known, particularly following the announcement of the Local Government Finance Settlement be **NOTED**.

(Proposed by Cllr J Downes and seconded Cllr S Keable)

Reason for Decision:

By undertaking regular reviews of the Medium-Term Financial Plan, the Council could ensure that the Corporate Plan priorities were affordable. The implications of

the budget gap were set out within the paper. Many areas required greater clarity, particularly around national funding and possible changes to Government Policy.

Note: *Report previously circulated

67. 2025/26 BUDGET MONITORING REPORT QUARTER 2 (00:49:52)

The Cabinet had before it a report * from the Deputy Chief Executive (S151) and the Head of Finance, Property and Climate Resilience on the 2025/26 Quarter 2 Budget Monitoring.

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

- The 2025/26 Quarter 2 Budget Monitoring report detailed the current projected General Fund overspend of £156k, a Housing Revenue Account overspend of £745k with narrative explaining the variances.
- The Capital Programme variances including underspends, overspends, and slippage, with recommendations for budget increases due to additional grants and housing stock purchases.
- The report updated Members on the usage of procurement waivers, the social rent corrections, and the ongoing financial risks amid uncertain future funding.

Discussion took place with regards to:

- Providing clarification around the disposal of the derelict social house as referred to within the recommendation. It was explained that it was uneconomic to renovate, the land had development and the Council would seek to sell the land for the maximum price.
- Clarification regarding the Housing Revenue stock and if that was a forecast outturn position or an overspend. It was explained that it was a forecast outturn, however it was in year and changes may happen.

RESOLVED that:

- a) The financial monitoring information for the income and expenditure for the three months to 30 September 2025 and the projected outturn position be **NOTED**.
- b) To recommend to Full Council that the increase to the Capital Programme of £526k in respect of additional Grant funding received (£276k – see par 5.3) and extra budget to further increase the HRA Housing Stock (£250k – see para 5.5) be **AGREED**.
- c) Delegated Authority be given for the Head of Housing and Health in association with the Deputy Chief Executive (S151) to dispose of a derelict social house which was uneconomic to renovate, and where there was no need for such a home and use the capital receipt generated to reinvest in the provision of additional social housing - see para 5.6.
- d) The use of Waivers and Direct Awards for the Procurement of goods and services as included in Section 7 be **NOTED**.

- e) The performance achieved in respect of resolving the Social Rent errors within the Council's direct control and recognise the impact of the delays in responses from partner organisations, as outlined within Section 8 be **NOTED**.
- f) The update on future funding given in paragraphs 9.2 be **NOTED**.

(Proposed by Cllr J Downes and seconded by Cllr G DuChesne)

Reason for Decision:

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

Note: *Report previously circulated

68. **2025/26 TREASURY MANAGEMENT REPORT QUARTER 2 (00:49:25)**
69.

The Cabinet had before it a report * from the Deputy Chief Executive (S151) and the Head of Finance, Property and Climate Resilience on the 2025/26 Quarter 2 Treasury Management.

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

- The report provided an update on the Council's treasury performance for the first six months, noting a decline in investment returns due to lower interest rates and reduced cash balances.
- It was proposed that there be a continuation of the current investment policy and outlined revised capital financing requirements and borrowing limits based upon the updated information. This also included an economic commentary from the Council Treasury Advisors forecasting falling interest rates amid inflation and economic uncertainties.

RESOLVED that Cabinet recommend to Council that:

- a) A continuation of the current policy outlined at paragraphs 4.0 – 4.5 be **AGREED**.
- b) The changes to the Capital Financing Requirement, Operational Boundaries and Authorised Limits for the current year at paragraphs 5.4 – 5.5 be **AGREED**

(Proposed by Cllr J Downes and seconded by Cllr G DuChesne)

Reason for Decision:

Good financial management and administration underpin the entire strategy. The Council's Treasury Management Strategy should attempt to maximise investment return commensurate with minimum risk to the principal sums invested.

Note: *Report previously circulated

69. TAX BASE CALCULATIONS REPORT

The Leader of the Council stated that the Tax Base Calculation Report would be deferred to the next meeting of the Cabinet.

70. 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 Waste Depot remodelling update had been added to the meeting on 2 December 2025.
- Tax Base Calculation Report be deferred to 2 December 2025.

Note: * Key Decisions Report previously circulated.

(The meeting ended at 18.08pm)

LEADER

Report for: Cabinet

Date of Meeting:	02 December 2025
Subject:	Corporate Performance Report
Cabinet Member:	Cllr Luke Taylor, Council Leader
Responsible Officer:	Matthew Page, Head of People, Governance & Waste. Dr Steve Carr, Corporate Performance and Improvement Manager.
Exempt:	N/A
Wards Affected:	All
Enclosures:	Appendix 1: Performance Dashboards Quarter 1

Section 1 – Summary and Recommendation(s)

To provide Members with an update on performance against the Corporate Plan 2024-28 and service performance measures for Quarter 2 (2025/26).

Recommendation(s):

- 1. Members review and scrutinise the Performance Indicators and information detailed in this report.**

Section 2 – Report

1.0 Introduction

- 1.1** The Council's Corporate Plan 2024-28 was adopted in July 2024. It is a strategy that documents, communicates and provides a framework for the delivery of strategic priorities. It provides a shared understanding of what the Council is trying to achieve. This ensures the public are aware of the Council's objectives, and can therefore hold the Council accountable.
- 1.2** The Corporate Plan has five themes: Planning, Environment and Sustainability; Community, People and Equalities; Homes; Economy and Assets; and Service Delivery and Continuous Improvement. Alongside the

performance reporting of the Corporate Plan, the council presents performance information on a wide range of service specific and corporate performance indicators, Appendix 1.

- 1.3 The performance reporting is based upon the Performance Dashboards that the Council has been using since 2023. Corporate Plan indicators are presented in yellow text on the Dashboards.
- 1.4 A [glossary](#) for the Performance Dashboards on the Council's website. This contains all the measures used as part of the Dashboards and provides a definition for each (finance measures to be completed). The definitions aim to provide a fuller understanding of what is being measured and how.
- 1.5 The Corporate Performance Report is presented to Scrutiny twice per year – the quarter 2 report, and the annual report.

2.0 Performance Analysis

Theme 1: Planning, Environment and Sustainability

- 2.1 “Carbon emissions avoided (renewables and green transport)” is made up of two indicators as outlined. Through generating electricity through solar panels, the Council has avoided 74 t CO₂e this financial year so far (April to September 2025). This is ahead of the annual target of 50 t CO₂e. Through the use of electric vehicles in its fleet, the Council avoided a further 12.3 t CO₂e (April to June 2024) against an annual target of 10 t CO₂e.
- 2.2 No new electric car rapid charger points have been installed in 2025/26. In 2024/25, six new charging points were installed against an annual target of four per annum. The Council hosts 20 charge points on its sites.
- 2.3 Householder planning applications determined within 8 weeks is 99% for the past 12 months, and minor applications overturned at appeal was 0.5%. Both are comfortably ahead of target.

Theme 2: Community, People and Equalities

- 2.4 There have been 348 complaints this financial year (April to September 2025), 97.1% have been responded to within the target timescales.
- 2.5 Homes made safe under the Housing Assistance Policy is 24 for the financial year to date (April to September 2025), behind the annual target (60 for 2025/26).
- 2.6 There have been 17 new subscribers to the Let's Talk Mid Devon platform in the financial year to date (Target for 2025/26 is 400). The Council has moved away from focussing on registrations, as this has been fed back as a barrier to completing ongoing questionnaires, with a focus now on contribution and engagement rates as well. In Quarter two, 7,417 people

visited the site with 775 contributions, 10 new registrations and an engagement rate of 14%.

- 2.7 One community emergency plan has been updated by towns and parishes in 2025/26 for Bradninch and Hele. At the Devon Resilience Forum it was identified that Lapford and Cheriton Bishop are looking to write/update their plans.
- 2.8 The Corporate Plan has a new performance indicator, “Support the VCSE sector by securing additional external funding.” Data for this financial year is not currently available.

Theme 3: Homes

- 2.9 There were 529 applicants on the Devon Home Choice waiting list (Band A-C) at the end of Q2, 2025/26. This is lower than at the end of Q1, when it was 535 applicants.
- 2.10 Support was provided to 100% of those experiencing homelessness in the financial year to date (April to September 2025).
- 2.11 46 homes have become part of Mid Devon Housing in 2025/26 so far. Performance is slightly behind target (100 homes for 2025/26). Five homes added are net zero (modern methods of construction).

Theme 4: Economy and Assets

- 2.12 The number of regular traders at the Pannier market was 85% in Quarter 2 2025/26, Table 1. Data for Quarter 1 has been revised following a review by officers. Performance is on target, 85%.

Table 1: Regular Traders at the Tiverton Pannier market, 2024/25 to present

Financial Year	Quarter	Regular Traders
2024/25	1	87 %
	2	84 %
	3	85 %
	4	81 %
2025/26	1	85 %
	2	85 %

- 2.13 The number of regular traders at the Pannier market can also be considered by trading day. For Quarter 2 2025/26, the occupancy rate was: Tuesday (82%); Friday (88%); and Saturday (85%).
- 2.14 Businesses supported (non-financial support) was 150 in the financial year to date. This is ahead of target, 250 for 2025/26.

- 2.15 The Council has commercial and retail properties available for lease in Tiverton, Cullompton, and also leases space at Phoenix House. 3.4% of the available commercial leases were vacant at the end of Quarter 2 2025/26, performing ahead of target (5%).
- 2.16 The Corporate Plan has two performance indicators related to supporting events in our town centres and supporting tourism events. At the end of quarter 2, the Council had arranged support for 14 events to support our town centres, and one tourism event. Both performance indicators are performing on or ahead of target for 2025/26.

Theme 5: Service Delivery and Continuous Improvement

- 2.17 Levels of residual household waste collected is performing slightly behind target for the financial year to date (April to September 2025), with 152.5 kg collected per household against a target of 145 kg, Figure 1.

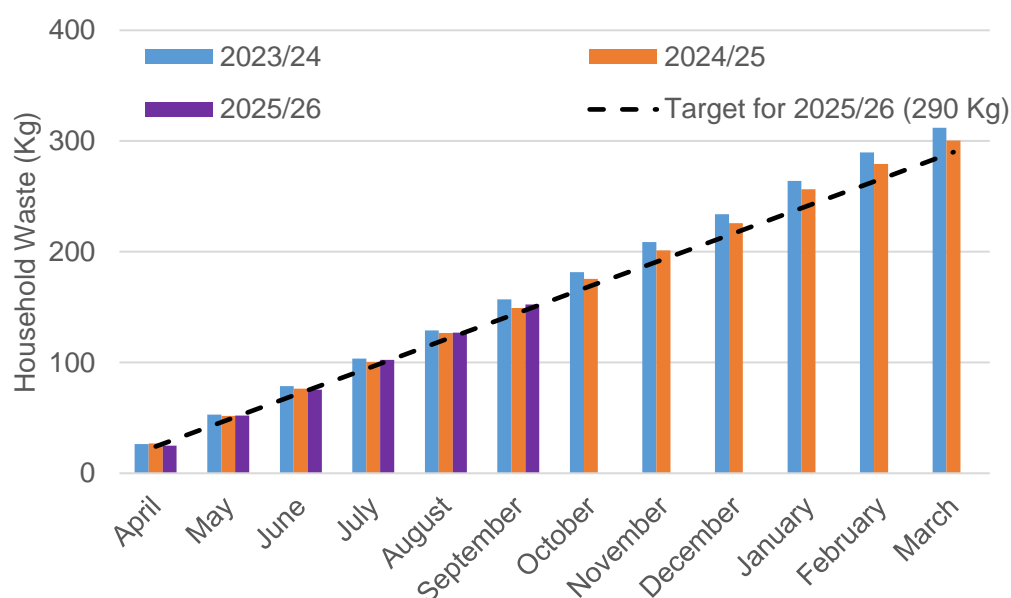


Figure 1: Residual Waste per Household (Kg), 2023/24 to present.

- 2.18 Household waste recycled in the financial year to date is 57.3% this is behind target (59%), and relates to lower than expected garden waste tonnages.
- 2.19 The total proportion of missed bin collections in the financial year to date is 0.02%, against a target of 0.03%.
- 2.20 Staff turnover at the Council for the financial year to date is 10.03 %, Figure 2. Performance is behind target (8.0 %), but remains similar to the previous two financial years.

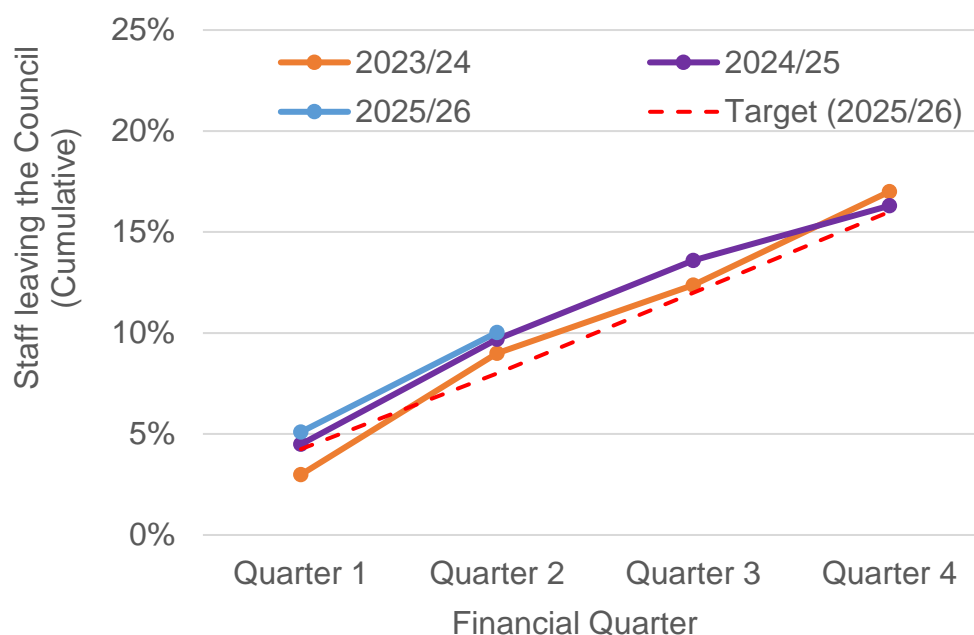


Figure 2: Staff turnover per financial quarter (Cumulative year to date), 2023/24 to present.

- 2.21 Leisure cost per visit can only be accurately calculated and assessed at the end of the financial year, therefore no assessment on performance will be given until the annual report.
- 2.22 Council Tax collected in the financial year to date is 54.84%, similar to (54.85%), but slightly behind target (54.95%).
- 2.23 National Non Domestic Rate (NNDR) collected thus far is 55.26% (Quarter 2, 2025/26), compared to 57.42% for Quarter 2 2024/25.
- 2.24 “Public survey engagement rate” is a relatively new performance measure. Data for Quarter 2 shows an engagement rate of 7.9%, behind the target of 15%. This survey is now being run against the small number of new processes on the CRM system, and only since August 2024. Once the monitoring has been proven it will be added to each process as it goes live and then cascaded to other services that are not processed through the CRM system.

Corporate Indicators

- 2.25 Staff sickness absence is 4.03 days per FTE for April to September 2025 against a performance target of 4.25 days. Sickness absence in the previous financial year was 3.98 days at the end of Quarter 2.
- 2.26 Council tax paid by direct debit is currently at 77% (target of 80%), and Non-domestic rates paid by direct debit is 52% (target of 50%).

Financial Implications

There are no direct financial implications arising from this report. However, if performance is not at the expected or desired level then resources may need to be reviewed or redirected to improve performance. Policy Development Groups, Planning committee and Cabinet receive Performance Dashboards quarterly. These Dashboards present performance, finance, and risk information together to enable simultaneous consideration of these related aspects.

Legal Implications

There are no direct legal implications arising from this report. However, if the performance of some indicators is not at required levels, there is a risk of legal challenge. Performance management helps the council meet its duties in relation to Value for Money.

Risk Assessment

If performance is not managed we may not meet our corporate and local service plan targets or take appropriate corrective action. Equally risks may arise which impact the council's ability to deliver its corporate priorities. Corporate Risks are identified through the council's Corporate Risk Register and these represent the strategic risks most likely to impact on the council achieving its corporate priorities.

Impact on Climate Change

The Corporate Plan has numerous aims and objectives that relate to climate change. Given this, several performance indicators reflect our corporate ambition to reduce carbon emissions. Managing the performance of these can help evaluate the impact of Council interventions as well as guide future decisions on spend and investment.

Equalities Impact Assessment

The council has a duty to understand its residents, user groups and customers. Customer feedback (e.g. complaints) can help the council identify any groups of people who may potentially be experiencing a less satisfactory level of service. When reviewing performance and making recommendations on priorities, the Council should be mindful to consider how services might impact on different sections of the community. The council has reviewed and implemented a revised approach to undertaking Equality Impact Assessments.

Relationship to Corporate Plan

Corporate Plan priorities and targets are managed and scrutinised on a regular basis using appropriate performance indicators as detailed in this report.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 18.11.25

Statutory Officer: Maria De Leiburne

Agreed on behalf of the Monitoring Officer

Date: 18.11.25

Chief Officer: Stephen Walford

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

Date: 18.11.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 07 November 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: Dr Steve Carr, Corporate Performance & Improvement Manager

Email: scarr@middevon.gov.uk

Telephone: 3CX Extension: 4217

Background papers: Corporate Plan 2024-28

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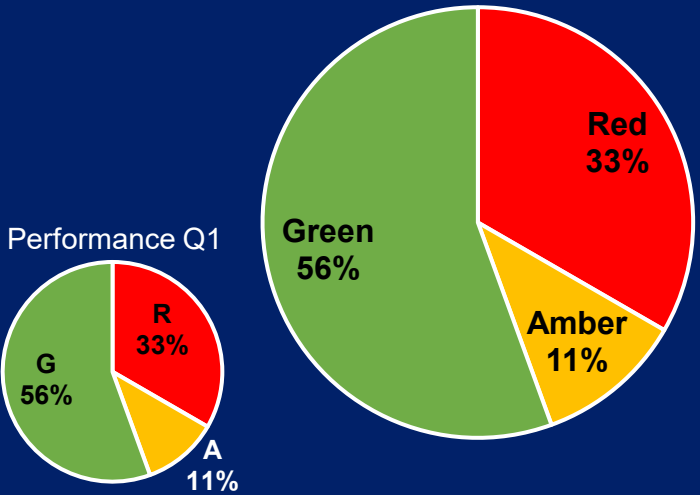
Planning, Environment & Sustainability PDG Performance Dashboard – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Own fleet CO2e avoided (YTD)	8.67 t CO ₂ e	10 t CO ₂ e	G
Solar panel performance – corporate estate (YTD)	74 t CO ₂ e	50 t CO ₂ e	G
Electric car charger points installed across MDDC sites (YTD)	0	4	R
Householder planning applications determined within 8 weeks (Past 12 months)	99 %	70%	G
Minor applications overturned at appeal (Past 12 months)	0.5 %	10%	G

Finance Measures	Performance	Annual Target	RAG
PE&S PDG – Projected Outturn	£1,088k	£1,227k	G
PE&S PDG – Projected Capital Outturn	£4,088k	£5,219k	A
PE&S PDG – Capital Slippage % of projects (Current)	100%	0%	R
Building Control Income – Projected Outturn	(£201k)	(£251k)	R

Corporate Risk	Risk Rating (Trajectory)
Failure to meet Climate Change Commitments by 2030	15 (No Change)

Overall Performance Q2



In Focus

Annual carbon footprint reports for the Council are published on the [Sustainable Mid Devon](#) website. Net emissions for the most recent reporting year (2024/25) totalled 18,364 tCO₂e. This was 2% higher than the previous year.

Estimated emissions from the Procurement category increased by 1,370 tCO₂e compared to the previous year, mainly due to increased spend and revised emission factors. Social Housing emissions decreased by 751 tCO₂e mainly due to a lower assumed energy consumption per dwelling. Further details were reported to the PES PDG on 23 September 2025.

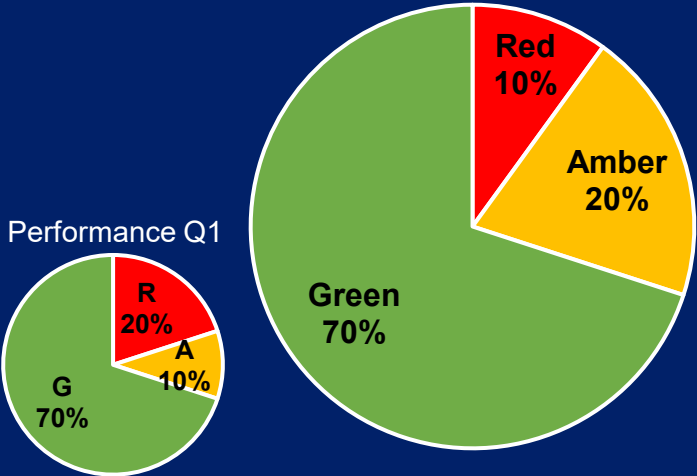
Economy & Assets PDG Performance Dashboard – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	Rating
Pannier market occupancy rate (Average YTD)	85.0 %	85%	G
Businesses supported – non financial support (YTD)	150	250	G
Commercial property voids (YTD)	3.4%	5%	G
Events supported in our town centres (YTD)	14	6	G
Tourism events supported (YTD)	1	2	G
Business rateable value (Current)	£55,086,954	N/A	
Empty business properties (Current)	249	N/A	
Funding secured to support economic projects (YTD)	£524,000	£400,000	G

Finance Measures	Performance	Annual Target	Rating
E&A PDG – Projected Outturn	£949k	£1,068k	G
Car Parking Income – Projected Outturn	(£1,043k)	(£1,083k)	A
Pannier Market Income – Projected Outturn	(£88k)	(£108k)	R
E&A PDG – Capital Slippage % of projects (Current)	27%	0%	A

Corporate Risk	Risk Rating (Trajectory)
Culm Garden Village – Loss of capacity funding	9 (No Change)
Culm Garden Village – Project delays/ impacts due to infrastructure delays	15 (No Change)
Cullompton Town Centre Relief Road	15 (No Change)

Overall Performance Q2



In Focus

Britain’s Favourite Market 2026: Voting is now open in the Great British Market Awards. Tiverton Pannier Market is calling on traders, performers, shoppers, and supporters across Mid Devon to get behind the town’s beloved market, as it competes for the prestigious title of Britain’s Favourite Market 2026. The national competition, celebrates excellence, innovation, and community spirit across the UK’s indoor, outdoor, food, and speciality markets.

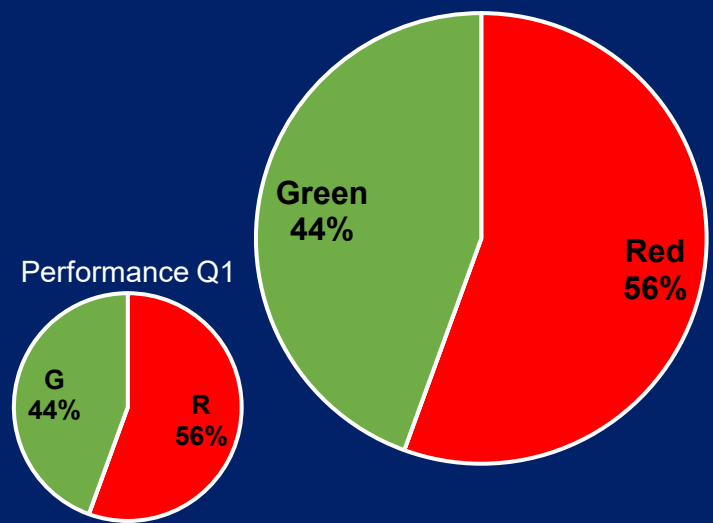
Community, People & Equalities PDG Performance Dashboard – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Homes made safe under the Housing Assistance Policy (YTD)	24	60	R
New Subscribers to Let's Talk Mid Devon (YTD)	17	400	R
Support towns and parishes to develop their Community Emergency Plans (YTD)	1	4	R
Support VCSE sector by securing external funding (YTD)	Not Available	£200,000	
Licenced vehicle inspections (YTD)	27	40	G
Food Service - Total Inspections completed (Current QTR)	82 %	100 %	R
Private water supply sampling (YTD)	91	120	G
Environmental protection service requests (Average YTD)	98.5 %	95 %	G
Engagement rate on Let's Talk Mid Devon (Current)	14.0 %	16.0 %	R

Finance Measures	Performance	Annual Target	RAG
CP&E PDG – Projected Outturn	£1,324k	£1,324k	G
CP&E PDG – Capital Slippage % of projects (Current)	N/A	0 %	
Council Tax Reduction Scheme (Current)	£4,752,912	N/A	

Corporate Risk	Risk Rating (Trajectory)
Emergency Recovery	8 (No Change)
Emergency Planning Response	8 (No Change)

Overall Performance Q2



In Focus

Meet the Funder event: This was hosted at Phoenix House in October for local voluntary, community and social enterprise organisations to allow them to network and to meet potential investors and funders.

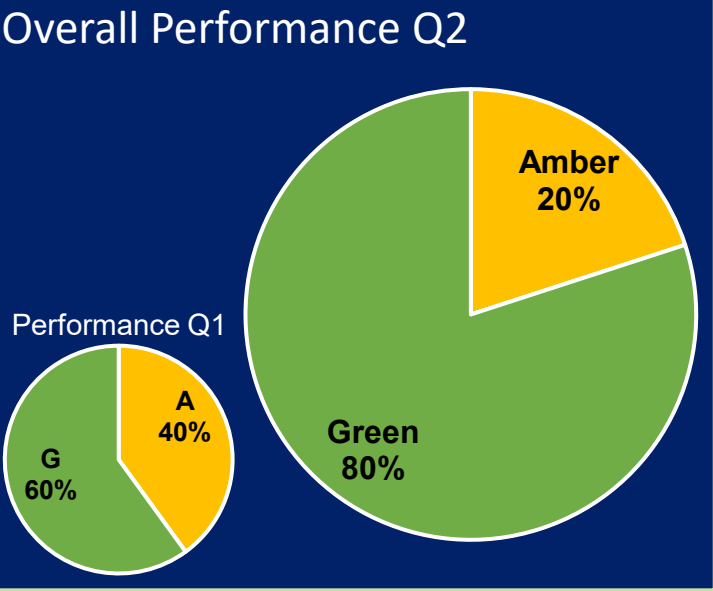
Food Service – total inspections completed: 82% in the period represents the highest performance since the PDG started to monitor this and demonstrates progress towards the target of 100%.

Homes PDG Performance Dashboard (General Fund) – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Providing support to those experiencing homelessness (YTD)	100 %	100 %	G
Applicants on the Devon Home Choice waiting list (Band A-C)	529	N/A	
Households in Hotels (Current)	6	N/A	
Households placed in interim or temporary accommodation this quarter	40	TBC	
Home Improvement Loans sanctioned (YTD)	6	10	G
Private rented sector improvements (YTD)	18	10	G
Private sector housing service requests response rate (Av. YTD)	97 %	95 %	G
Unoccupied and unfurnished empty homes (Current)	446	N/A	

Finance Measures	Performance	Annual Target	RAG
Homes PDG – Projected Outturn	£134k	£130k	A
Spend on external interim and temporary accommodation (April - Sep)	£118,796	N/A	

Corporate Risk	Risk Rating (Trajectory)
Housing Crisis	12 (No Change)



In Focus

Homeless approaches per quarter:

	2024/25	2025/26
Q1	211	206
Q2	196	181
Q3	172	
Q4	192	

Homes for Ukraine Scheme Corporate Risk: This risk has been well managed with mitigating actions, the associated risks are low and as such the risk has been removed from the Corporate Risk Register.

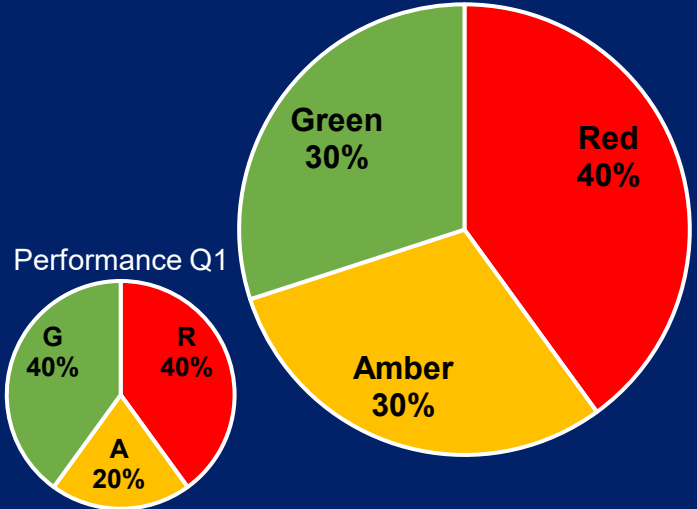
Homes PDG Performance Dashboard (HRA) – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
MDH Satisfaction that the home is safe (TSM – TP05)	N/A	70 %	
MDH Delivery of new Social Housing (YTD)	46	100	A
New MDH net-zero MMC properties (YTD)	5	50	R
Tenant satisfaction with the overall repairs service (TSM – TP02)	N/A	70 %	
Market delivery of new affordable homes (Annual)	N/A	94	
MDH Overall tenant satisfaction (TSM - TP01)	N/A	TBD	
MDH Complaints responded to within Complaints Handling Code timescales (TSM-CH02; Average YTD)	100 %	100 %	G
MDH Antisocial behaviour cases relative to the size of the landlord (TSM – NM01; YTD)	4.42	TBD	
MDH Housing stock occupancy rate (YTD)	96.1 %	97 %	A
MDH Routine repairs completed on time (YTD)	95.4 %	95 %	G
MDH specific tenant engagement events (YTD)	55	100	G

Finance Measures	Performance	Annual Target	RAG
HRA – Projected Outturn	£745k	£0	R
HRA – Projected Tenant Income (Outturn)	(£14,957k)	(£15,076k)	A
HRA – Projected Capital Outturn	£16,183k	£27,663k	R
HRA – Capital Slippage % of development projects (Current)	30%	0 %	R

Corporate Risk	Risk Rating (Trajectory)
Housing Rent Correction Error	12 (Increasing)

Overall Performance Q2



In Focus

Housing rent corrections

Progress is being made to correct and refund housing rent where appropriate. The rent correction cases are not all refunds due to benefits being awarded. Each case needs to be reviewed before a refund can be considered. The checking is very much in progress and all housing benefit was correct by the end of August 2025, refunds on these cases started 26/09/2025. Following this, the matter of tenant refund can be looked at. As of 22 October 2025, there have been 156 refunds, and 2,894 housing benefit corrections.

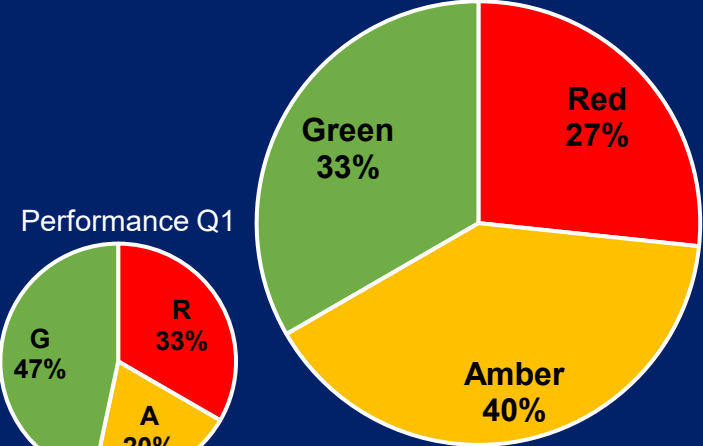
Service Delivery and Continuous Improvement PDG Performance Dashboard – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Household waste collected per household (YTD)	152.5 Kg	290 Kg	A
Household recycling rate (YTD)	57.3 %	59 %	A
All council complaints resolved within timescales (YTD)	97.1 %	85 %	G
Staff turnover (YTD)	10.0 %	16 %	R
Missed Bin Collections - All (YTD)	0.02 %	0.03 %	G
Leisure cost per visit (Annual)	N/A	£1.12	
National non-domestic rates collection rate (YTD)	55.3 %	98 %	G
Council Tax collection rate (YTD)	54.8 %	97.5 %	A
Public survey engagement rate (YTD)	7.9 %	15.0 %	R
Households on chargeable garden waste (Current)	12,180	12,200	A
Response to FOI/ EIR requests within 20 working days (YTD)	98.8 %	97%	G

Finance Measures	Performance	Annual Target	RAG
SD&CI PDG Projected Outturn	£4,656k	£4,813k	G
Income received from recycled material (YTD)	(£573k)	(£637k)	A
Agency Spend 'v' Budget (SD&CI; YTD)	£170k	£64k	R
SD&CI PDG – Projected Capital Outturn	£3,190k	£6,301k	R
SD&CI PDG – Capital Slippage % of projects (Current)	18%	0%	A

Corporate Risk	Risk Rating (Trajectory)
None related to PDG	

Overall Performance Q2



In Focus

Active Mid Devon: It is now six months since the service was rebranded (March 2025) and Active Mid Devon has seen its membership grow to its highest ever numbers, as well as introduced incentives for families, students and carers to get active. Facilities have been upgraded including new poolside changing facilities and lockers at both Active Tiverton and Active Crediton, and more than 4,500 people have signed up to the new App. Active Mid Devon aims to provide more than just leisure facilities, and it continues to support the community through its GP referral scheme, cardiac rehab programme, and Health Seekers initiatives.

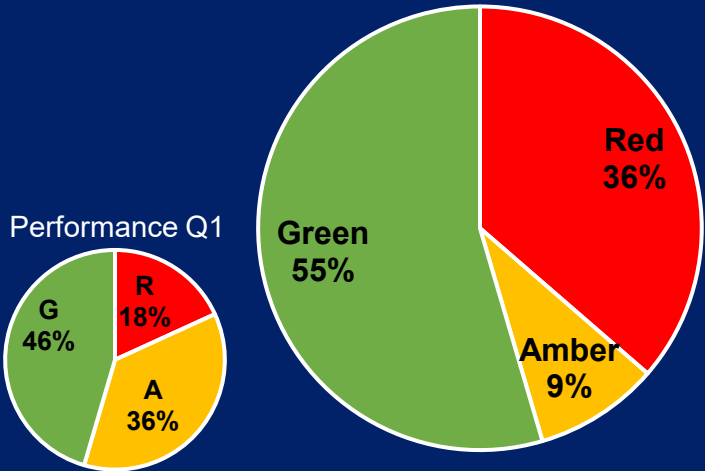
Corporate Performance Dashboard - Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Sickness absence (working days lost YTD)	4.0 days	8.5 days	G
Number of projected FTE filled (Average YTD)	92.9 %	90.0 %	G
Council Tax paid by Direct Debit (Current)	77 %	80 %	A
Non-domestic rates paid by Direct Debit (Current)	52 %	50 %	G
Cyber security awareness training uptake (Current)	91.2 %	90 %	G

Finance Measures	Performance	Annual Target	RAG
Cabinet Services – Projected Outturn	£7,441k	£6,794k	R
No. of Procurement Waivers required (QTR)	0	0	G
Treasury Income – £ return (YTD)	(£646k)	(£776k)	R
Invoices Paid on time (YTD)	99.4 %	98.0 %	G
Sundry Debt recovery rate (YTD)	73.5 %	97.5 %	R
Agency Spend 'v' Budget	£378k	£0	R

Corporate Risk	Risk Rating (Trajectory)
Cyber Security	20 (No Change)
Information Security	12 (No Change)
Financial Sustainability	25 (No Change)
Cost of Living Crisis	16 (No Change)
Devolution and Local Gov. Reorganisation	20 (No Change)
Corporate Property Fire Safety	9 (No Change)

Overall Performance Q2



In Focus

Mid Devon District Council, along with the other Devon district councils, have collaborated on a join proposal to reorganise local government in response to Government proposals. The proposal, “Reimagining Devon: Believe in Better” reflects Devon’s natural communities, travel-to-work areas, economic geographies, and is designed to deliver more coherent planning, stronger service delivery, and a unified voice for the county for now and for the future. The full case for change will be submitted to the Government by the deadline of Friday 28 November 2025.

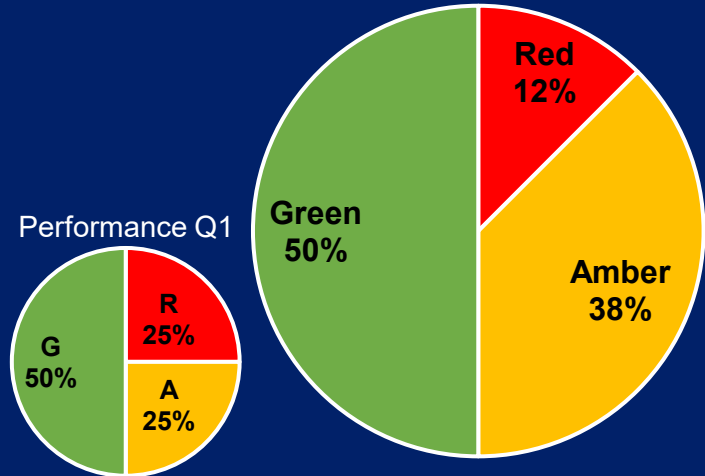
Planning Dashboard – Quarter 2 2025/26

Performance Measures	Performance	Annual Target	RAG
Major applications overturned at appeal (Past 24 months)	2.2 %	10 %	G
Minor applications overturned at appeal (Past 24 months)	0.5 %	10 %	G
Major Planning applications determined within 26 weeks (Past 12 months)	93 %	95 %	A
Minor and other planning applications determined within 16 weeks (Past 12 months)	91 %	95 %	A
Householder planning applications determined within 8 weeks (Past 12 months)	99 %	70 %	G
Planning applications over 13 weeks without a decision (Current)	69	N/A	
Planning Enforcement: Total Open Cases (Current)	451	N/A	
Planning Enforcement: New Cases received in quarter	62	N/A	
Planning Enforcement: Cases Closed in quarter	44	N/A	

Finance Measures	Performance	Annual Target	RAG
Cost of Planning Appeals (YTD)	£55k	£0	R
Planning fees income – Statutory (YTD)	(£422k)	(£835k)	G
Planning fees income – Discretionary (YTD)	(£75k)	(£172k)	A
S106 income (YTD)	(£636k)	N/A	
S106 spend (YTD)	£61k	N/A	

Corporate Risk	Risk Rating (Trajectory)
Quality of Planning Committee Decisions	9 (No Change)

Overall Performance Q2



In Focus

Quarter 2 saw the Development Management service continue to significantly exceed national performance targets in their determination of applications. The period was also notable for the increase in the number of pre-application advice requests where residential development proposals are coming forward in locations outside the development limits identified by the now out of date Local Plan reflecting the changes in the Council's housing supply over 2025.

Report for: Cabinet

Date of Meeting:	02 December 2025
Subject:	Corporate Risk Report
Cabinet Member:	Cllr Luke Taylor, Council Leader
Responsible Officer:	Steve Carr, Corporate Performance and Improvement Manager. Matthew Page, Head of People, Performance & Waste.
Exempt:	N/A
Wards Affected:	All
Enclosures:	Appendix 1: Corporate Risk Matrix Appendix 2: Corporate Risk Register

Section 1 – Summary and Recommendation(s)

To provide Members with a quarterly update on the Corporate Risk Register.

Recommendation(s):

That Members review the Corporate Risk Register and feedback any areas of concern.

Section 2 – Report

1.0 Introduction

- 1.1 The Corporate Risk Register (CRR) contains the strategic risks which are most likely to impact the corporate priorities of the Council. It is reviewed at least quarterly by Heads of Service and the Leadership Team and updated as required. It is then presented to the Audit committee and to Cabinet. Risks are managed on the Council's corporate performance and risk management system, SPAR.
- 1.2 The corporate risks are presented on a risk matrix (heat map), Appendix 1. Information on each risk is presented in a standard template, Appendix 2.

These risks have been determined by the Council's Leadership Team in consultation with Heads of Service and other Council officers.

2.0 Summary of Corporate Risk

2.1 There are currently 15 risks on the CRR. Risks are presented with both their current and target risk ratings. Also included is a trend symbol indicating any change to the risk rating since the previous review.

Risk Name		Risk Owner	Risk Rating		
			Current	Trend	Target
CR1a	Culm Garden Village – Loss of capacity funding	Group Manager for GED	9	↔	9
CR1b	Culm Garden Village – Delay/ impact to project arising from infrastructure delays	Group Manager for GED	15	↔	15
CR2	Cyber Security	ICT Operations Manager	20	↔	15
CR3	Failure to meet Climate Change Commitments by 2030	Head of Finance, Property & Climate Resilience	15	↔	9
CR5	Information Security	Head of Digital Transformation & Customer Engagement	12	↔	8
CR7	Financial Sustainability	Head of Finance, Property & Climate Resilience	25	↔	12
CR8	Quality of Planning Committee Decisions	Director of Place & Economy	9	↔	3
CR10	Cullompton Town Centre Relief Road	Group Manager for GED	15	↔	15
CR11	Cost of Living Crisis	Head of Revenues, Benefits & Leisure	16	↔	16
CR12	Housing Crisis	Head of Housing & Health	12	↔	9
CR15	Corporate Property Fire Safety	Chief Executive	9	↔	6
CR17	Emergency Recovery	Head of Housing & Health	8	↔	4
CR18	Housing Rent Error Correction	Head of Housing & Health	12	↑	3
CR19	Devolution and Local Government Reorganisation	Chief Executive	20	↔	15
CR20	Emergency Planning Response	Head of Housing & Health	8	↔	4

Risk rating change since previous update:

↑ Increased

↔ No change

↓ Decreased

2.2 For each risk the following information is given in Appendix 2:

- Risk name

- Risk description
- Current risk severity and likelihood
- Current risk rating
- Risk Owner
- Risk Type
- Mitigating actions (including name, description, responsible officer, current effectiveness and when it was reviewed)
- Notes.

2.3 Since this report was last published in September 2025, the following significant changes have been made to the CRR:

- CR18: Housing Rent Error Correction. The risk rating has increased from 8 to 12 as we await a national policy decision by the Department for Work and Pensions.
- CR4: Homes for Ukraine Scheme; and CR16: Building Control Service viability have all been de-escalated from the CRR and will be managed as part of service risk registers.

Financial Implications

There are no direct financial implications arising from this report. However, risks which are not mitigated may have financial implications for the council. Equally, the treatment of risk may require resources to be (re)allocated. Having a robust approach to risk management will continue to help the council minimise future financial risks and implications. A number of the corporate risks being managed contain financial risk, such as CR7 Financial Sustainability.

Legal Implications

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

Risk Assessment

Failure to take advantage of opportunities and mitigate risks could impact on the Council's ability to deliver its strategic objectives. Assessment of the effectiveness of the framework for identifying and managing risks and for demonstrating clear accountability is a key element of the Council's governance arrangements.

Impact on Climate Change

Corporate Risk 3 relates directly to the council meeting its climate change targets.

Equalities Impact Assessment

Having a council which is resilient to risk means that it is better positioned to support its communities. A number of corporate risks which relate to equalities are detailed on the Corporate Risk Register. This includes CR11 Cost of Living Crisis; and CR12

Housing Crisis. Actions to mitigate these risks will support the council meet its equality duties.

Relationship to Corporate Plan

Effective risk management is crucial to enable the Council to mitigate risks to achieving Corporate Plan priorities.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 18.11.25

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 18.11.25

Chief Officer: Stephen Walford

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

Date: 18.11.25

Performance and risk: Steve Carr

Agreed by the Corporate Performance & Improvement Manager

Date: 11 November 2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Steve Carr, Corporate Performance and Improvement Manager

Email: scarr@middevon.gov.uk

Telephone: 3CX: 4217

Background papers:

Appendix 1: Corporate Risk Matrix

<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div>Risk Severity</div>	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5
		1	2	3	4	5

Appendix 2: Corporate Risk Register

CR1a	Culm Garden Village – Loss of capacity funding	Current Severity: 3	Current Likelihood: 3	Current Risk Rating: 9	
Risk Description: Possible discontinuance of Government funding support for Culm Garden Village activities, thereby affecting Mid Devon District Council Culm Garden Village team capacity and leadership function, resulting in project/programme slippage.					
Risk Owner: Group Manager for GED		Latest Review: 24/10/2025		Risk Type: Economic/ Financial	
Mitigating Actions				Responsible Officer	Current Effectiveness
CR1a.1	Funding opportunities: Lobby for further rounds of Homes England garden communities capacity funding			Group Manager for GED	Satisfactory
CR1a.2	Identify alternative opportunities to secure funding to support the project – including from landowners/ developers involved in the Culm Garden Village project.			Group Manager for GED	Satisfactory
Notes: This risk relates to the funding sources in place for the Culm Garden Village, rather than the overall delivery of the Culm Garden Village project. Capacity funding was secured for 2025/26, however we do not currently have any assurances of funding for the next financial year. Although recent developments in relation to funding of the relief road are welcomed along with the capacity funding for this financial year, the risk remains higher than the target risk rating as longer term capacity funding remains uncertain. Officers are actively engaging with Homes England to seek additional funding.					

CR1b	Culm Garden Village – Delay/ impact to project arising from infrastructure delays	Current Severity: 5	Current Likelihood: 3	Current Risk Rating: 15	
Risk Description: Lack of Government funding for enabling infrastructure – Cullompton Town Centre Relief Road/ Junction 28/ Cullompton station re-opening – resulting in delays to scheme progression and housing delivery.					
Risk Owner: Group Manager for GED		Latest Review: 24/10/2025		Risk Type: Economic/ Financial	
Mitigating Actions				Responsible Officer	Current Effectiveness
CR1b.2	Junction 28, M5: Continue to work closely with Devon County Council on Strategic Outline Business Case with the aim of securing funding to upgrade Junction 28 – Devon County Council to submit bid to Government in March/ April 2024 following Devon County Council Cabinet approval.			Group Manager for GED	Fully Effective
Notes: Funding now secured for provision of the Relief Road from Homes England. Significant progress with regard to land assembly.					

Initial stages of works on Meadow Lane to commence shortly. Outline Business Case for J28 improvements has been submitted to Department for Transport and awaiting a decision (now expected by the end of the year).
Positive news announced with regard to funding for the Railway Station and Network Rail is mobilising a team to take forward its delivery.

CR2	Cyber Security	Current Severity: 5	Current Likelihood: 4	Current Risk Rating:20	
Risk Description: Inadequate Cyber Security could lead to breaches of confidential information, damaged or corrupted data and ultimately Denial of Service. If the Council fails to have an effective ICT security strategy in place. Risk of monetary penalties and fines, and legal action by affected parties.					
Risk Owner: ICT Operations Manager		Latest Review: 24/10/2025		Risk Type: Data Protection/Information Security	
Mitigating Actions				Responsible Officer	Current Effectiveness
CR2.5	Regular Vulnerability scans on network devices: ICT use 'Nessus' vulnerability scanner to access and detect vulnerabilities on all network devices. Mitigation is then completed to remove or reduce the risk due to the vulnerability. Although this has only been added now as an action, it has been running for a number of years.		ICT Operations Manager	Satisfactory	
CR2.6	Active Directory review: The current Active Directory (AD) (the address book for all users in MDDC to use computers) has been around for over 20 years. it has been managed, updated by ICT Staff and has a lot of clutter. A project is underway to review the configuration of AD to simplify the hierarchy and review the policies applied to the users, PCs and server on the MDDC Network. It will also provide a mean to fully incorporate the Microsoft and NCSC security baselines, to ensure full compliance and improve security.		ICT Operations Manager	Completed	
CR2.7	Establish Supply Chain Risk Management: There is no risk on the IT risk register to highlight supplier failure. It would be beneficial to include a risk regarding supplier failure to ensure that all associated supplier risks & potential controls are considered, e.g. a Standard Operating Procedure and/or minimum requirements to obtain assurance e.g. from regular meetings etc.		Head of Digital Transformation & Customer Engagement	Action Required	
Notes: CR2.6 marked as complete in October 2025. The Active Directory Review has now been completed as is being monitored regularly to keep NCSC and Microsoft Security baselines up to date. All user devices will be upgraded to Windows 11 before the end of November to ensure security patches and updates are applied promptly.					

Regular Vulnerability test are completed on all laptops, desktops and servers, with a monthly review. Action is taken to mitigate High and Critical Vulnerabilities with 14 days, where possible.

Risk Ledger is now in place to assist with the monitoring of the MDDC Supply chain. As new suppliers are added, they will be evaluated against a set of requirements to ensure they meet a satisfactory level of governance and assurance.

Improved Security Awareness training will be introduced in the next few months, to provide bite size training and simulated Phishing/malware emails to monitor staff efficiency and to increase awareness.

CR3	Failure to meet Climate Change Commitments by 2030	Current Severity: 3	Current Likelihood: 5	Current Risk Rating: 15
Risk Description: Due to a variety of factors, there is a risk that the Council will not meet its goal of becoming carbon neutral by 2030. There is also a risk that the Council will not achieve district-wide progress to meet obligations under the Climate Act 2008 for climate adaptation (resilience) and mitigation (emission reductions).				
Risk Owner: Head of Finance, Property & Climate Resilience		Latest Review: 24/10/2025		Risk Type: Environmental
Mitigating Actions		Responsible Officer		Current Effectiveness
CR3.1	Policy and Strategy: Policy and strategy relevant to the climate emergency includes: <ul style="list-style-type: none"> • Corporate Plan 2020-2024 sets a number of relevant aims; • Climate Strategy and Handbook 2020-2024; • Housing Strategy 2021-2025; • Procurement Strategy (March 2023); • Cabinet adopted a new Climate Emergency planning policy statement (March 2023); • Local Plan 2013-2033 review; Plan Mid Devon sets the Climate Emergency as the top overarching priority for the next Local Plan. 	Climate and Sustainability Specialist		Satisfactory
CR3.2	Oversight and decision-making: To embed a consistent approach to committee reports, project reports and decision-making, considering the potential climate impacts and opportunities and adaptation needs linked to the climate crisis.	Climate and Sustainability Specialist		Action Required
CR3.3	Climate Change Strategy and Climate Action Plan: Cabinet approved the new Cabinet Climate Change Strategy (2025-2028) and a Climate Action Plan (CAP) in December 2024. Themed alignment of strategic, policy and operational activity. CAP to be reviewed annually to reflect the pipeline of planned projects, budgets, etc. The	Climate and Sustainability Specialist		Satisfactory

	Strategy serves as a starting point for engagement with communities, businesses and other partners, to co-create a vision.		
Notes: The Council has a themed alignment of strategic, policy and operational activity through the Climate Change Strategy 2024-2028. A Climate Action Plan (CAP) is being implemented to reduce emissions; the CAP is to be reviewed annually to reflect the pipeline of planned projects, budgets, etc. progress is reported regularly to PES PDG. The Strategy has also served as a starting point for better engagement with communities, businesses and other partners, seeking to co-create a vision and plans for community-led activity.			

CR5	Information Security	Current Severity: 4	Current Likelihood: 3	Current Risk Rating: 12
Risk Description: Inadequate data protection could lead to breaches of confidential information and ultimately enforcement action by the ICO.				
Risk Owner: Head of Digital Transformation & Customer Engagement		Latest Review: 28/10/2025		Risk Type: Data Protection/Information Security
Mitigating Actions			Responsible Officer	Current Effectiveness
CR5.2	Compliance Tools: Improvement of monitoring activity and implementation of tools assessing near misses or user education opportunities. May include better alerts on data sharing within/without MS tenant, information tagging.		Head of Digital Transformation & Customer Engagement	Action Required
CR5.3	Supply Chain Management: Inadequate supply chain management decreases organisational resilience and information security. Manual review is slow and unresponsive. Procurement practice has been strengthened. Market testing and business case being pursued for software solution to manage supplier risk overview. This will be done via ITIG board during summer 2025. A risk review is also being initiated by the Head of Service on cyber risk in conjunction with Cyber Assessment Framework assurance findings.		Head of Digital Transformation & Customer Engagement	Satisfactory
Notes: Work still required on information tagging - near misses now recorded. New education software being procured and will be implemented in next few months. Supply chain risk management software now in place. ICT/ Information Management now building catalogue of supplier info and more robust security assessment/ Data Protection Information Assessments (DPIAs) being done through procurement/re-contracting exercises.				

CR7	Financial Sustainability	Current Severity: 5	Current Likelihood: 5	Current Risk Rating: 25
Risk Description: The council faces a range of financial challenges. We are subject to ongoing budget reductions whilst the cost of providing services continues to increase due to a range of inflationary pressures. We are also subject to single year budget settlements which impacts on the ability for medium term financial planning. We need to be able to plan and meet these challenges so that we can continue to deliver effective services and achieve the priorities we wish to.				
Risk Owner: Head of Finance, Property & Climate Resilience		Latest Review: 27/10/2025	Risk Type: Economic/Financial	
Mitigating Actions			Responsible Officer	Current Effectiveness
CR7.2	Identify Efficiencies: Taking proactive steps to increase income and reduce expenditure through efficiencies, vacancies that arise and delivering services in a different way.		Head of Finance, Property & Climate Resilience	Satisfactory
CR7.5	Medium term planning: Work to close the budget gap is on-going. A range of options are being considered but Covid, business rates and uncertainty over fair funding review make the situation extremely challenging. To close the budget gap and maintain services: We continue to work with managers to reduce costs and explore new income streams.		Head of Finance, Property & Climate Resilience	Satisfactory
Notes: During the Government's current fair funding review we have been singled out with about 50 other Councils (Districts and London Boroughs) for the largest funding reductions, currently estimated at overall cuts of between 5-7%. In addition, there are the changes associated with the elimination of all Business Rates growth back to a baseline created in 2013/14. These 2 inter-related issues may result in the Council losing circa £2.5m in funding p.a. All set against a back drop of Local Government reorganisation making any medium term financial planning extremely challenging. CR7.2: Met with all service managers in August to discuss various savings targets and income maximisation potential. CR7.5: Senior finance officers are attending Ministry of Housing, Communities and Local Government and District Council Network meetings to understand what is currently being modelled and then assess the direct impact on the Council. Unfortunately, it remains likely that individual Council figures will not be available until November/ December which will make the 2026/27 budget setting process extremely difficult.				

CR8	Quality of Planning Committee Decisions	Current Severity: 3	Current Likelihood: 3	Current Risk Rating: 9
Risk Description: Planning decisions are monitored at Government level nationally – the risk is to stay significantly below 10%. Over 10% could put a Local Planning Authority into special measures. Links to Performance Indicator measures 11a, 11b, 12a and 12b.				
Risk Owner: Director of Place & Economy		Latest Review: 16/10/2025		Risk Type: Reputation
Mitigating Actions		Responsible Officer		Current Effectiveness
CR8.3	Regular informal planning committee meetings: Keeping planning committee informed of all appeals and upcoming planning policy, and any actions the Council is making.	DM Manager / Director of Place & Economy		Satisfactory
Notes: Training has been provided with respect to the new decision making environment. To date no significant applications likely to challenge councillor's approaches to decision making have been before committee.				

CR10	Cullompton Town Centre Relief Road	Current Severity: 5	Current Likelihood: 3	Current Risk Rating: 15
Risk Description: Inability to deliver the Cullompton Town Centre Relief Road				
Risk Owner: Group Manager for GED		Latest Review: 24/10/2025		Risk Type: Economic/Financial
Mitigating Actions			Responsible Officer	Current Effectiveness
CR10.4	Land Assembly: Continue land assembly discussions so as to de-risk the project, assist in unlocking scheme delivery and increase the likelihood of securing funding.		Group Manager for GED	Satisfactory
CR10.5	Complementary projects: Continue to develop and deliver complementary projects such as the Railway Station and the Heritage Action Zone public realm scheme. This will support the case for investment in the town and demonstrate the capacity to deliver.		Group Manager for GED	Satisfactory
Notes: Works are progressing well with the delivery of the relief road, Enabling works including Meadow Lane minor works to start early 2026, with the main construction anticipated to start in summer 2026. Land assembly is going well. Works continue to relocate the sports clubs that are affected by the road. Risk is expected to reduce further as progress is made with delivery.				

CR11	Cost of Living Crisis	Current Severity: 4	Current Likelihood: 4	Current Risk Rating: 16
Risk Description: The high rates of inflation experienced in 2022 and 2023 have the potential to impact on council employees, residents, communities and businesses in Mid Devon. In turn this may affect the council in terms of increased costs, reduced council income, and put additional pressure on council services. Other increases year on year such as water, Council Tax and utilities will also reduce the disposable income in households.				
Risk Owner: Head of Revenues, Benefits & Leisure		Latest Review: 15/10/2025	Risk Type: Financial, Social	
Mitigating Actions			Responsible Officer	Current Effectiveness
CR11.1	Benefit administration: The council delivers a range of benefits which support the financial position of our residents. This includes the Housing Support Fund, Discretionary Housing Fund, and the Exceptional Hardship Fund.		Operations Manager - Revenues Benefits and Recovery	Fully Effective
CR11.2	Council Tax Reduction Scheme: The council has introduced a new scheme (from 1 April 2023) which provides a more generous level of support.		Operations Manager - Revenues Benefits and Recovery	Fully Effective
CR11.3	Shared Prosperity Fund (SPF): The SPF and Rural England Prosperity Fund Investment Plans have a number of projects designed to support businesses and community organisations over Jan 2023 – March 2025. This includes grant schemes to support innovation and decarbonisation projects including those that reduce energy costs and increase productivity.		Growth and Regeneration Officer	Fully Effective
Notes: Risk description updated in October 2025 (red text). Housing Support Fund 7 scheme is running until 31/03/2026 after which the Government wish Districts and first tier authorities to run a crisis and resilience fund for two years. Letter received states this will continue from 2028 when Local Government Reorganisation has happened.				

CR12	Housing Crisis	Current Severity: 4	Current Likelihood: 3	Current Risk Rating: 12
Risk Description: Failure to supply sufficient housing to meet Mid Devon's needs leading to increased homelessness and increased temporary accommodation (TA). There may be insufficient TA to meet demand and financial pressure is placed on the Council through increasing volume of and dispersed provision of TA. Co-linked failure to prevent homelessness occurring through increasing demand on resources, poor existing housing and failure to meet prevention duty/deliver mitigating actions including support to vulnerable residents.				

It is a statutory duty on the Council to prevent and provide relief/assistance to people threatened with or actually presenting as homeless. There is a local, regional and national shortage of affordable housing including social housing at the most affordable social rent level with a significant, growing waiting list of those registered on Devon Home Choice. Together with the current, ongoing cost of living crisis and other pressures this is leading to a growing housing crisis.			
Risk Owner: Head of Housing & Health		Latest Review: 28/10/2025	Risk Type: Financial, Social
Mitigating Actions		Responsible Officer	Current Effectiveness
CR12.1	MDDC Housing Strategy 2021-2025: Coherent, corporate approach to providing affordable homes and maintaining housing quality	Head of Housing & Health	Full Effective
CR12.2	MDDC Homeless Prevention & Rough Sleeping Strategy 2020-2025: Focus on rough sleeping, prevention, accommodation options and client support	Head of Housing & Health	Satisfactory
CR12.3	Strategic lobbying on social housing funding, flexibilities and homelessness pressures: Continued membership of DLUHC LA Strategic Housing Advisory Group	Head of Housing & Health	Fully Effective
CR12.4	Devon Housing Forum: Regional engagement and collaboration on affordable housing delivery and supported housing – continued engagement	Head of Housing & Health	Satisfactory
CR12.5	Local Plan housing delivery: Market provision of affordable homes	Forward Planning Team Leader	Action Required
CR12.6	Mid Devon HRA Development Programme: 500 new homes 2022/23 – 2026/27	Head of Housing & Health	Satisfactory
CR12.7	Temporary Accommodation: Opportunities to purchase HMO or similar shared market accommodation to meet TA needs/successful business cases made into capital programme. Two HMOs recently purchased, available 2023/24	Head of Housing & Health	Fully Effective
CR12.8	Empty Homes: Bringing empty homes back in to use/local leasing scheme for TA (link to CR12.7) or to alleviate wider	Head of Housing & Health	Action Required
CR12.9	Long-term development voids: Effective use of long-term development voids in Mid Devon Housing stock as TA where safe	Head of Housing & Health	Fully Effective
CR12.15	Private Sector Homes for Ukraine: Team Devon Homes for Ukraine scheme Private Sector Housing transition support	Head of Housing & Health	Complete
CR12.16	Residents Financial Support: Cost of living pressure, grants and signposted support, help with/access to benefits (https://www.middevon.gov.uk/residents/residents-financial-support/)	Head of Revenues, Benefits & Leisure	Satisfactory

CR12.17	Housing Assistance Policy (Better Care Funding): living well at home/homeless prevention and Home Start grants/loans	Head of Housing & Health	Satisfactory
Notes: Ongoing successful bids into Homes England Affordable Homes Programme and Ministry of Housing, Communities and Local Government PBP with a number of new Housing Revenue Account (HRA) development projects live/ supported. Significant uplift in Quarter2 in terms of additions to HRA stock Former vets property for conversion to additional TA in Tiverton now legally acquired and planning application for conversion submitted following planning pre-application advice. CR12.15: Marked as complete in October 2025.			

CR15	Corporate Property Fire Safety	Current Severity: 3	Current Likelihood: 3	Current Risk Rating: 9
Risk Description: Upcoming changes in legislation will place more stringent demands on the council in terms of fire safety across its corporate property estate. Failure to meet these standards could lead to penalties being imposed by the Fire Service including fines, which would be an additional cost to any investment required to complete repairs. The corporate property estate requires investment to ensure that significant fire safety risks, identified through external fire safety health checks, are mitigated. There are a number of sites which require fire safety checks. It is likely that these will identify fire safety risks that will require remediation. These will be addressed on a priority basis. As with any risk associated with fire, there is a potential for damage or loss to property and/or life.				
Risk Owner: Chief Executive		Latest Review: 16/10/2025		Risk Type: Physical, Reputational, Financial
Mitigating Actions			Responsible Officer	Current Effectiveness
CR15.2	Investment Programme: Ensure that funding has been allocated and is drawn down to implement fire safety improvements.		Contracts and Services Manager	Satisfactory
Notes: Funding is available for 2025/26 and a tender is being drawn up to go to the market for fire doors and passive fire protection. The expectation is to complete this work within 2025/26.				

CR17	Emergency Recovery	Current Severity: 4	Current Likelihood: 2	Current Risk Rating: 8
Risk Description: When there is an event/incident which has potential to harm people or property a multi-agency response may be required in the form of declaring an "Emergency" through the Local Resilience Forum (LRF). This process is split into two phases; 1: The Response which is chaired				

<p>predominantly by the police and is often heavily focused on the blue light services during/immediately following the event/incident. 2: Recovery which is chaired by the Local Authorities and is more focused on Local Councils working with communities to achieve a state of new normality. Because of this, MDDC has a large role to play within the Recovery Phase as a Category 1 responder of which there are many risk to the organisation from Financial, Reputational and Legal. Currently there has been little training on Recovery and MDDC's Recovery Plan is out of date. In addition to this, low staff resources would make Recovery very difficult as it can be a very time consuming and costly endeavour with some Recovery groups sitting years after the initial incident.</p>			
Risk Owner: Head of Housing & Health		Latest Review: 17/10/2025	Risk Type: Economic/Financial/Capacity/Reputation
Mitigating Actions			Responsible Officer
			Current Effectiveness
CR17.1	CMT Capacity: There will be a member of CMT on rota specifically assigned to the recovery phase including the chairing/co-chairing LRF recovery group. This will be in addition to their day to day job requirements and will add additional stress and pressures. Due to this, the Resilience Officer or another Corporate Manager can be brought in to assist with the multi-agency duties as required.	Head of Housing & Health	Satisfactory
CR17.2	Adequate Continuity Planning: Each service area needs up to date Business Continuity Plans to effectively retain critical services during and after an emergency. Training will be provided and plans reviewed by the Resilience Officer.	Resilience Officer	Action Required
CR17.3	Overall Staff Capacity: Each business area will understand their critical functions and ensure they are functioning during recovery. Above this each service area will manage their own capacity to deal with recovery plus their business as usual through agency, overtime and mutual aid as detailed within their Business Continuity Plan.	Resilience Officer	Action Required
CR17.4	Out of Hours Capacity: Only Emergency Duty Officer, Housing, Homeless/Housing Options and Customer Service have Out of Hours within their contracts and so other services would need to rely on goodwill/ civic duty to cover any out of hours work during response and recovery. Recovery is often completed within office hours however the services with an Out of Hours service will be trained to ensure that any initial assessments and actions can be completed to a sufficient level until which point a full Recovery co-ordination group can be stood up. This will be detailed within the renewed Recovery plan.	Resilience Officer	Action Required
CR17.9	Reputational damage: During the recovery phase of an emergency there will be a lot of differing priorities and expectations from our communities and Councillors at all levels. This can lead to potential conflicts, disputes and confusion. The Communications Team will work to give clear messaging which is in line with the	Head of Digital Transformation & Customer Engagement	Action Required

	multi-agency communications plan. Sufficient media training will be given to the Leadership Team and key members of the Council to ensure the correct information is being released to the media and communities.		
CR17.10	Financial Availability: Due to the circumstances, vulnerable people may require additional financial assistance due to the damages caused by an incident. In addition there may be other additional costs incurred through the recovery stages and there is no central fund for the recovery phases of an emergency. The finance team will review other instances of Recovery within other districts to understand what potential funding streams there may be should MDDC be required to chair or assist in Recovery.	Head of Finance, Property & Climate Resilience	Action Required
CR17.11	Competency Training: To ensure staff that may be involved in the Recovery phase are competent, Recovery Training will be rolled out as detailed within the Devon Emergency Planning Partnership Competency Framework. This will be led as a joint project between MDDC and Devon County Council.	Resilience Officer	Action Required
CR17.12	Competency Exercises: Once training is completed, exercises will be developed to ensure that the processes and procedures are tested and fit for purpose.	Resilience Officer	Action Required
Notes:			

CR18	Housing Rent Error Correction	Current Severity: 4	Current Likelihood: 3	Current Risk Rating: 12
Risk Description: That the Council doesn't effectively manage the correction and repayment process associated with the recently identified housing rent error.				
Risk Owner: Head of Housing & Health		Latest Review: 28/10/2025		Risk Type: Reputational, Financial
Mitigating Actions		Responsible Officer	Current Effectiveness	
CR18.1	Officer Review Groups: These have been operating since the error was identified and regular update meetings are held with: the Regulator for Social Housing; the Department for Work & Pensions; and our external auditors Bishop Fleming	Head of Housing & Health and Head of Revenues, Benefits & Leisure	Satisfactory	
CR18.2	Key stakeholders: We also are communicating regularly with key local stakeholders: Churches Housing Action Team (CHAT); Citizens' Advice Bureau; Involve, etc.	Head of Housing & Health and Head of Revenues, Benefits & Leisure	Satisfactory	

CR18.3	Progress Updates: Regularly provided to the two relevant Cabinet Members and formal update reports will be made to Cabinet as and when required.	Deputy Chief Executive	Satisfactory
<p>Notes: Risk Rating increased from 8 to 12 in October 2025.</p> <p>Regulatory decision published by Regulator of Social Housing (RSH) who are satisfied with actions taken to address historic error. Regular monitoring arrangements in place between RSH and Council on plan implementation - 13 November next scheduled meeting. Officer resources/team continue to be in place.</p> <p>All current/ live tenancy cases completed where either no benefit or Housing Benefit - c169k paid to tenants and £464k of Housing Benefit subsidy processed for Department for Work and Pensions (DWP). Universal Credit/ DWP refunds still await national policy decision by DWP via Treasury. Update from DWP (28 October) indicates a national communication will be going to all impacted landlords, but no timeline given.</p> <p>Work has progressed on the review of historic evictions and has commenced on wider former tenancy cases in lieu of a DWP update/ guidance.</p> <p>Regular tenant, Homes PDG, Cabinet and Scrutiny updates being provided (next will be Homes PDG update in November) Tenant communications ongoing including three scheduled drop in sessions in November and further letters to Universal Credit tenants and £0 refund tenants.</p>			

CR19	Devolution and Local Government Reorganisation	Current Severity: 4	Current Likelihood: 5	Current Risk Rating: 20
<p>Risk Description: The Government published its English Devolution White Paper in December 2024, which set out its intended directions for the future arrangements of local government service provision in England. It introduced the concept of 'Strategic Authorities' (SA), which it is intended will be large entities of circa 1.5m people – to be headed politically by a directly elected Mayor. It is not yet clear what expanded grouping will cover Devon, since our current Combined County Authority (CCA) covering Devon and Torbay is only around 975k (this could be a peninsula geography, expanded to include Plymouth and Cornwall, but this is not yet confirmed). How Mid Devon's influence is brought to bear in any new SA of this scale is not yet clear.</p> <p>In addition, the Government has made it clear that beneath these new Strategic Authorities, their desire is to see new councils created of a unitary structure and of a scale suitable to withstand future service pressures. This is described as being of 500,000 population, although exceptions below this are possible. In Devon, this would mean the restructuring of all current councils, with the likelihood that Devon County, the 8 districts, Torbay (unitary) and potentially Plymouth City council will all cease to exist in their current form by 2028, to be replaced by larger restructured council(s) covering the Devon area. Clearly, such a change will impact significantly upon corporate delivery and objectives as work</p>				

is undertaken to identify what the future looks like and how to best restructure and realign service provision across Devon with a view to seeking to use this as an opportunity to enhance outcomes for our residents and businesses.			
Risk Owner: Chief Executive		Latest Review: 23/10/2025	Risk Type: Political, Legal, Financial
Mitigating Actions			Responsible Officer
			Current Effectiveness
CR19.1	Effective collaboration: To continue to work with other system leaders across Devon to maximise collaboration and share effort/resource where possible	Chief Executive (and Council Leader)	Satisfactory
CR19.2	Performing during transition: To use the well-established relationships across Devon to continue to meet strategic aims over the coming years while change is managed.	Chief Executive (and Leadership Team)	Satisfactory
CR19.3	Staff communication: To communicate regularly with staff to provide reassurance, explanation, updates and context, in order to minimise concern and maximise effective operational delivery across this changing organisational context.	Chief Executive	Satisfactory
CR19.4	Engage with all council members ahead of key decision points: 21 st March and 28 th November 2025 being notable known dates at this time.	Chief Executive (and Council Leader)	Satisfactory
CR19.5	Community Engagement and Communication: To seek views on priorities to inform LGR proposals, and to ensure the public is kept updated alongside, and in addition to, council meetings covering LGR.	Chief Executive (and Communications & Engagement Manager)	Satisfactory
Notes: Resident consultation closed on the 31/08/2025. Update to Scrutiny Committee on 08/09/2025. CR19.5 Added in September 2025. State of the district debate on LGR and learning from town and parish experiences in the Somerset LGR process – 17/09/25			

CR20	Emergency Planning Response	Current Severity: 4	Current Likelihood: 2	Current Risk Rating: 8
Risk Description: Mid Devon District Council has a Statutory Duty as a Category 1 organisation to respond to Major Incidents. By their definition, Emergencies can happen at any time however much of Mid Devon District Council Services do not have Out of Hour functions and so some rely on best endeavours response and in some cases due to resourcing only have a small number of competently trained personnel that could respond. This then has the risk that certain services within MDDC will be unavailable out of hours even if requested by the Devon, Cornwall and the Isles of Scilly Local Resilience Form (DCIOS LRF) which may result in reputational damage of MDDC as aspects of Response may take longer. MDDC has the following services that contain 24/7 cover: Emergency Duty Officer; Housing (for MDDC Stock but could diversify if required); Housing Options/Homeless; Customer Service.				

Notable services without 24/7 cover which are on best endeavours which may be requested in a Major Incident: Communications; Building Options; Environmental Health; Strategic Emergency Duty Officer.			
In addition, MDDC’s ability to staff a rest centre will be difficult due to large scale changes within the Rest Centre plan from DCC including its staffing requirement. Because of this, there is no up to date contact list of staff volunteers that could aid in the setting up of a rest centre in the unlikely case that we are asked to do so.			
Risk Owner: Head of Housing & Health		Latest Review: 17/10/2025	
		Risk Type: Economic/Financial/Capacity/Reputation	
Mitigating Actions		Responsible Officer	Current Effectiveness
CR20.1	Competency Training: To ensure that staff are capable, MDDC will be following the Devon Emergency Planning Partnership Competency Framework for training. This includes Tactical and Strategic training to ensure that MDDC is competent but also to identify and manage the risk of Out of Hours resource demand during a Major Incident.	Resilience Officer	Action Required
CR20.2	Competency Exercises: Once training is completed, exercises will be developed to ensure that the processes and procedures are tested and fit for purpose.	Resilience Officer	Action Required
CR20.3	Capability: To ensure that the DCIOS LRF is aware of the capability of MDDC, a document will be created that can be shared which clearly shows what services are available 24/7 and which are not to ensure that partners are aware of this capability and do not over promise or expect actions from MDDC that we are simply unable to complete until within hours.	Resilience Officer	Action Required
CR20.4	Communications: To ensure communications and warning and informing can be maintained in an emergency, a “Crisis” Communications plan has been developed. This includes some pre-approved messaging that can be sent out. We will increase these pre-approved messages and review who has access to communications channels which in turn increases the likelihood of communications being sent out, out of hours. This review can include potential of allowing on-duty staff access to share messages from other partner agencies.	Communications and Engagement Manager	Complete
CR20.5	Rest Centres: Once the DCC review of Rest Centres is complete, MDDC will quickly embed that plan and ensure that its staff are trained and ready to mobilize as per the plan.	Resilience Officer	Action Required
CR20.6	Out of Hours Capacity: Only Emergency Duty Officer, Housing, Homeless/Housing Options and Customer Service have Out of Hours within their contracts and so other services would need to rely on goodwill/ civic duty to cover any out of hours	Corporate Management Team	Satisfactory

	work during response and recovery. MDDC out of hour's capacity will be addressed within the emergency plan and capability review which will both undergo periodic reviews to ensure that the organisation is assessing the risk that our capacity limitations create, and that new mitigating actions are created if the risk is deemed too high.		
Notes: CR20.3 Capability: Not yet completed due to focus on the update of the Response Emergency Plan which had to first be completed before Training, Exercising and other documents could be created. CR20.5 Rest Centres: Awaiting review from Devon County Council on the Humanitarian Assistance Plan which includes Rest Centres and we are unable to progress until that is complete. CR20.4 marked as complete in October 2025.			

Report for: Cabinet

Date of Meeting:	2 December 2025
Subject:	Annual Infrastructure Funding Statement; The Infrastructure List
Cabinet Member:	Cllr Steven Keable, Cabinet Member for Planning & Economic Regeneration
Responsible Officer:	Andrew Jarrett, Deputy Chief Executive and S151 Officer
Exempt:	There are no exemptions within the document(s)
Wards Affected:	District wide
Enclosures:	Mid Devon District Council Infrastructure List (Appendix 1)

Section 1 – Summary and Recommendation(s)

The Council maintains an Infrastructure List for the purposes of identifying those items of infrastructure that it intends to fund, either wholly or partly, through development (developer contributions, also known as section 106 (S106) agreements). The list is informed through development plans, which could include neighbourhood plans, and prioritised in accordance with the importance of the infrastructure item in relation to the implementation of the Local Plan, together with requirement to spend existing developer contributions on the delivery of infrastructure within designated timescales. The Infrastructure List is reviewed and updated annually and Cabinet are requested to approve the updated Infrastructure List for publication on the Council's website as part of the statutory annual Infrastructure Funding Statement.

Recommendation(s):

To Cabinet that:

- The list of infrastructure as amended (Appendix 1; the Mid Devon Infrastructure List) that the Council intends to fund, either wholly or partly, by developer contributions is approved.**

2. **The Infrastructure List is included within the annual Infrastructure Funding Statement (IFS) to be published on the Council's website by 31st December 2025.**

Section 2 – Report

1.0 Introduction

- 1.1 Developer contributions is a collective term mainly used to refer to the Community Infrastructure Levy (CIL) and planning obligations (commonly referred to as Section 106 or S106 obligations after Section 106 of the Town and Country Planning Act 1990). These are planning tools that can be used to secure financial and non-financial contributions (including affordable housing), or other works, to provide infrastructure to support development and mitigate the impact of development. Developer contributions might also relate to highways works secured under Section 278 of the Highways Act.
- 1.2 Developer contributions are normally a key component of any authority's approach to developing and delivering an infrastructure strategy for their area. Effective infrastructure planning, prioritisation and governance of spend are critical to supporting the delivery of sustainable development and growth. Local authorities have a fundamental role in leading the coordination and delivery of infrastructure that will support their areas.
- 1.3 The Mid Devon Community Infrastructure Levy (CIL) draft charging schedule was withdrawn from its public examination in 2021 and as such Mid Devon is not a CIL charging authority.
- 1.4 Mid Devon currently secures funding for infrastructure and affordable housing through the use of Section 106 planning obligations and Section 278 highways agreements (via Devon County Council).
- 1.5 Identification of S106 requirements should be driven by the impact of specific development(s) and the need to deliver local plan policies. Requirements for developer contributions should be clearly identified in local plan documents, consulted on and tested for viability. The Mid Devon Infrastructure List is the document that identifies and prioritises those requirements.
- 1.6 Developer contributions need to deliver infrastructure or other mitigation measures that support development. There is a statutory responsibility to make sure this happens, and legal and reputational risk where it does not.
- 1.7 Most of the legal agreements containing planning obligations also place an obligation on the Local Authority to spend the money within a designated timescale (which varies from one agreement to another but is commonly ten years).

- 1.8 There need to be clear and transparent processes that ensure timely and effective spend that comply with the legislation on the use of developer contributions. Failure to have clear processes that take you from strategy to allocation and spend on a project is, along with failure to identify priorities, a major cause of unspent developer contributions.
- 1.9 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 made it a requirement that contribution-receiving authorities must publish an Infrastructure Funding Statement (IFS) by the 31st December annually. The objective of an IFS is to improve transparency of monitoring and reporting so that monies secured, received, allocated, spent and delivered can be followed through the system.
- 1.10 The information published in the IFS responds to questions that are frequently asked of authorities through Freedom of Information (FOI) requests and should be information that can be readily accessed. The annual IFS is published on the Council's website prior to 31st December each year.
- 1.11 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (section 121A) sets out the required components of the IFS, namely:
- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL ("the infrastructure list");
 - (b) a report about CIL, in relation to the previous financial year ("CIL report");
 - (c) a report about planning obligations, in relation to the reported year ("section 106 report").
- 1.12 The Mid Devon Infrastructure List is intended to satisfy part (a) of the IFS. In line with the approach taken previously, although Mid Devon District Council is not a CIL charging authority it may, nevertheless, be considered both beneficial and transparent to continue to publish a list of the infrastructure to be funded wholly or partly by developer contributions over the forthcoming year.
- 1.13 On the basis that Mid Devon District Council is not a CIL charging authority there will be no CIL report published within the IFS.
- 1.14 The IFS will therefore comprise two component parts; the infrastructure list and the section 106 report.
- 1.15 The section 106 report is a series of absolute facts and figures which will be signed-off by Finance and Senior Management prior to publication. Members will be notified when the IFS (both component parts) are completed and published.
- 1.16 The National Planning Policy Guidance also advises that the infrastructure funding statement should set out the future spending priorities on infrastructure and affordable housing. This will not dictate how funds must be spent but will set out the local authority's intentions.

- 1.17 The Mid Devon Infrastructure List is prioritised in accordance with the importance of the infrastructure item in relation to the implementation of the Local Plan, together with requirement to spend existing developer contributions on the delivery of infrastructure within designated timescales. For example, affordable housing delivery is essential to the delivery of the Local Plan, and also the Council holds sums of unallocated contributions which are required to be expedited for expenditure before they become at risk of being returned to the developer under the terms of the legal agreement. Therefore, affordable housing is a high priority on the infrastructure list.
- 1.18 The Mid Devon Infrastructure List is a live document capable of being updated at any time. The version of the list proposed for publication is a snapshot in time and includes the best information that is available at the point of its approval and publication. It has been informed through work undertaken as part of the preparation of the Mid Devon Local Plan Review 2013 – 2033. The Infrastructure List can also be informed through infrastructure needs identified in other development plans in Mid Devon i.e. the Devon Minerals and Waste Plans, and Neighbourhood Plans where these have passed their referendum and form part of the statutory development plan for their local area. It can also be informed through infrastructure needs identified through the masterplanning of planned urban extensions and town centres.

2.0 Infrastructure List Review

- 2.1 Silverton Neighbourhood Plan was formally ‘made’ on 24 April 2024 following a successful referendum held on 29 February 2024 and now forms part of the statutory development plan for the Silverton area. Willand Neighbourhood Plan was subsequently ‘made’ on 23 April 2025 following a successful referendum held on 27 February 2025 and now forms part of the statutory development plan for the Willand area.
- 2.2 The infrastructure priorities of both plans have been reviewed and noted. The Infrastructure List includes scope to consider infrastructure priorities identified in neighbourhood plans.
- 2.3 As Members will also be aware; the current (2024) Infrastructure List and the process undertaken during 2024 for the review of this list was also discussed by the Scrutiny Committee at a meeting held on 29th September 2025.
- 2.4 The committee noted the report, and it was agreed that the infrastructure list would be circulated to Town and Parish Council’s and members of the Scrutiny committee for their reference.

3.0 Future iterations of the Infrastructure list

- 3.1 The preparation of a new Local Plan for Mid Devon (‘Plan Mid Devon’) will provide an opportunity to undertake a fully comprehensive review of the infrastructure needed to support new development where this is planned across the district.

- 3.2 This review will be informed through technical planning work and engagement with transport, education and other infrastructure and service providers.
- 3.3 Infrastructure needs will be looked at in terms of the requirements placed through individual development sites and also the cumulative impacts of development sites at town level and wider area, to enable a strategic approach to be taken to infrastructure planning and its phasing and funding.
- 3.4 Having an up to date and current infrastructure list (the list being updated) will also be useful in undertaking the Local Plan refresh as can feed back into the plan making process and ensure all requirements are captured.

4.0 Groups Consulted

- 4.1 The Infrastructure List was reviewed by relevant officers (including those beyond the planning service), and comments sought regarding the inclusion/removal of any items. Officers considered that amendments were necessary to the Infrastructure List and these were reported to the Planning Policy Advisory Group which met on the 14th October 2025 as follows:
- The inclusion of two infrastructure priorities identified in the Silverton and Willand Neighbourhood Plans:
 - footpath link, landscaping, ecological enhancements and public open space at the Glebe, Silverton
 - e-cargo and electric vehicle hub at Willand
 - The removal of the New Criminal Justice Centre (listed under Community Safety) from the current infrastructure list. This matter was previously raised at the Planning, Environment & Sustainability Policy Development Group (PES PDG) and Cabinet meetings in 2024. It was noted that this item has been on the infrastructure list since at least 2016, with its earliest traceable reference appearing in the Mid Devon Infrastructure Plan (December 2016). However, there is no specific mention of a criminal justice centre in the adopted Local Plan, nor any other current reference or evidence to suggest that this item remains a priority or requirement.
- 4.2 Appendix 1 includes the amended infrastructure list to exclude reference to the New Criminal Justice Centre and include the two infrastructure priorities identified in the Silverton and Willand Neighbourhood Plans. Whilst both of these infrastructure priorities are locally important through their inclusion in a neighbourhood plan they are 'desirable' in terms of their priority for achieving the delivery of the Mid Devon Local Plan.

5.0 Next steps

- 5.1 Subject to the Cabinet's approval of the amended infrastructure list, the infrastructure list is included in the Infrastructure Funding Statement and published on the Council's website by 31st December 2025.

Financial Implications: The Infrastructure List plays an important role in identifying when developer contributions can be used to assist in the delivery of infrastructure. It is an easily accessible document that sets out the Council's priorities for income from development and expenditure.

Legal Implications: There is a legal requirement placed through Regulation 121A of the Community Infrastructure Levy largely applicable to CIL charging authorities to publish no later than 31st December in each calendar year an annual infrastructure funding statement which comprises "a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL ("the infrastructure list)". In line with the approach taken previously, although Mid Devon District Council is not a CIL charging authority (instead having to publish an annual 'S106 report' as detailed in the Regulations), the Council may still consider it useful (as well as transparent) for it to publish a list of the infrastructure to be funded wholly or partly (albeit in its case by S106 contributions) over the forthcoming year or so.

Risk Assessment: Risk is multi-faceted, but publication of a clear IFS mitigates these by allowing transparency on the utilisation of S106 funds, allows monitoring of measures to be implemented to support planned development and also safeguards against the loss of S106 receipts through the passage of time.

Impact on Climate Change: The Infrastructure List includes provision for carbon offsetting and air quality improvements. The infrastructure list should feed back into reviews of local plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan. The Local Plan has been prepared within a legal framework and national planning policy that has at its heart the principle of sustainable development and policies to help address climate change through the development and use of land.

Equalities Impact Assessment: The Infrastructure List has been informed through the work undertaken for the preparation of the Mid Devon Local Plan Review 2013 - 2033 which has been screened through an Equalities Impact Assessment.

Relationship to Corporate Plan: The Infrastructure List includes infrastructure items relating to affordable housing, transport, education, libraries, waste, health, community facilities, emergency services, where these relate to built development and Local Plan objectives. Funding the delivery of these items can also help the Council achieve its priority themes of Planning, Environment & Sustainability; Community, People & Equalities; Homes; Economy & Assets.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 18.11.25

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 18.11.25

Chief Officer: Stephen Walford

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

Date: 18.11.25

Performance and risk: Stephen Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 18 November 2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Andrew Jarrett

Email: ajarrett@middevon.gov.uk

Contact: Elaine Barry, Planning and Obligations Monitoring Officer

Email: S106@middevon.gov.uk

Background papers:

1. [Infrastructure Funding Statement 2023-24](#)
2. **Appendix 1: Draft Infrastructure Funding list for consideration and recommendation**

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Equality Impact Assessment

Purpose of the Equality Impact Assessment process:

The Equality Act (2010) introduced the [Public Sector Equality Duty](#) (PSED) requiring public bodies to give due regard to the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity
- Foster good relations

Consideration must be given to the protected characteristics covered by the Equality Act (2010). Assessments should consider relevant evidence relating to persons with protected characteristics in relation to assessments of potential impact.

The purpose of an Equality Impact Assessment (EIA) is to ensure that policies, functions, plans or decisions (hereafter referred to as 'policy/ decision') do not create unnecessary barriers for people protected under the Act. Where negative impacts are identified these should be eliminated or minimised, and opportunities for positive impact should be maximised. An EIA is not required for a decision in relation to an individual.

Screening is a short exercise to determine whether a policy/ decision is relevant to equalities, and if so, whether a full EIA should be conducted.

Section 1: Equality Impact Assessment Screening

Title and description of the policy/ decision:	Mid Devon Infrastructure List December 2025		
Job title of the person(s) undertaking the assessment:	Planning Obligations Monitoring Officer		
Council service:	Development Management		
Date of assessment:	27 th October 2025		
What are the aims, purposes, objectives and proposed outcomes of the policy/ decision?			
To publish a list of Infrastructure which the Council intends may be funded (partly or wholly) by developer contributions			
Who may be affected by the policy/ decision?	All residents of Mid Devon		
How have stakeholders been involved in the development of the policy/ decision? E.g. a consultation exercise	The list is informed by the Mid Devon Local Plan 2013 – 2033 and other planning policy documents		
Will there be scope for prompt, independent reviews and appeals against decisions arising from the policy/ decision?	It is unlikely. The list is predominantly for information purposes though there is a statutory requirement to publish the list under The Community Infrastructure Levy Regulations 2010 (as amended)		
To which part(s) of the Public Sector Equality Duties is the policy/ decision relevant:			
	Yes	No	Details
1. Eliminate unlawful discrimination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Advance equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To provide infrastructure through development available which will be of benefit to all Mid Devon residents
3. Foster good relations between different groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Which of the protected characteristics is the policy/ decision relevant to?

Tick and briefly describe any likely equalities impact (positive, negative, or neutral)

Characteristic	Positive	Negative	Neutral	Comments
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Infrastructure to benefit a range of age groups
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accessible facilities delivered where possible
Religion or Belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristic	Positive	Negative	Neutral	Comments
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision of Gypsy and Traveller pitches
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pregnancy/ maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Marriage and Civil partnership*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

*Applies only to Employment and the duty to give regard to the elimination of discrimination.

Decision by Corporate Manager to recommend this policy/ decision for an Equality Impact Assessment?

Yes/**No**

If the answer is “Yes”, please continue to the Section 2 and complete the Equality Impact Assessment. If the answer is “No”, please give a brief reason here.

The Council has a statutory duty to publish a list of infrastructure types it intends may be funded through development. Whether or not those items of Infrastructure on the list are delivered depend on a suite of other factors – the list itself is primarily for guidance and any funding received through development requires relevant development proposals to come forward and for any infrastructure that may be funded by such a development to be directly related to that development.

The Infrastructure List is primarily informed by the adopted Mid Devon Local Plan which has been subject to an Equalities Impact Assessment in 2017 and an Addendum in 2019 which was necessary following the Council’s proposed Main Modifications to the local plan. The Inspector has considered the Equalities Impact Assessment as part of the examination process for the local plan and has had regard to the Equality Act 2010.

EIA Screening Complete

Section 2: Equality Impact Assessment

Evidence and Consultation
What existing sources of information have you gathered to help identify how people covered by the protected characteristics may be affected by this policy/ decision? E.g. consultations, national or local data and/or research, complaints or customer feedback. Please identify any gaps in the available information that might make it difficult to form an opinion about the effect of the policy on different groups.

Please complete this table for all the Protected Characteristics. If you have identified any negative impacts you will need to consider how these can be justified or where possible mitigated either to reduce or remove them. (Please add rows where needed)

Potential Impacts/ Issues Identified/ Opportunities identified	Mitigation required (action) or Justification	Lead Officer and target completion date	What is the expected outcome from the action?
Sex			
Age			
Disability			
Religion or Belief			
Race			
Sexual Orientation			
Gender Reassignment			

Pregnancy/ maternity			
Marriage and Civil partnership (Applies only to Employment and the duty to give regard to the elimination of discrimination)			

Please provide details of arrangements to monitor and review the policy/ decision and any mitigating actions or actions to promote equality:

Please state where the EIA will be published (e.g. on the Mid Devon District Council website):

=====

Equality Impact Assessment Sign off

For completion by Deputy Chief Executive and S151 Officer

Are you prepared to agree and sign off the EIA?

☐ **Yes** ☐ **No**

If "No", provide details of why and next steps:

Name:

Job Title:

Date:

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MID DEVON INFRASTRUCTURE LIST

PRIORITY #1: HIGH IMPORTANCE

Accessibility

District wide accessibility and mobility improvements

Affordable Housing

Affordable housing provision in the district of Mid Devon

Provision of custom & self-build housing

Provision of Gypsy & Traveller pitches

Carbon Reduction

Measures and infrastructure required to support a low carbon, energy efficient future

Community facilities

Provision of digital and smart infrastructure; including broadband and town centre electric points

Ecology

Measures required to provide a net gain in biodiversity

Education

New primary schools for Tiverton, CREDITON and CULLOMPTON

Primary and Secondary School expansion to include post 16 provision

Provision of a new special education need facility (to be located in Cullompton)

Highways

Capacity improvements at Junction 28 M5 to deliver a strategic highway improvement

Sustainable Travel

New and enhanced pedestrian and cycle facilities into and within major towns and settlements

Transport & Air Quality

Cullompton Town Centre Relief Road

Measures necessary to assist with the flow of traffic through the Western Gateway, St Lawrence Green and/or the High Street in Crediton

Transport & Highways

Measures necessary to improve traffic calming

Provision of a full grade separated junction on the A361 at Tiverton (east)

Through route linking Willand Road to Tiverton Road and traffic management measures on Willand Road at North West Cullompton

PRIORITY #2: IMPORTANT

Community facilities

Provision of community facilities including community centres, halls and hubs

Provision of new sports pitches

Provision of youth/teen facilities

Public Open Space for leisure and recreation, including sports and play facilities

Destination Management

Improved coach parking facilities within Mid Devon

Employment space

Provision of Incubator hubs

Flooding

Flood risk mitigation measures

Health facilities

Provision of healthcare facilities, including GP surgeries

Highways

Improvements to J27 of the M5

Miscellaneous

Infrastructure necessary for the delivery of Masterplans and Neighbourhood Plans

Resource funding to enable infrastructure delivery

Public Realm

Improvements to the public realm of the major town centres; includes new signage, seating and public art

Redevelopment of Phoenix Lane, Market Walk and the Tiverton pannier market

Sustainable Travel

District wide railway infrastructure

Towards the re-opening of Cullompton railway station

Transport & Air Quality

Measures necessary to mitigate poor air quality in town centres

Transport & Highways

Provision of a junction on Heathcoat Way and a safeguarded road route to serve as a future second road access for development at the Tiverton eastern urban extension

PRIORITY #3: DESIRABLE

Community facilities

Enhancement to library facilities

Footpath link, landscaping, ecological enhancements and public open space at the Glebe, Silvertown

Provision of new sports and play facilities at the main leisure centres; including a swimming pool complex at Cullompton and new soft-play facilities (all sites)

Destination Management

Heritage, Culture and Arts trails

Provision of a community theatre

Provision of a visitor centre and enhanced facilities at Junction 27 of the M5

Provision of new rural trails; including the Boniface Trail (Crediton to Exeter) and a cycleway along the A396/Exe Valley

Transport & Air Quality

E-cargo and electric vehicle hub at Willand

Enhanced provision of community transport schemes

Provision of public electric vehicle charging infrastructure

Waste

New recycling centre to serve Tiverton and Cullompton catchments

Water

Enhanced waste water treatment facilities

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Report for: Cabinet

Date of Meeting:	2 December 2025
Subject:	Mid Devon Off Street Parking Places Order
Cabinet Member:	Cllr John Downes - Cabinet Member for Governance, Finance and Risk
Responsible Officer:	Luke Howard, Environment and Enforcement Manager Matthew Page, Head of People, Performance and Waste
Exempt:	N/A
Wards Affected:	All
Enclosures:	Appendix 1 – Plan of St Georges Court, Tiverton Appendix 2 – Plan of Wellbrook Green, Tiverton

Section 1 – Summary and Recommendation(s)

For Cabinet to consider the recommendation from the Economy and Assets PDG that it amends the Mid Devon (Off Street Parking Places) Order 2016 (the “OSPPO”) as set out in this report.

Recommendation(s):

That Cabinet, after carefully considering the contents of this report, makes the following recommendations: -

- 1. On being satisfied that the statutory grounds for amending and varying the OSPPO are met, as detailed in the Report, to allow and authorise the Operations Manager for Street Scene to commence statutory consultation for the following proposed amendments to the OSPPO:**
 - To incorporate within the OSPPO parking restrictions, as defined in the report within the area known as ‘St Georges Court’, in Tiverton. This includes entering into a Service Level Agreement with Tiverton Town Council (TTC) to incorporate 3 permit bays currently owned by them into the OSPPO to enable enforcement**

by Mid Devon District Council (“the Council”) in respect of these bays.

- To amend the OSPPO to incorporate 18 spaces within the area known as ‘Wellbrook Green’ in Tiverton for the purpose of resident only parking.
2. That Delegated Authority be granted to the Director of Legal, HR & Governance (Monitoring Officer) to draft the order amending the above OSPPO including making the necessary required minor amendments to go out to consultation.
 3. In the event that there are no material objections to the proposed amendments and variations as determined by the Operations Manager for Street Scene and Open Spaces, in consultation with the Cabinet Member for Service Delivery and Continuous Improvement, to then grant delegated authority to the Director of Legal, HR & Governance (Monitoring Officer) to make the order amending the OSPPO as recommended in the Report.

Section 2 – Report

1.0 Introduction

- 1.1 The OSPPO was created in 2016. It was amended in February 2025 to incorporate relevant changes and has not been amended since that date.
- 1.2 The OSPPO is a legal document that allows the Council to exercise its powers under Section 32, 35 and part IV of the schedule of the Road Traffic Regulation Act 1984 (RTRA 1984). Recent legislative regulation changes also include The Civil Enforcement of Road Traffic Contraventions (Approved Devices, Charging Guidelines and General Provisions) (England) Regulations 2022 and The Civil Enforcement of Road Traffic Contraventions (Representations and Appeals) (England) Regulations 2022.
- 1.3 The OSPPO provides the legal framework for the Council to undertake parking services. These include, but are not limited to, pay and display parking, permits and enforcement. The OSPPO also defines schedules of parking and prohibits certain activities within car parks and classes of vehicle.
- 1.4 Failure to comply with the regulations and schedules set out within the OSPPO may result in a penalty charge notice being issued to a vehicle. This would mean a charge of £50 or £70 is payable depending on the contravention committed, discounted by 50% if paid within 14 days of the contravention.

- 1.5 Following the finalisation of building works to the new flats and housing within St Georges Court, concerns have been raised by residents, the elected ward member and TTC regarding parking issues in the vicinity. The issues raised include concerns regarding access, egress and general expeditious movement of vehicles.
- 1.6 Implementation of restrictions as highlighted within Appendix 1 are deemed appropriate to alleviate the concerns highlighted for this area. A variation of the OSPPO enables the Council to take appropriate enforcement action against vehicles contravening these restrictions.
- 1.7 TTC have indicated ongoing problems related to 3 permit parking bays owned by them. TTC have approached the Council regarding incorporation of these bays into the OSPPO, thus enabling enforcement by the Council's Parking Services team. If agreed, the Council will undertake enforcement of these bays and any payments received from enforcement will be kept by the Council.
- 1.8 Following ward member and resident concerns, it is proposed to create 18 resident permit parking spaces at the area known as 'Wellbrook Green', Tiverton (Appendix 2). This follows issues with non-residents utilising the parking area, thus preventing residents from parking.
- 1.9 Consideration towards those displaced, especially parents that utilise the area to drop off and collect children from the nearby primary school have been undertaken. Informal consultation with the Highways Authority (Devon County Council) for potential risk has been conducted. It is considered reasonable for there to be an exemption of the restriction between the hours of 08.15-09.00 and 15:00-15:45 Monday to Friday. This offsets any potential risk to parents or children being displaced from the area by the restriction.

2.0 Reasons for recommendations

- 2.1 In order to undertake the appropriate enforcement action within areas highlighted in this report, the OSPPO requires amendment to incorporate the restrictions as proposed in the suggested locations.
- 2.2 To satisfy the statutory requirements, a public consultation must be held in respect of the recommendations contained within this report.
- 2.3 The recommendations for public consultation enable the Council to update the OSPPO to accurately reflect changes that have occurred since its last amendment in 2025.

3.0 Conclusion

- 3.1 The Council is obliged to consult with the public on proposed amendments in the OSPPO as per RTRA 1984 guidance.

- 3.3 The Council must publish the text of the proposed order varying the OSPPO, and publicise the proposal within each car park location and within the local press. It is proposed that Delegated Authority be granted to the Director of Legal, HR & Governance (Monitoring Officer) to draft the text including making the necessary minor amendments that are required to go out to consultation.

Financial Implications

Whilst a consequence of enforcement may be issuance of a Penalty Charge Notice (PCN), income generation is not a reason for the proposed amendments of the OSPPO.

Legal Implications

The OSPPO is designed to accurately reflect the Council's parking service and is a legal requirement that allows the Council to provide such services.

Risk Assessment

The Council is at risk of not being able to enforce parking contraventions within new locations and in respect of electric vehicle parking, which could result in reputational damage for not taking appropriate action against offenders.

Impact on Climate Change

An OSPPO is designed to provide parking for motor vehicles away from the public highway. This in turn allows the expeditious movement of traffic on public highways, thus reducing emissions from vehicles driving around seeking a space. The recommendations also actively look to encourage electric vehicles to utilise the Council car parks for purposes of charging, further working towards the Council aims of net zero.

Equalities Impact Assessment

It is not perceived that the recommendations contained within this report will have any such impact. However, the service is aware of the need to have regard to the Public Sector Equality Duty in exercising the Council's statutory duties.

Relationship to Corporate Plan

The parking service is a frontline service, which works throughout the District ensuring Mid Devon communities have appropriate parking for their needs. The service operates to encourage turnover of space and allow greater footfall and fairness for all wishing to utilise the Council's car parks.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151 Officer

Date: 12.11.25

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 12.11.25

Chief Officer: Stephen Walford

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

Date: 12.11.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 30/10/2025

Cabinet member notified: (yes)

Section 4 - Contact Details and Background Papers

Contact: Luke Howard, Environment and Enforcement Manager

Email: lhoward@middevon.gov.uk

Telephone: 01884 255255

Background papers: None

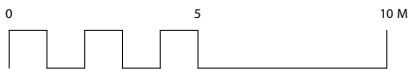
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- KEY:
- site boundary
- PLANTING
- proposed trees
 - ornamental planting
 - climbing plants
 - lawn
- MATERIALS
- tarmac surface or similar approved
 - concrete block paving or similar approved
 - concrete block paving or similar approved
 - concrete block paving or similar approved
 - textured paving, contrasting colour TBC, or similar approved
 - clay/brick pavers or similar approved
 - resin bound paving or similar approved
 - wood chippings surface or similar approved
 - hazard warning concrete paving or similar approved
 - gravel strip or similar approved
- KERBS AND EDGINGS
- concrete kerb
 - concrete edging
- WALLS/ RETAINING WALLS/ FENCES/ RAILINGS
- retaining walls
 - chainlink fence
 - steel handrail
 - steel railing
- SITE FURNITURE
- timber bench
 - table and benches set
 - doorstep play elements
 - timber platform
 - bbq/food preparation table
 - anti-ram steel bollards

Notes:

- all levels shown are indicative and to be confirmed by architects and engineers .



FOR PLANNING

CDM :
In addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following:

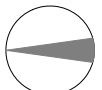
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Do not scale from the drawing. Any discrepancies to be reported to the landscape architect. All dimensions will be taken on site prior to ordering and construction. Copyright remains with the landscape architect. This drawing is to be read in conjunction with the specification and all other relevant drawings.

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www.bbukstudio.com



project
St Andrews Riverside

drawing
GA plan

drawing nr
L/S/001/17156/PGA01

date
Sep '17

scale
1:200@A1
1:400@A3

rev
PL03

work stage
3

drawn
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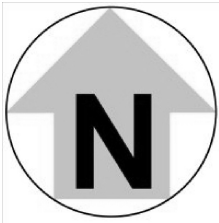
checked
hb

rev PL03 10.11.2017: site boundary amended to include site entrance and courtyard at rear of Town Hall; planting bed and parking amended east of Block F; turning head added; planting strip along site entrance removed; road narrowed for traffic calming on St Andrews Street.

rev PL02 11.09.2017: shared space amended to suit emergency requirements; steps introduced to the east of block H and no2 trees removed

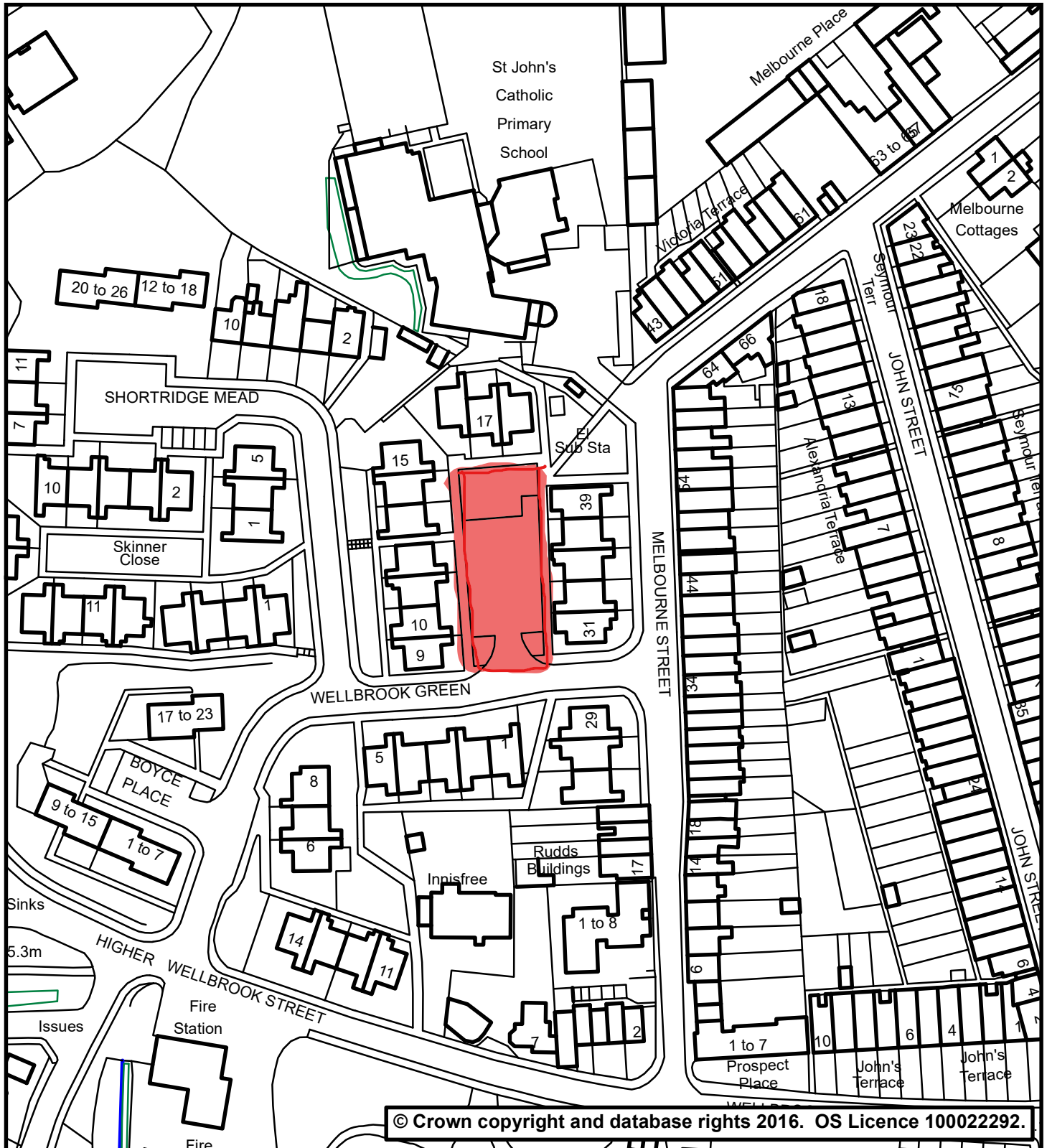
rev PL01 06.09.2017: for planning

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Phoenix House
Phoenix Lane, Tiverton EX16 6PP

Tel: 01884 255255 Website: www.middevon.gov.uk



Wellbrook Green Tiverton

Scale: 1:1,250

Date: 13/10/2025

Drg. No: Not Set

User Name: sdensham
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Report for: Cabinet

Date of Meeting:	2 December 2025
Subject:	Car Parking and Permit Proposals 26/27
Cabinet Member:	Councillor John Downes, Cabinet Member for Governance, Finance and Risk
Responsible Officer:	Matthew Page, Head of People, Performance and Waste. Luke Howard, Environment and Enforcement Manager
Exempt:	
Wards Affected:	All
Enclosures:	Appendix 1- 2025/26 Pay and Display tariff bands by car park Appendix 2- 2025/26 Permit Proposals

Section 1 – Summary and Recommendation(s)

This report proposes recommendations to Cabinet that have been considered by the Economy and Assets PDG after being initially proposed by the Car Parking Consultative Group regarding future changes to both pay and display as well as permit parking within Mid Devon District Council (the Council) car parks for the financial year 2026/27 (and so to potentially be implemented from the 1 April 2026).. The below proposed recommendations are for formal ratification by Cabinet.

Recommendation(s):

1. **That Cabinet review the proposals initially made by the Car Parking Consultative Group regarding parking permits and, following recent consideration by the Economy and Assets PDG, and agrees the following:**
 - **The reintroduction of a day permit option for car park users. This to be available to use for all residents across the District.**
 - **To receive a further report from the Car Parking Consultative Group, to be first considered by the Economy and Assets PDG,**

regarding new ideas and proposals in relation to new potential parking permits that could be used in car parks across the District.

- **This to include the development of proposals around a new business permit for the Multi Storey Car Park (MSCP), Tiverton and to offer a potential reduction in the cost of permits located on level 1 of the MSCP, as highlighted in this report.**
 - **Future consideration be given by the Car Parking Consultative Group to extend free parking for market traders to other market towns.**
- 2. A 5% rise for Car Parking charges to be introduced as part of the budget setting process for 2026/2027. This has been proposed by the Car Parking Consultative Group and then carefully considered by the Economy and Assets PDG.**
 - 3. The granting of additional free parking days for Crediton and Cullompton Town Councils to designate as they see fit to support their town centre activity.**

Section 2 – Report

1.0 Introduction

- 1.1 The parking service has been consulting with local community groups since March 2023 to help shape future Council decisions regarding parking in the District. This group was formed to help facilitate direct feedback and consultation with local businesses and representatives.
- 1.2 The consultative group meet regularly with the aim of helping guide decision making that directly and positively impacts individual communities. It is recognised that parking can be an emotive topic for communities and it is felt this group helps bridge the gap between the Council and community needs.
- 1.3 The group have directly influenced decisions such as the introduction of a new three hour parking tariff at Market Place, Tiverton as well as free Christmas Saturday parking dates to support local businesses and town centres.
- 1.4 This report follows extensive discussions with the consultative group around the recommendations made. The proposals from the consultative group have then been carefully considered by the Economy and Assets PDG before being sent onto Cabinet for formal ratification.

2.0 Pay and Display

- 2.1 While the S151 Officer has delegated authority to raise tariffs in line with inflation, pay and display tariffs have not been increased since June 2024. This is mainly due to the inflation rate not making it practical to propose any reasonable increase. There is now a need to address this issue prior to the 2026-27 financial year.
- 2.2 The increased operational costs of service provision will also need to be taken into account during budget-setting for the 2026/27 budget. This projection includes higher transport and servicing costs because of moving to more modern, low or zero emission vehicles alongside the additional costs arising from government decisions on employee costs such as National Insurance. Due to increasing operational costs to deliver the service, increasing tariffs by 5% would negate the additional expense being incurred by the Council.
- 2.3 The consultative group concluded, after looking at a range of different options to support this cost increase, that a proposal for a 5% increase on all pay and display tariff bands to come in on or before the start of the 2026/27 financial year would best meet the objectives of balancing cost mitigation with fairness of increase (rather than targeting one specific set of charges for above-inflation increases). This view was supported by the Economic and Assets PDG who have already made the recommendation for this to be considered by Cabinet for ratification in advance of the 2026/27 financial year.
- 2.4 To support the 5% increase of pay and display tariffs bands, a range of permit options are also being proposed as a measure to support long term parking sustainability and affordability for the public.
- 2.5 Appendix 1 provides comparative detail for current tariff costs and the new proposals for consideration. Please note that proposed new tariffs are rounded up or down to the nearest 10p (1 to 5p rounded down, 6p and above rounded up).

3.0 Permits

- 3.1 The Car Parking Consultative Group have discussed how residents and local businesses (and employees) are offered greater choice in terms of permit options which encourage both greater take up but also ensure our full allocation of car parking spaces can be best used to fully serve the needs of the District.
- 3.2 The service has received a variety of feedback regarding the reintroduction of sole day parking permits. It is recognised that for many customers the existing day-night permit is not something they require, this mainly being due to an overriding preference and need for daytime parking to accommodate work or business reasons. This does not always require the additional overnight element and so the car parking consultative group would like the option to be

made available to the public to be able to access a sole focused day permit as well as the existing day-night permit.

- 3.3 With this in mind, fresh proposals are being made to reintroduce the day permit as a permanent permit option. This permit will allow users to specify which long stay car park they wish to utilise and the permit will be valid between 8am and 6pm Monday to Friday.
- 3.4 The financial impact and implications of a sole day permit being offered in addition to the existing day-night permit is difficult to predict but an uptake in the sale of the new day permit will be required (we estimate around forty permits) to offset a likely reduction in the uptake of the existing day-night permit. However, the Car Parking Consultative Group firmly believe that offering this choice is vital to support residents and local businesses.
- 3.5 The creation of a sole day permit will allow the Council to compliment its existing offer a sole night permit between the hours of 6.00pm and 8.00am in addition to the existing day night permit. These proposals are detailed in Appendix 2.
- 3.6 Following discussions with the car parking consultative group, new proposals are also being developed for an additional permit to be made available for businesses within the MSCP. This permit will be offered at a competitive rate and will solely apply to businesses and their staff working within Tiverton. It provides the ideal option to utilise this permit with the MSCP located centrally in the town. This arrangement is offered by other local authorities including Exeter (£2,500 per annum) and East Devon (£500 per annum).
- 3.7 The MSCP business permit would be applicable for use in the MSCP strictly between 6.00am and 6.00pm Monday to Friday on levels 4 to 11. It is also being considered to propose an extra allocated permit on level 1 of the MSCP at a reduced cost to attract users to take up these spaces.
- 3.8 The Economy and Assets PDG, on reviewing these proposals, also asked that consideration be given by the Car Parking Consultative Group to extend free parking for market traders across other market towns.
- 3.9 Work is continuing on the above proposals with the active input and direction of the Car Parking Consultative Group. These will be brought back to the next Economic and Assets PDG for consideration scheduled to take place in March 2025.
- 4.0 **Town and Parish Requests**
- 4.1 Crediton and Cullompton representatives on the Car Parking Consultative Group have requested additional free parking days to be granted on days that may align with their respective food festivals.

- 4.2 Cullompton Town Council have requested two free parking days per annum to coincide with their food festivals held in April and October. This would see free car parking offered at Station Road Car Park on Forge Way.
- 4.3 Crediton Town Council have requested one free parking day per annum to coincide with their annual food festival event. This would see one day of free car parking offered in Market Street between June to August each year.
- 4.4 These requests are likely to have a financial impact in the region of circa £750 loss per annum (estimated loss of £250 per free parking day from vend analysis conducted). However the Car Parking Consultative Group believe these additional free parking days would bring real value and benefit to the communities of Cullompton and Crediton.
- 4.5 The Council's parking services already provides several free parking opportunities throughout the year to support local residents, businesses, and visitors. These include five free Saturdays in the lead-up to Christmas, making it easier for shoppers to access town centres during the busy festive season. This year both the 22 and 29 November as well as the 6, 13 and 20 December 2025 have already been agreed as free car parking days across the District.
- 4.6 In addition, market traders also benefit from dedicated free parking arrangements, encouraging vibrant, accessible markets across the District. These initiatives are part of the Council's ongoing commitment to supporting the community and enhancing town centre vitality.

Financial Implications

The report proposes measures to generate additional income to support the delivery of parking services for the Council.

Legal Implications

The Authority is required to comply with regulations set out in Section 35C Road Traffic Regulation Act 1984. These regulations include guidance from the Secretary of State set out in The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (Regulation 25).

Risk Assessment

N/A

Impact on Climate Change

Proposals within this report are not expected to have any impact on climate either positively or negatively

Equalities Impact Assessment

No equality issues identified within the report.

Relationship to Corporate Plan

This report aligns with the Corporate Plan to deliver sustainable parking options within communities. Therefore, supporting economy and growth within the District.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151 Officer

Date: 12.11.25

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 12.11.25

Chief Officer: Stephen Walford

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

Date: 12.11.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 11 November 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: Luke Howard- Environment and Enforcement Manager

Email: lhoward@middevon.gov.uk

Telephone: 01884 255255

Background papers: N/A

Car Parking

Pay & Display Tariffs

Becks Square, Tiverton		Current Tariff		5.00%		Proposed Tariff		
Monday to Saturday (8.00am to 6.00pm):								
Up to 1 hour	£	1.60	£	0.08	£			1.70
Up to 2 hours	£	2.90	£	0.15	£			3.00
Sunday and Bank Holidays (8.00am to 6.00pm):								
Up to 10 hours	£	2.10	£	0.11	£			2.20
Overnight (6.00pm to 8.00am):								
Up to 30 mins		Free	£	-				Free
Up to 14 hours	£	2.10	£	0.11	£	2.20		

Market Place, Tiverton		Current Tariff		5.00%		Proposed Tariff		
Monday to Saturday (8.00am to 6.00pm):								
Up to 1 hour	£	1.60	£	0.08	£			1.70
Up to 2 hours	£	2.90	£	0.15	£			3.00
Up to 3 Hours	£	3.30	£	0.17	£			3.50
Sunday and Bank Holidays (8.00am to 6.00pm):								
Up to 10 hours	£	2.10	£	0.11	£			2.20
Overnight (6.00pm to 8.00am):								
Up to 30 mins		Free	£	-				Free
Up to 14 hours	£	2.10	£	0.11	£			2.20

Multi Storey Car Park, Tiverton		Current Tariff		5.00%		Proposed Tariff		
Monday to Sunday - Open 24 hours:								
Up to 2 hours	£	2.90	£	0.15	£			3.00
Up to 5 hours	£	4.30	£	0.22	£			4.50
Up to 10 hours	£	6.40	£	0.32	£			6.70
Up to 1 day	£	16.00	£	0.80	£			16.80
Up to 2 days	£	26.00	£	1.30	£			27.30
Up to 3 days	£	38.00	£	1.90	£			39.90
Up to 4 days	£	51.00	£	2.55	£			53.50
Up to 5 days	£	64.00	£	3.20	£			67.20
Up to 7 days	£	90.00	£	4.50	£	94.50		

Phoenix House, Tiverton		Current Tariff		5.00%		Proposed Tariff	
						£	
Monday to Sunday 24 hours a day:							
Up to 30 mins	£	0.50	£	0.03	0.50		
Up to 1 hour	£	1.60	£	0.08	1.70		
Overnight (6.00pm to 8.00am):							
Up to 30 mins		Free	£	-	Free		
Up to 14 hours	£	2.10	£	0.11	2.20		

Welbrook Street, Tiverton		Current Tariff		5.00%		Proposed Tariff	
						£	1.70
Monday to Saturday (8.00am to 6.00pm):							
Up to 1 hour	£	1.60	£	0.08			
Up to 2 hours	£	2.90	£	0.15			
Up to 3 hours	£	3.30	£	0.17			
Up to 4 hours	£	3.80	£	0.19			
Up to 5 hours	£	4.30	£	0.22			
Up to 10 hours	£	6.40	£	0.32			
Up to 24 hours	£	13.00	£	0.65			
Sunday and Bank Holidays (8.00am to 6.00pm):							
Up to 10 hours	£	2.10	£	0.11			
Overnight (6.00pm to 8.00am):						£	Free
Up to 30 mins		Free	£	-			
Up to 14 hours	£	2.10	£	0.11			

Westexe South, Tiverton		Current Tariff		5.00%		Propsoed Tariff	
Monday to Saturday (8.00am to 6.00pm):						£	1.10
Up to 30 mins		£	1.10	£	0.05		
Up to 1 hour		£	1.60	£	0.08		
Up to 2 hours		£	2.90	£	0.15		
Up to 3 hours		£	4.30	£	0.22		
Sunday and Bank Holidays (8.00am to 6.00pm):						£	2.20
Up to 10 hours		£	2.10	£	0.11		
Overnight (6.00pm to 8.00am):						£	Free
Up to 30 mins			Free	£	-		
Up to 14 hours		£	2.10	£	0.11		

William Street, Tiverton	Current Tariff		5.00%	Proposed Tariff
Monday to Friday 8.30am to 9.30am and 3.00pm to 4.00pm: Up to 30 mins	Free	£	-	Free
Monday to Saturday (8.00am to 6.00pm): Up to 30 mins (outside the free parking periods above)	£	1.10	£ 0.05	£ 1.10
Up to 1 hour	£	1.60	£ 0.08	£ 1.70
Up to 2 hours	£	2.90	£ 0.15	£ 3.00
Sunday and Bank Holidays (8.00am to 6.00pm): Up to 10 hours	£	2.10	£ 0.11	£ 2.20
Overnight (6.00pm to 8.00am): Up to 30 mins	Free	£	-	Free
Up to 14 hours	£	2.10	£ 0.11	£ 2.20

Station Road, Cullompton	Current Tariff		5.00%	Proposed Tariff
Monday to Saturday (8.00am to 6.00pm): Up to 1 hour	£	1.60	£ 0.08	£ 1.70
Up to 2 hours	£	2.90	£ 0.15	£ 3.00
Up to 3 hours	£	3.30	£ 0.17	£ 3.50
Up to 4 hours	£	3.80	£ 0.19	£ 4.00
Up to 5 hours	£	4.30	£ 0.22	£ 4.50
Up to 10 hours	£	6.40	£ 0.32	£ 6.70
Up to 24 hours	£	13.00	£ 0.65	£ 13.60
Sunday and Bank Holidays (8.00am to 6.00pm): Up to 10 hours	£	2.10	£ 0.11	£ 2.20
Overnight (6.00pm to 8.00am): Up to 30 mins	Free	£	-	Free
Up to 14 hours	£	2.10	£ 0.11	£ 2.20

High Street, Crediton	Current Tariff		5.00%		Proposed Tariff	
					£	1.70
Monday to Saturday (8.00am to 6.00pm):	£	1.60	£	0.08		
Up to 1 hour	£	2.90	£	0.15		
Up to 2 hours	£	3.30	£	0.17		
Up to 3 hours	£	3.80	£	0.19		
Up to 4 hours	£	4.30	£	0.22		
Up to 5 hours	£	6.40	£	0.32		
Up to 10 hours	£	13.00	£	0.65		
Up to 24 hours						
Sunday and Bank Holidays (8.00am to 6.00pm):						
Up to 10 hours	£	2.10	£	0.11		
					Free	Free
Overnight (6.00pm to 8.00am):						
Up to 30 mins		Free	£	-		
Up to 14 hours	£	2.10	£	0.11	£	2.20

Market Street, Crediton			Current Tariff		5.00%		Proposed Tariff	
Monday to Saturday (8.00am to 6.00pm):								
Up to 1 hour	£	1.60	£	0.08	£	1.70		
Up to 2 hours	£	2.90	£	0.15	£	3.00		
Sunday and Bank Holidays (8.00am to 6.00pm):								
Up to 10 hours	£	2.10	£	0.11	£	2.20		
Overnight (6.00pm to 8.00am):								
Up to 30 mins		Free	£	-		Free		
Up to 14 hours	£	2.10	£	0.11	£	2.20		

Car Parking

Parking Permits

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Report for: Cabinet

Date of Meeting:	2 December 2025
Subject:	Strategic Grants renewal 2026/27 and 2027/28
Cabinet Member:	Cllr David Wulff, Cabinet Member for Quality of Living, Equalities and Public Health
Responsible Officer:	Richard Marsh, Director of Economy and Place
Exempt:	No
Wards Affected:	All Wards
Enclosures:	

Section 1 – Summary and Recommendation(s)

To agree the level of grant funding for external agencies under the Strategic Grants Programme for a 3 year period (2026/27, 2027/28 and 2028/29) with a forward recommendation to Cabinet.

Recommendation(s):

That Cabinet:

- 1) A Strategic Grant funding programme of £120,000 per annum be approved for 2026/27, 2027/28 and 2028/29;**
- 2) The Grant continues to be allocated to individual organisations as set out within Table 1 (contained within the report) for 2026/27 with 2027/28 and 2028/29 to be confirmed.**

As recommended by the Community, People and Equalities PDG

Section 2 – Report

1 Introduction

- 1.1 Mid Devon District Council values the role of the community and voluntary sector in providing key services to the community, meeting the needs of Mid

Devon residents, particularly the most vulnerable, and helping to deliver the Council's Corporate Objectives.

- 1.2 The Council's Strategic Grants programme has been operating since 2005. The awarding of grants to external agencies is a discretionary function of the Council. It has no statutory responsibility to provide a Strategic Grants programme.
- 1.3 The purpose of the programme is to provide grants towards core running costs to help underpin the viability and operability of not-for-profit organisations. The underpinning of strategic external partners enables these agencies/ organisations to bid for project funding from other grant providers, which continues to be more accessible than grants towards core costs.
- 1.4 Strategic grants are intended to support organisations which provide services that:
 - Supplement Council service provision;
 - Demonstrably contribute to the Council's priorities (detailed by strategic alignment with the Council's aims and objectives in its Corporate Plan);
 - Offer choice to residents;
 - Bring social and economic benefit (as gauged by the level of service provided by the organisation based on their outputs and outcomes as well as any added social environmental and economic benefits of the services provided);
 - Provide best value; and
 - Cover the whole of the District.

2 Previous Grant Review (2023)

- 2.1 The Council offered a three year funding programme (2021-2024) to seven community and voluntary sector partners, whose services were seen to be of strategic importance in supporting Mid Devon's vulnerable residents and/or who contributed to the local economy through their support to the tourism sector.
- 2.2 In 2023 a full grant review took place to;
 - ensure that the Council's Strategic Grant investment met the needs of its resident and business community and supported the Council's own priorities as expressed in its Corporate Plan;
 - allow strategic partners to report back to Members on what has been achieved with the previous round of funding, and;
 - ensure that funding achieves real outcomes for the District and value for money for taxpayers.
- 2.3 As part of the comprehensive review, and reflective of the continuing pressures on local government finances, it was considered necessary to cap the future total strategic grants budget at £120,000 per annum. Members agreed a two

year programme to cover the financial years of 2024/25 and 2025/26. The current funding arrangement therefore comes to an end on the 31st March 2026.

- 2.4 The level of funding committed to respective organisations over the two years (24/25 and 25/26) was agreed at:

Table 1: Funding Allocations

Organisation	Grant Service Area	Grant Award (per annum)
CITIZENS ADVICE	Welfare Information and Advice (supporting Housing)	£13,950
CHAT MID DEVON	Welfare Information and Advice (supporting Housing)	£11,250
GRAND WESTERN CANAL	Economy and Tourism Support (supporting Economy)	£38,250*
INVOLVE	Voluntary Sector Infrastructure Support (supporting Community)	£10,200
TIVERTON MUSEUM OF MID DEVON LIFE	Economy and Tourism Support (supporting Economy)	£23,375
MID DEVON MOBILITY	Community Transport Services (supporting Community and Economy)	£19,800**
TOURIST INFORMATION SERVICE	Economy and Tourism Support (supporting Economy)	£3,400
Total Grants		£120,225***

*The Council's contribution to the Grand Western Canal is expected to continue to be funded from New Homes Bonus. Should this be discontinued, an alternative source will be identified.

**Of which £5,600 is deducted at source to pay for rental of Shopmobility Office in MSCP

*** The additional £225 funded from the General Fund.

3 Strategic Grants Review and funding for 2025 onwards

- 3.1 While significant financial pressures continue to exert themselves upon Local Authority and public finances generally, the value of Mid Devon's Strategic Grants to beneficiaries in Mid Devon is fully recognised and understood. It is also recognised that through the services that these organisation provide, the Council is supported in achieving its own goals and objectives for residents and communities. With this in mind, no reduction to the Strategic Grant budget (£120,000 p/a) is proposed for future years.
- 3.2 Furthermore, as a comprehensive review was undertaken through the last Strategic Grant review, it is not proposed that a further review process be undertaken at this time. Instead, it is recommended that Members agree to continue to provide grants to each respective organisation as set out in Table

1. It is hoped that continuing grant levels at the previously agreed level will give certainty to beneficiary organisations and avoid a complicated and time-consuming review process.

- 3.3 Given the current programme of works relating to Local Government Reorganisation (LGR) within Devon, it is also considered that a 3 year grant funding programme (covering 2026/2027, 2027/2028 and 2028/2029 financial years) would be appropriate. This will take the Strategic Grants into the first year after the formation of any successor Authority to Mid Devon District Council and will allow that new entity some time to consider any successor grants to the Mid Devon Strategic Grants. This will also avoid uncertainty for grant recipients at the time of the formation of the successor Authority.
- 3.2 Subject to approval by Members, and in order to give voluntary and community sector organisations sufficient notice of intended funding levels for 2026/27, the following timetable is expected to be followed:

Milestone	Date
Decision by Cabinet	02/12/2025
Grant Funding Agreements Issued	W/B 08/12/2025
Raise Grant Payments	01/04/2026

4. Recommendation

- 4.1 With the above in mind, is it recommended that:

- 1) A Strategic Grant funding programme of £120,000 p/a be approved for 2026/27, 2027/28 and 2028/29, and;
- 2) The Grant continue to be allocated to individual organisations as set out within Table 1 (contained within the report).

Financial Implications: The funding available for the 3 year period (2026/27, 2027/28 and 2028/29) will be £120,225, of which any grant award to the Grand Western Canal will be funded from New Homes Bonus (whilst available) and the rest/balance from General Fund.

Legal Implications: The Best Value Statutory Guidance has been updated since it was initially issued by the Department for Communities and Local Government in September 2011. Setting out the Government's expectations for councils considering changing funding to local voluntary and community groups.

The guidance allows councils the flexibility to exercise appropriate discretion in considering the circumstances of individual cases, while advocating the need for authorities to:

- avoid passing on disproportionate reductions by not passing on larger reductions to the voluntary and community sector as a whole, than they take on themselves;
- give at least three months' notice of any reduction or termination of funding to both the organisation and public/service users;
- make available all appropriate information in line with the government's transparency agenda.

The updated guidance also emphasizes the importance of:

- Effective communication between key officers (Head of Paid Service, Section 151 Officer, and Monitoring Officer).
- Taking action when resources are not used effectively and when a credible workforce strategy is lacking.
- Transparency and public scrutiny of local authorities' improvement work.

Risk Assessment: The recommendation is to maintain the strategic grants at the same level of funding for each organisation.

If the Council decided to make a significant reduction/changes in established grant allocations this may risk a challenge from (a) external organisations under public law and/or (b) the Secretary of State for Communities and Local Government. Reductions to selected agencies introduced within a short period of time may have a negative impact on the activities and services provided by those agencies to residents and could result in negative publicity/service delivery for the Council. If the Council decide to reduce the strategic grants a full review should be undertaken to mitigate this risk and this should be factored into the timetable/communications to funding beneficiaries issued asap.

Impact on Climate Change: These grants ensure residents are able to get information and advice through locally delivered services. Accessing local cultural, leisure and green space opportunities reduces travel and related environmental impact.

Equalities Impact Assessment: Ensuring that our most vulnerable residents are able to access information and advice is important to the Council and is supported through the provision of Strategic Grants. Under the Public Sector Equality Duty, when making funding reduction decisions, Local Authorities must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that the Equality Act 2010 prohibits;
- Advance equality of opportunity; and
- Foster good relations between those individuals who share a relevant protected characteristic and those who do not.

This means that decision-makers must consider the impact of any proposed cuts on the needs of those with protected characteristics.

Strategic Grants are paid under Grant Funding Agreements (not Service Level Agreements). The current grants were awarded in 2024 for a period of two years,

with the funding agreement ending March 2026. Therefore, no guarantee has been made regarding a continuation of funding after this period. However, equality impacts should still be considered when making funding decisions.

While the recommendation is not to make any cuts to the programme itself or change any funding awards, it is important to note that rising costs (e.g., utilities, staffing, materials) may mean that organisations experience the effects of a real-terms reduction in funding.

Should any changes be sought to overall funding provision or to individual funding awards, the equalities impacts of these should be fully considered before any decision is made.

Relationship to Corporate Plan: The allocation of grants provides support to external agencies delivering services that advance the Council's Homes, Community and Economy priorities.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 18.11.25

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 18.11.25

Chief Officer: Stephen Walford

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

Date: 18.11.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 09.10.2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Amy Dugard – Growth and Regeneration Officer

Email: adugard@middevon.gov.uk

Telephone: 01884 234276

Background papers:



Report for: Cabinet

Date of Meeting:	2 December 2025
Subject:	Tax Base Calculation 2026/27
Cabinet Member:	Cllr John Downes, Cabinet Member for Governance, Finance & Risk
Responsible Officer:	Andrew Jarrett, Deputy CEO (s151)
Exempt:	None
Wards Affected:	All
Enclosures:	None

Section 1 – Summary and Recommendation(s)

This paper details the statutory calculations necessary to determine the Tax Base for the Council Tax. The calculations made follow a formula laid down in Regulations.

Recommendation(s): Cabinet recommend to Council:

1. **That the calculation of the Council's Tax Base for 2026/27 be approved in accordance with The Local Authorities (Calculation of Tax Base) (England) Regulations 2012 at 31,180.16 an increase of 447.25 Band D equivalent properties from the previous financial year.**
2. **That the current collection rate of 97.5% remain the same, detailed in Section 2.**

Section 2 – Report

1.0 Introduction

- 1.1 Every year each billing authority is required to calculate and approve its Band 'D' Equivalent Council Tax base, in line with regulations.
- 1.2 It should be noted that that this report has been prepared in advance of the Government's Autumn Budget, where key details are usually published. The

assumptions within this report mirror the current regulations. Therefore any new announcements or changes, will require a review of the calculations.

2.0 The Collection Rate calculation (A)

2.1 For 2026/27 this technical calculation is as follows:

2.2 Collection Rate

2.2.1 It is necessary to estimate a 'collection rate', which is the proportion of Council Tax due that will be paid. It is recommended that a collection rate of 97.5% be estimated for the year 2026/27, which remains the same as the previous year's collection rate.

2.2.2 Any variation from the collection rate of 97.5% is pooled in a collection fund, which is distributed in the next financial year to all Precepting Authorities. Broadly, MDDC's share is approximately 10%.

2.3 Calculation of the relevant amount (B)

2.3.1 **Number of Properties per Valuation Band.** The starting point will be the total number of properties within Mid Devon set out in the Valuation List on the prescribed date.

2.3.2 **Less Exemptions.** Properties are exempt from Council Tax under certain circumstances. The calculated tax base uses the information currently held in deciding the level of exempt properties that are likely to apply for 2026/27.

2.3.3 **Add Appeals, new properties and deletions from the Valuation List.** The Valuation Officer has dealt with the vast majority of Council Tax appeals to date and so no further allowance is believed to be necessary at this time. At the **23 October 2025** the council have estimated a net increase in properties within Mid Devon of **87** properties to go live on or before 1st April 2026 and a further **211.2** properties during the financial year, totalling **298.2**. This estimate is based on the current number of reports outstanding with the Valuation Officer.

2.3.4 **Disabled Allowance (move down a Band).** Where a disabled resident has made alterations to their property to help with their disability or they use a wheelchair internally at the premises, the property is entitled to a reduction, and which is applied by charging the property to the next lowest band to its current banding. Existing Band A properties are also entitled to a reduction by reducing the banding from 6/9ths charge down to 5/9ths charge.

2.3.5 **Less 25% Discounts - Single Persons Discounts.** If only one (adult) person lives in the dwelling as their "sole & main residence" then a discount of 25% is allowed.

2.3.6 **Less 50% discount.** A discount of 50% is allowed where two or more persons who can be disregarded for Council Tax purposes occupy the property, e.g. care workers.

2.3.7 **Second homes.** From 1st April 2025, second homes will pay a 100% council tax premium, as agreed 21 February 2024 at Full Council.

2.3.8 **Long Term Empties.** Currently, after a three-month free period no further discount is allowed; and empty dwellings that remain empty after one year attract a premium, as agreed 21 February 2024 at Full Council. This is a discretionary discount and is under review.

2.3.9 If a property remains empty of furniture and residents for one year or more, the Council is allowed to apply an additional 100% premium to the Council tax charge, so the Charge payer will have to pay 200% of the Council Tax charge. With effect from the 1st April 2020 a premium of 200% can be levied so the Charge payer will have to pay 300% of the Council Tax after a period of five years and with effect from the 1st April 2021 a premium of 300% can be levied so the Charge payer will have to pay 400% of the Council Tax. The Regulations detailing the additional premium are Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 as amended.

With effect from 1st April 2019 an additional 100% premium after 2 years

With effect from 1st April 2020 an additional 200% premium after 5 years

With effect from 1st April 2021 an additional 300% premium after 10 years

With effect from 1st April 2024 an additional 100% premium after 1 year

2.3.10 **Family Annex Discount.** If there is an Annexe within the grounds of your main house and either: used by the resident of the main house as part of the main home, or is lived in by a relative of the occupier in the main home, a 50% discount is applied.

2.4 Estimated cost of the Council Tax Reduction Scheme (CTR)

2.4.1 Before converting the properties to Net Band D equivalents the council must reduce the total properties by the estimated cost of the Council Tax Reduction (CTR) Scheme:

2.4.2 The criteria for the CTR scheme is that those claimant's in the lowest income band do not have to pay anything; thereafter the percentage payable ranges from 35% to 75% of the charge (with the exception of those protected by legislation namely pensioners in receipt of guaranteed pension credit).

2.4.3 The main criteria of the scheme are:

- Support is increased up to 100% i.e. those claimants who are least able to pay.

- Support is restricted to Band D charges so claimants in a higher banded property will receive CTR up to 100% of a band D and be required to pay the balance of the additional banding in full.
- Savings limited to £6,000.
- Changes were made to the CTRS in April 2017 to align it with Universal Credit.

2.4.4 Mid Devon's CTR scheme for 2026/27, is estimated to cost in the region of **£4.774m**, based on the scheme criteria.

2.4.5 CTR has been included within the tax base calculation and applied to each band and parish individually then a band D equivalent calculation has been used to arrive at a final figure.

2.4.6 The cost of the CTR scheme must be reflected in the Tax Base calculation so the following calculation is carried out for each valuation band to arrive at the net chargeable Dwellings:

Calculation of the Relevant Amount

Paragraph Ref		2025/26	2026/27
2.3.1	Number of properties per valuation list	37,894.00	38,735.00
2.3.2 – 2.3.4	Exemptions	-672.00	-740.00
2.3.5	Single occupiers and 25% disregards	-3,099.50	-3,171.00
2.3.6	50% discount	-50.00	-41.50
2.3.7	Second home premium		+137.00
2.3.8 – 2.3.9	Empty property 50% exempt	-32.50	-26.00
	Empty property 100% exempt	-222.00	-178.00
	Additional long-term empty at 100%	+268.00	+236.00
	Additional long-term empty at 200%	+60.00	+74.00
	Additional long-term empty at 300%	+69.00	+51.00
2.3.10	Family Annexe Discount	-27.50	-29.50
	Chargeable dwellings before conversion to Band D equivalent	34,759.50	35,047.00
	Additional net new properties	+392.00	+298.20
	*Local council tax support adjustment and local discounts	+166.50	+150.75
	Chargeable dwellings after growth and before conversion to Band D equivalent	35,318.00	35,495.95

*Adjustment reflects part year support only and additional premiums charged.

2.5 Conversion to Band D equivalents

2.5.1 The net chargeable dwellings are then converted to Band D equivalents. This is carried out by multiplying the Net chargeable dwellings by the appropriate factor (A=6, B=7, C=8, D=9, E=11, F=13, G=15, H=18) for the band and dividing by that

for Band D (9). The Table below details the Net Chargeable Dwellings converted to Band D equivalents.

Band	Chargeable Dwellings	Multiplier	Band D equivalent properties	Less CTR properties	Revised properties
@	9.25	5/9	5.15	- 2.52	2.63
A	5,493.55	6/9	3,662.36	- 734.17	2,928.19
B	8,480.50	7/9	6,595.97	- 628.53	5,967.44
C	6,888.55	8/9	6,123.16	- 293.14	5,830.02
D	6,325.45	9/9	6,325.45	- 141.24	6,184.21
E	4,794.45	11/9	5,859.87	- 57.82	5,802.05
F	2,512.45	13/9	3,629.08	- 28.68	3,600.40
G	933.50	15/9	1,555.82	- 6.97	1,548.85
H	58.25	18/9	116.50	- 0.66	115.84
	35,495.95		33,873.36	- 1,893.73	31,979.63

Note: An @ band dwelling is a band A property with a disabled banding reduction applied

2.5.2 The calculation shows the estimated annual cost of the CTR scheme, shown as the number of Band D equivalents. For the 2026/27 year this is estimated as 1,893.73 Band D equivalent properties.

2.5.3 To clarify, the table detailing the **Calculation of the Relevant Amount** is based on actual properties and the final calculation above is based on a Band D equivalent of actual properties.

2.6 Calculation of the Tax Base

2.6.1 The Tax Base is finally calculated by applying the collection rate to the total Band D equivalents when summarised below for the 2026/27 financial year.

2.6.2 Based on the above detailed calculations in accordance with SI 2914 of 2012, the Tax Base is to be calculated as:

31,979.63	Total relevant amounts (A)
97.5%	The estimated collection rate (B)
31,180.16	A x B

3.0 Assumptions

3.1 In line with current Council Tax Referendum limits, the impact of any changes to the assumptions used in the calculations are shown below:

Variable Assumption	Assumption	Change	Impact on dwellings*
Collection rate	97.5%	+0.5%	159.87
Growth	15% of 1,408 properties with planning permission	+1%	12.84

*If both changes above were adopted, this would result in an increase to the budget of circa £42.5k.

- 3.2 Should the Autumn Budget announce any changes to current legislation or regulations, this calculation will need to be reviewed. The delayed announcement is scheduled for 26 November 2025.

4.0 Conclusion

- 4.1 Mid Devon District Council's Council Tax Base for 2026/27 will be **31,180.16**.

N.B. This figure is calculated by applying the estimated collection rate to the total relevant amount for each parish individually, so could differ slightly when compared to the estimated collection rate being applied to the total shown in 2.6.2 above.

Financial Implications

Mid Devon District Council is a Statutory Billing Authority and must set its Council Tax each year. If it were not to set a Council Tax then the Authority and all Precepting Authorities would be unable to raise money to pay for all the services they provide.

Legal Implications

This is a statutory function and is a legal requirement. The Council must now set its budget annually using Council Tax information each year in accordance with The Local Authorities (Calculation of Council Tax Base)(England) Regulations 2012 calculating the relevant amount by applying the formula set out in the above regulations.

Risk Assessment

If the Council fails to carry this duty out then the Council Tax cannot legally be set. In accordance with the LGF Act 2012 above and SI 2914 of 2012 The Local Authorities (Calculation of Council Tax Base)(England) Regulations 2012,

Impact on Climate Change

No implications arising from this report.

Equalities Impact Assessment

The Council Tax Base calculation includes a deduction for the Council Tax Reduction scheme within its Tax Base calculation.

Relationship to Corporate Plan

This report sets out how the Tax Base is calculated for 2026/27. This calculation is then used as a basis to set the Council's budget for the forthcoming year in line with the Council's Corporate Plan objectives.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett
Agreed by or on behalf of the Section 151 Officer
Date: 27 October 2025

Statutory Officer: Maria De Leburne
Agreed on behalf of the Monitoring Officer
Date: 27 October 2025

Chief Officer: Andrew Jarrett
Agreed by or on behalf of the Chief Executive/Corporate Director
Date: 27 October 2025

Performance and risk: Dr Stephen Carr
Agreed by the Corporate Performance & Improvement Manager
Date: 23 October 2025

Cabinet member notified: yes

Section 4 - Contact Details and Background Papers

Contact: Paul Deal – Head of Finance, Property & Climate Resilience
Email: pdeal@middevon.gov.uk
Telephone: 01884 234254

Background papers: CTB1 and supporting documentation – available upon request

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Report for: Cabinet

Date of Meeting: 2 December 2025

Subject: **Waste Depot Remodelling – Update**

Cabinet Member: Cllr Josh Wright, Cabinet Member for Service Delivery and Continuous Improvement
Cllr Jane Lock, Cabinet Member for Housing, Assets and Property Services

Responsible Officer: Andrew Jarrett, Deputy Chief Executive (S151)

Exempt: Annex A – 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: All

Enclosures: Annex A – Part II (Contractor details and pricing submission)

Section 1 – Summary and Recommendation(s)

To present a progress update on the remodelling project at the Carlu waste depot, necessary to meet new Environment Agency permit regulations and requirements and enable the service to accommodate increased volumes of recycling and enable new collections to be trialled in 2026, future proofing the service. Also to approve the preferred bidder to fit the new weighbridge, fuel station and washdown area (“Civils Contract”).

Recommendation(s):

That Cabinet:

1. **Note the progress made to date with the planned remodelling of the Carlu Close Depot;**
2. **Approve the contract award for the installation of a new Weighbridge, fuelling station and wash-down area at the Carlu Close Waste Depot, to Contractor 1.**
3. **Delegate authority to the S151 Officer (in consultation with the Cabinet Member for Housing, Assets and Property Services) to complete the “Civils Contract” award.**

Section 2 – Report

1.0 Introduction

- 1.1 The Environment Agency (EA) announced on the 18 December 2024 that the rules surrounding waste permits were changing from 19 June 2026. To meet these statutory requirements, several changes are required at our Carlu waste depot. At the same time, the proposed changes will offer increased capacity and enable the service to trial potential new recycling collections in 2026, future proofing the service. The proposed changes were agreed at the Cabinet meeting in July 2025. This report gives an update on the progress to date.
- 1.2 As part of the changes, a new weighbridge, fuel station and washdown area are being commissioned. Given the scale of the contract, this is a key decision and in line with the July approval, the award of the contract to the preferred bidder is being brought back for specific approval.

2. Update on the Planned Works

- 2.1. As outlined in July, there are a minimum set of works required to enable the Council to meet the permit requirements. The specification of the required works is backed by independent external advice. At a broad high-level, the minimum requirements and progress to date are:

Task		Update
1	Raise Bay walls in the Recycling Transfer Station to allow one metre of “free board” at the end and above the materials stored, making them sufficiently fireproof to contain the fire for 2 hours.	Specification for the work is being drawn up with technical support. Contract will be tendered in due course.
2	The Recycling Transfer Station to be extended to allow for storage bays for baled products, with associated fire protection and water management – this requires planning approval, and the landlord is progressing this and will undertake the build as it will remain in their ownership after the lease expires.	Planning permission submitted and decision expected before the end of the calendar year. Contractor appointed by landlord and works expected to start on site 12 January 2026 lasting approximately 4 months.
3	The creation of a new building to accommodate two additional storage bays plus the Waste Electrical and Electronic Equipment (WEEE) skip and battery storage, again with associated fire protection and water management. This new storage building will be built by the Council and could be transferred to the landlord at the end of the lease or potentially might need to be removed upon leaving the site.	Specification for the work is being drawn up with technical support. Contract will be tendered in due course.
4	Creation of a sampling station	Will be created once all structural works are complete.

5	Expansion of the overall depot operation.	Achieved through securing the new unit on the business park – see Cabinet decision 15 October 2024. This is now the car park.
6	Re-use the old car park to accommodate the Office complex and Grounds Maintenance service;	Tender complete on the new office complex, within budget, completion expected week commencing 15 December 2025. Subsequently, the Ground Maintenance service will move into the new location, freeing up the space for the “Civils” works to begin in January.
7	Re-use the space vacated by Grounds Maintenance to accommodate the new weighbridge, new fuel station and wash-down area;	Tender complete on the new “Civils works”, approval of preferred bidder included within this report, works expected to start on site 12 January 2026 lasting approximately 4 months.
8	Re-use the vacated weighbridge area to accommodate the welfare units;	Options considered for the welfare units and operational decision taken to re-site the existing facilities in the short term to avoid the need to relocate the existing weighbridge and allow more time to finalise the end solution.
9	Alter the traffic management system on the site, switching the current entrance gate to be the exit, and using the Grounds Maintenance entrance as the overall entrance. This enables the current exit to be blocked off to improve overnight vehicle parking;	Once all structural works are complete, the new traffic management system will be implemented.
10	The existing bin store, currently within a separate unit on the business park, can be moved onto the main site and the unit released, thus saving money;	Still on target to release this unit once all works are complete.
11	Separately to this project, but in conjunction, the service will be replacing the baler, which will improve operational efficiency by compacting the bales more and thereby allowing the storing of more material;	Project complete and new baler in operation.
12	Align the leases of the various units on the site to end 9 June 2039, so that there is security of the site for the medium term.	Heads of Terms agreed and legal works progressing alongside the physical works.

This high-level summary of the planned remodelling works and the progress to date does not do justice to the complexity and scale of the project.

- 2.2. The legal requirement is to have applied for the new permit by 19 June 2026, although it is planned to be done well before then. Some of the above tasks are required to be in place in order to be able to apply for the permit. However, some of the tasks are being implemented to enable the service to expand and be future proofed. Given the complexity of some tasks, the timeframe should be considered as manageable, but tight. As such, it is critical that the new office block and Ground Maintenance service are operational in their new position (the old car park), freeing up the space for the significant structural works of the main hanger extension and Civils Works to begin on 12 January (after the additional Christmas waste has settled down). Currently, the plan remains on target.
- 2.3. As far as possible, the project will try to avoid any disruption to normal service delivery. Fortunately, much of the project is within areas that can be cordoned off – both the extension and new storage building are on one side of the depot, and the weighbridge, fuel station and wash-down area is on a discrete area on the other side of the site. Both aspects of the development can be actioned at the same time. However, there will be instances where disruption is inevitable. These will be managed appropriately, with as much work as possible completed out of normal working hours. Full communication with appropriate stakeholders will be undertaken.
- 2.4. Within the July report, the majority of costs were estimated, based on data gathered and expert advice. As the detailed specifications are being finalised, or have been completed, greater clarity and certainty become available. The updated main cost drivers are:

Ref	Description	July Estimated Value £	Current Estimated Value £	Comment
1	Relocating Ground Maintenance and Welfare Units.	£50k	£50k	Prudent estimate remains valid
2	Purchasing new modular Office complex.	£250k	£250k	Finalising the contract with small saving expected.
3*	Groundworks to area and purchase new Weighbridge, Fuel Station and Wash-down	£400k	£450k	Tender being finalised as part of this report
4	Extension to Recycling Transfer Station	£500k*	£400k	This will be paid annually through an uplift in the lease rental. The balance from the original estimate is required to fit out the space – bays, lighting, fire suppression etc.
5	New Storage Building	£250k	£250k	Original estimate remains. Specification being finalised – tender to follow
6	Extending the bay walls	£100k	£100k	Original estimate remains. Specification being finalised to now include bunding – tender to follow
7	Other Costs	£100k	£100k	Original estimate remains
8	Contingency	£100k	£100k	Original estimate remains
	TOTAL	£1,750k#	£1,800k	

* This cost was split between groundworks and purchase of equipment in the July report

This does not include the cost of the new lease taken on the new car park (£53k pa) or any changes to the rental costs from aligning the lease timeframes, or the cost of the new baler being considered separately.

- 2.5. Largely, the funding of this project will come from the 2025/26 allocation of the Extended Producer Responsibility grant (£1,381k less any additional draws that have been separately approved). The increases in the annual rent will be added to the annual cost of the service.

3. Appointment of contractor for the “Civils Contract”

- 3.1. As part of the remodelling, a new weighbridge, fuelling station and washdown area are planned to be installed at the Carlu depot. This is a significant amount of mechanical equipment and requires significant excavation of the site to embed the equipment within the ground. The detailed specifications have been compiled by our independent advisors Horizon Consulting Engineers.
- 3.2. A Tender Notice under open tender was published on 10/09/2025. A Tender advertisement was also placed in Find a Tender and Advantage Southwest. The Invitation to Tender was issued via ProContract on the 10/09/2025. The tender return deadline was 17/10/2025.
- 3.3. The tender award criteria published in the invitation to tender was as follows:

Criteria	Criteria Weighting	Sub-Criteria	Sub-Criteria Weighting
QUALITY	60%	Criteria A – Technical Quality	
		Q.A1 Programme of Works	15%
		Q.A2 Construction Methodology and Compound Layout	15%
		Q.A3 Staff & Health and Safety	12%
		Criteria B – Environment & Sustainability	
		Q.B1 Waste Management Plan	6%
		Q.B2 Carbon footprint	6%
		Criteria C – Quality Management	
		Q.C1. Onsite defects	6%
PRICE	40%		40%
TOTAL	100%		100%

- 3.4. There were 62 expressions of interest, 32 gave no further response and 16 opted out with the main reason being the lack of resources available to meet the tight timetable to complete these works.
- 3.5. Fourteen applicants submitted their tenders on time, although four tenders were not complete and were not taken forward to evaluation. Having ten contractors bidding gives a high level of comfort that we have attracted quality contractors and should have secured a competitive price.
- 3.6. Evaluations were carried out during November 2025 by representatives from Mid Devon’s Property Services team, with the support from Horizon Consulting Engineers (the independent advisor).

- 3.7. The lowest priced tender was awarded 40% and the higher priced tenders were awarded the percentage difference. Similarly, the highest quality tender submission was awarded 60% and the lower quality tenders were awarded the percentage difference. Contractor 1 scored highest across both price and quality, as set out below:

Contractor	Quality	Price	Total	Ranking
1	54.00%	32.13%	86.13%	1 st
2	34.20%	37.36%	71.56%	5 th
3	24.00%	32.90%	56.90%	8 th
4	48.00%	28.98%	76.98%	3 rd
5	51.00%	34.20%	85.20%	2 nd
6	33.00%	29.55%	62.55%	7 th
7	0.00%	40.00%	40.00%	10 th
8	30.00%	22.49%	52.49%	9 th
9	51.60%	15.90%	67.50%	6 th
10	36.60%	35.59%	73.19%	4 th

- 3.8. The contractors that scored highest within their quality and pricing submission were able to demonstrate that their responses were closely aligned with our expectations and objectives.

4. Conclusion

- 4.1. Overall, the reconfiguration of the Carlu Close depot continues broadly on time and on budget. The project is now entering a critical phase with the completion of the tenders for the initial elements of work. Ahead of Christmas, the service will see considerable change with a new office complex, and relocation of the Grounds Maintenance Service and bale storage area. This will free the space to enable the major structural changes to the site to begin as soon as the Christmas peak dies down.
- 4.2. The works are required to gain the new permit, but the opportunity is being taken to go beyond the minimum requirements and enhance the service, enabling greater storage capacity and making it future proof.

Financial Implications

The financial implications of the work required are included within the 2025/26 Capital Programme, with the funding being met from a combination of the new Extended Producer Responsibility grant and earmarked reserves if necessary.

Increased recycling should lower residual waste disposal costs and generate greater income both directly through the sale of recyclate materials and increased grant funding.

Legal Implications

The EA published legal guidance that Waste and Recycling services need to both abide to and meet for its collection services to be permitted and carried out. Recycling services that do not comply with this guidance may be disrupted.

Risk Assessment

There are a raft of risks associated with this project, ranging from health & safety, financial, legal (failure to secure the permit), to the availability of resources (internal and contractors). A risk log has been created and will be reviewed regularly by the Project Board, with any escalations required highlighted to Leadership Team.

Impact on Climate Change

This programme of work has a very clear and direct link with our Climate Change portfolio and the need to further reduce our carbon footprint and meet our net zero commitment. The Bin-It 123 initiative is both affected and contributed to by every resident in the District and so being able to deliver our service in a legal and compliant way (and that meets the EA guidance) is vital.

The opportunity will be taken to maximise the inclusion of Solar Panels on the new roof space created. Additional EV charging points will be included to enable more use of electric vehicles, noting that realistically it is not going to be possible to operate an electric fleet within the waste service for some time. The new office complex has increased insulation and a good energy rating.

Equalities Impact Assessment

No equality issues identified for this report

Relationship to Corporate Plan

The work of our Waste and Recycling collection team is a clear strategic priority in our Corporate Plan. In addition to looking to further reduce residual tonnage and increase our recycling rate through cementing Bin-It 123 and best education/enforcement practice, elected members are keen for further recycling initiatives to be introduced. This project will facilitate the achievement of higher recycling rates and increased volumes and types of waste collected (Corporate Priority 5.2).

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 18/11/2025 via Leadership Team meeting

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 18/11/2025 via Leadership Team meeting

Chief Officer: Stephen Walford

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

Date: 18/11/2025 via Leadership Team meeting

Performance and risk: Dr Stephen Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 18/11/2025

Cabinet member notified: Yes

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)

Contact: Matthew Page, Head of People, Performance and Waste

Email: Mpage@middevon.gov.uk

Telephone: 01884 23(4919)

Background papers: StreetScene Depot - Additional Lease – 15 October 2024
Waste Depot Remodelling – 8 July 2025

By virtue of paragraph(s) 1, 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

November 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)
26 November					
Local Government Reorganisation	Cabinet	26 Nov 2025		Leader of the Council	
December 2025					
Tax Base Calculations	Cabinet Council	2 Dec 2025 18 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Waste Depot Remodelling update	Cabinet	2 Dec 2025	Matthew Page, Head of People, Performance & Waste	Cabinet Member for Governance, Finance and Risk	Part exempt

Agenda Item 15.

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Mid Devon Off Street Parking Places Order To receive a Parking Places Order Report seeking approval by the Cabinet.	Economy & Assets Policy Development Group Cabinet	20 Nov 2025 2 Dec 2025	Matthew Page, Head of People, Performance & Waste	Cabinet Member for Service Delivery and Continuous Improvement	Open
Infrastructure Funding Statement: Infrastructure List	Cabinet	2 Dec 2025	Elaine Barry, Planning Obligations Monitoring Officer	Cabinet Member for Planning and Economic Regeneration	Open
Car Parking and Permit proposals 2026/27 To receive a report regarding Car Parking generally and Permit proposals.	Economy & Assets Policy Development Group Cabinet	20 Nov 2025 2 Dec 2025	Matthew Page, Head of People, Performance & Waste	Cabinet Member for Planning and Economic Regeneration	Open
Strategic Grants Review 2025 To consider requests from external organisations for grants.	Community, People & Equalities Policy Development Group Cabinet	11 Nov 2025 2 Dec 2025	Andrew Jarrett, Deputy Chief Executive (S151)	Cabinet Member for Parish and Community Engagement	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)
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
Corporate Risk Report	Cabinet	2 Dec 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
January 2026					
North Devon Railway Development Alliance To consider the report	Planning, Environment & Sustainability Policy Development Group Cabinet	25 Nov 2025 13 Jan 2026	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	

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)
Leisure Pricing Strategy To receive a revised draft leisure Pricing Strategy for 2026.	Service Delivery & Continuous Improvement Policy Development Group Cabinet	24 Nov 2025 13 Jan 2026	Dean Emery, Head of Revenues, Benefits & Leisure	Cabinet Member for Service Delivery and Continuous Improvement	Fully exempt <i>Contains commercially sensitive information.</i>
Infrastructure Funding Statement	Planning, Environment & Sustainability Policy Development Group Cabinet	25 Nov 2025 13 Jan 2026	Richard Marsh, Director of Place & Economy	Cabinet Member for Planning and Economic Regeneration	Open
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

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
February 2026					
Bow Conservation Area Appraisal and Management Plan	Cabinet	10 Feb 2026	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
Pay Policy Report	Cabinet	10 Feb 2026	James Hamblin, Operations Manager for People Services	Leader of the Council	Open
	Council	18 Feb 2026			
Draft Budget Report 2026/2027	Cabinet	10 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Council	18 Feb 2026			
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	Open
Treasury Management Strategy Statement, Minimum Revenue Provision Policy Statement and Annual Investment Strategy 2026/27	Cabinet	10 Feb 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Council	18 Feb 2026			

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)
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

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)
March 2026					
Draft Vision and Spatial Options	Cabinet	3 Mar 2026	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
April 2026					
Destination Management Plan for Mid Devon	Economy & Assets Policy Development Group	12 Mar 2026	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
	Cabinet	7 Apr 2026			
Economic Strategy 2024 - 2029	Economy & Assets Policy Development Group	12 Mar 2026	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
	Cabinet	7 Apr 2026			
Shopfront Enhancement Schemes To receive a report setting out the Shopfront Enhancement Scheme for approval.	Economy & Assets Policy Development Group	12 Mar 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Planning and Economic Regeneration	Open
	Cabinet	7 Apr 2026			

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)
Motion 608- Anaerobic Digester Plants <div>Page 122</div>	Planning, Environment & Sustainability Policy Development Group	23 Sep 2025	Jason Ball, Climate and Sustainability Specialist	Cabinet Member for Planning and Economic Regeneration	Open
	Planning, Environment & Sustainability Policy Development Group	10 Mar 2026			
	Cabinet	7 Apr 2026			
	Council	22 Apr 2026			
Asset Management Plan To receive the revised Asset Management Plan.	Economy & Assets Policy Development Group	12 Mar 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
	Cabinet	7 Apr 2026			
Housing Strategy To receive the revised Housing Strategy.	Homes Policy Development Group	17 Mar 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
	Cabinet	7 Apr 2026			

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 Anti-Social Behaviour Policy To consider the report.	Community, People & Equalities Policy Development Group Cabinet	24 Mar 2026 7 Apr 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Quality of Living, Equalities and Public Health	Open
Unauthorised Encampment Policy To consider the report	Community, People & Equalities Policy Development Group Cabinet	24 Mar 2026 7 Apr 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Corporate Safeguarding Policy	Community, People & Equalities Policy Development Group Cabinet	Not before 1st Mar 2027 Not before 1st Apr 2027	Simon Newcombe, Head of Housing & Health	Cabinet Member for Quality of Living, Equalities and Public Health Cabinet Member for People, Development and Deputy Leader	Open
Tenancy Strategy To receive the revised Tenancy Strategy	Homes Policy Development Group Cabinet	Not before 1st Jun 2026 Not before 2nd Jun 2026	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)
Domestic Abuse Policy (NEW) To receive a new policy in relation to Domestic Abuse in MDH properties.	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
Knowledge & Information Strategy 2026 - 2030 (NEW) for MDH To receive the new Data Policy for Mid Devon Housing	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
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 Recovery Policy	Audit Committee Cabinet	31 Mar 2026 7 Apr 2026	Dean Emery, Head of Revenues, Benefits & Leisure		Open

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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	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
Customer Care Policy To receive 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
Aids and Adaptations policy To receive a report updating and reviewing the Aids and Adaptations Policy.	Homes Policy Development Group Cabinet	Not before 1st Apr 2026 Not before 2nd Apr 2026	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)
May 2026					
June 2026					
Tenancy Fraud (NEW) To receive and approve a new policy in relation to Tenancy Fraud.	Homes Policy Development Group Cabinet Council	Not before 1st Jun 2026 Not before 2nd Jun 2026 Not before 3rd Jun 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
July 2026					