

Scrutiny Committee

Monday, 9 June 2025 at 5.00 pm
Phoenix Chambers, Phoenix House, Tiverton

Next ordinary meeting
Monday, 14 July 2025 at 5.00 pm

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

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

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

Meeting ID: 354 795 720 731

Passcode: cu2gp6ME

Membership

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

AGENDA

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

- 1 **Election of Vice-Chair of the Scrutiny Committee**
To elect a Vice-Chair of the Scrutiny Committee
- 2 **Start Time of Meetings**
To discuss and confirm the start times of meetings of the Scrutiny Committee for the remainder of the Municipal Year
- 3 **Apologies and Substitute Members**
To receive any apologies for absence and notices of appointment of substitute Members (if any).
- 4 **Declarations of Interest under the Code of Conduct**
To record any interests on agenda matters.
- 5 **Public Question Time**
To receive any questions from members of the public and replies thereto.

Note: A maximum of 30 minutes is allowed for this item.
- 6 **Minutes of the previous meeting** (*Pages 5 - 8*)
To consider whether to approve the minutes as a correct record of the meeting held on Monday 14 April 2025.
- 7 **Chair's Announcements**
To receive any announcements that the Chair of the Scrutiny Committee may wish to make.
- 8 **Freedom of Information Dashboard for 2024/25 Quarter 4** (*Pages 9 - 14*)
To receive the Dashboard
- 9 **Freedom of Information Annual Report for 2024-25** (*Pages 15 - 22*)
To receive a report relating to the future Freedom of Information reporting and to agree the information to be reported on a dashboard.
- 10 **Value for Money and Best Practice in Mid Devon Housing Modular Social Housing and Delivery Report** (*Pages 23 - 64*)
To receive a report that had been to the Homes Policy Development Group.
- 11 **Work Programme** (*Pages 65 - 86*)
To review the existing Work Plan and consider items for the committee's future consideration, taking account of:

- a) Any items within the Forward Plan for discussion at the next meeting;
- b) Suggestions of other work for the Committee in 2025/26.

Stephen Walford
Chief Executive
Friday, 30 May 2025

Guidance notes for meetings of Mid Devon District Council

From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Teams. If the Council experience technology difficulties at a committee meeting the Chairman may make the decision to continue the meeting 'in-person' only to conclude the business on the agenda.

1. Inspection of Papers

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

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.

MINUTES of a **MEETING** of the **SCRUTINY COMMITTEE** held on 14 April 2025 at 5.00pm

Present

Councillors

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

Also Present

Officers:

Maria De Leburne (Director of Legal, People & Governance (Monitoring Officer)) and David Parker (Democratic Services & Policy Research Officer)

Councillors

Online

J Buczkowski, S Keable and J Lock

Officers Online

Laura Woon (Democratic Services Manager)

98 **MEETING MANAGEMENT**

The Chair informed the Committee that he would be bringing forward Agenda Item 5 - Chair's Announcements as the first item to be discussed on the agenda.

99 **CHAIR'S ANNOUNCEMENTS (0:04:24)**

The Chair asked for a minute's silence as a mark of respect to their colleague Councillor Frank Letch MBE who passed away on Tuesday 8 April 2025.

A minute's silence was held.

The Chair had no other announcements to make.

100 **APOLOGIES AND SUBSTITUTE MEMBERS (0:06:26)**

There were no apologies.

101 **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT (0:06:40)**

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

102 **PUBLIC QUESTION TIME (0:06:54)**

There were no public questions.

103 **MINUTES OF THE PREVIOUS MEETING (0:07:06)**

The minutes of the last meeting held on Monday 17 March 2025 were approved as a correct record and **SIGNED** by the Chair.

104 **DECISIONS OF THE CABINET (0:7:44)**

The Committee **NOTED** that none of the decisions made by the Cabinet at their meeting on 1 April 2025 had been called in.

105 **ANNUAL REPORT OF THE CHAIR OF THE SCRUTINY COMMITTEE (0:07:57)**

The Committee had before it, and **NOTED**, the Scrutiny Committee Chair's Annual Report * for 2024/2025.

This report along with all other Chair's reports for 2024/2025 would be presented at full Council on 23 April 2025.

The Chair thanked Members of the Committee and officers for their help and support throughout the past year.

Members of the Committee thanked the Chair and Vice Chair for their work this year and particularly for bringing South West Water before the Committee.

Note: *Report previously circulated.

106 **WORK PROGRAMME (0:11:24)**

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

The Clerk identified the changes in the Work Programme since publication of the agenda:

- The Community Safety Partnership Annual Report would come before the Committee on 9 June 2025.
- The Report on Housing Repairs and Maintenance would move to the meeting on 8 September 2025.
- The report coming before the Committee on 14 July 2025 entitled 'Housing Strategy' was wrongly titled, the report coming to the Scrutiny Committee would be called 'Value for Money and Best Practice in Mid Devon Housing Modular Social Housing Delivery Report' and reflected what the Committee had requested.
- Quarterly Freedom of Information Dashboards had been repositioned within the programme to suit when the data for each quarter would be available.

Discussion took place regarding:

- Six months after South West Water had visited there should be a review to ascertain how far the issues raised had been resolved. If the issues remained outstanding then South West Water should be invited back before the Committee within 3 months after the 6 month review. It was **AGREED** to add this to the Work Programme.
- Local Government Reorganisation (LGR). It was requested that the Committee were flexible to bring LGR at short notice as the need arose.

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

(The meeting ended at 5.27 pm)

CHAIR

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Report for:	Scrutiny Committee
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Date of Meeting:	09/06/2025
Subject:	Quarter 4 Report into Freedom of Information and Environmental Information Requests.
Cabinet Member:	Cllr David Wulff, Cabinet member for Quality of Living, Equalities and Public Health
Responsible Officer:	Head of Digital Transformation & Customer Engagement
Exempt:	Not applicable
Wards Affected:	All
Enclosures:	Appendices 1- 2

Section 1 – Summary and Recommendation(s)

To provide a quarterly report into the monitoring Freedom of Information (FOI) and Environmental Information Requests (EIR), and to update on any decision notices that are provided in this period.

Recommendation(s):

- **To note the quarterly update on FOI/EIR monitoring.**

Section 2 – Report

- 1.0 Introduction
- 1.1 This is the continuation of the quarterly report requested in the Scrutiny Committee on 16th December 2024. To provide a dashboard update current status with FOI/EIR request.
- 2.0 Quarter 4 2024 monitoring**
 - 2.1 The monitoring Dashboard for Quarter 4 is available in Appendix 2.
 - 2.2 The number of requests received shows an increase from previous quarters; 20% higher than average. However these have predominantly been for other local authorities so while it was necessary to process it did not lead to an increase in volume of work. This will affect the full disclosure figures.

- 2.3 Of the 236, one request exceeded the 20 working day period due to capacity issues in a service, making the percent responded to within the statutory time frame 99.58%.
- 2.4 Information Commissioner's Office (ICO) cases closed in the quarter numbered two. Of these one required no further action (not upheld) and confirmed that MDDC were correct to apply Regulation 12(5)(d), the second (partially upheld) found that we were correct to apply Regulation 12(5)(b). The ICO found that 2 of the 5 redacted names were public facing and therefore should be disclosed to the complainant.
- 3.0 **Future developments**
- 3.1 We are in the process of amending the disclosure logs to provide responses on the website rather than the current list approach. This remains on schedule for end of Q1 2025. Historic data will remain in existing disclosure format.
- 3.2 As part of the review of our disclosure system and wider access to information, MDDC has collated and published a dedicated transparency code page and is conducting work to update our publication scheme to allow the public to more easily locate information already publicly available.

Financial Implications: FOI/EIR misconduct can lead to a fine under section 77 or Regulation 19 in FOI/EIR. These are in only specific circumstances.

Legal Implications: Failure to process or apply regulatory frameworks at a wide scale may lead to enforcement action by the ICO. Specific misconduct may lead to criminal enforcement under Section 77/Regulation 19.

Risk Assessment: Failure to process or apply regulatory requirements under EIR/FOI may well lead to enforcement action and may result in reputational damage and operational impact.

Impact on Climate Change – This report and activities documented within have no impact on our climate agenda

Equalities Impact Assessment - Freedom of Information requests are anonymised when submitted to services. While FOI requests are required to be in writing, MDDC facilitates verbal requests and provides in a variety of formats where necessary.

Relationship to Corporate Plan - Community, People and Equalities – Involving and engaging our communities.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 27.5.25

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 27.5.25

Chief Officer: Stephen Walford

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

Date: 27.5.25

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 07 May 2025

Cabinet member notified: (yes/no)

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: Lisa Lewis, Head of Digital Transformation & Customer Engagement

Email: llewis@middevon.gov.uk

Telephone: 01884 234981

Background papers: Appendix 1, exemptions referenced in ICO decision notices.

Appendix 1

Exemptions applied in decision notices dated January – March 2025.

Regulation 12(4)(d) – This exemption is applied to information that relates to the confidentiality of proceedings. In this case applied to pre-application advice.

Regulation 12(5)(b) – This exemption is applied to information that would, if disclosed, impact the course of justice, including but not limited to Legal Professional Privilege.

Regulation 13(1) – This exemption is applied to personal data as defined in UK GDPR.

Note: these are the only exemptions referenced in the report and do not constitute a comprehensive list of exemptions or exclusions under the legislation or regulations.

FOI/EIR Processing – Scrutiny Performance Dashboard – Quarter 4 2024/25

Appendix 2

Performance Measures	Performance	Target	RAG
Response to FOI/EIR Requests (within 20 working days)	99.58%	97.0%	

Processing Overview	Totals
Number received	236
Number Responded	220
Full Disclosures	92
Number Requested Reviews	5
Number Reviews Responded	5
Number ICO Cases Received	3
Number ICO Cases Closed	2
ICO – Individual Complainants	3
Number ICO <ul style="list-style-type: none">• Upheld• Partially Upheld• Not Upheld	1 Partially Upheld, 1 Not Upheld

In Quarter 4 2024-25 there was one request that exceeded the 20 day working period, meaning 99% of requests were responded to in the time period. There were a high number of DCC responses that lowered the percentage of requests responded to fully.

In Focus
2 ICO cases were concluded in this time period. 1 was not upheld, the other partially upheld. The partially upheld decision required 2 named individuals be disclosed with 3 others remaining exempt.

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Report for: Scrutiny Committee

Date of Meeting:	09/06/2025
Subject:	Annual report into Freedom of Information and Environmental Information Requests 2024/25.
Cabinet Member:	Cllr David Wulff, Cabinet member for Quality of Living, Equalities and Public Health
Responsible Officer:	Head of Digital Transformation & Customer Engagement
Exempt:	Not applicable
Wards Affected:	All
Enclosures:	Appendices 1 & 2

Section 1 – Summary and Recommendation(s)

To provide an annual report into the processing of Freedom of Information (FOI/FOIA) and Environmental Information Requests (EIR), and to update on any Information Commissioner Office (ICO) decision notices provided within period.

Recommendation(s):

- **To note the annual report on FOI/EIR processing in MDDC.**

Section 2 – Report

1.0 Introduction

1.1 On December 16th 2024 as part of the Scrutiny committee recommendations, MDDC is required to compile an annual report into the overall performance for FOI/EIR requests and responses.

1.2 This report centres on overall FOI/EIR performance including volume, compliance, a summary of closed ICO cases and developments over the year.

2.0 Overall Statistics

2.1 The monitoring Dashboard for 2024/2025 is as follows:

FOI/EIR Processing –2024/2025	
Number Received	776
Number Responded	754
Full Disclosures	337
Partial Disclosures	149
Number Requested Reviews	18
Number Reviews Responded	18
Number ICO Cases received	8
Number Closed	7
ICO Individual Complainants	4
Number ICO <ul style="list-style-type: none"> • Upheld • Partially Upheld • Not Upheld 	3 Upheld 3 Not Upheld 1 Partially Upheld

2.2 MDDC received approximately 776 requests in 2024/25, compared to 617 in 2022/23 and 761 in 2023/24. This indicates an upward trend for enquiries.

2.3 337 requests were responded to fully, that is to say all the information was provided to the requester. Non-disclosure could be due to a number of factors: whether we hold the information, whether we are the correct authority or whether the information was considered exempt. This is a similar number to previous years.

2.4 98.9% of requests were responded to in a 20 working day period, above the 97% target set by MDDC.

3.0 ICO Decision notice summary 2024/25:

3.1 ICO decision notices received in 2024/25 totalled seven. Of these three were upheld, three were not upheld and one was partially upheld. ICO decisions often cover several parts of the act looking at substantive outcomes and the general administrative process that led to the decision notice. The latter does not affect the overall outcome of the decision. For the purposes of the report we have separated the substantive outcomes and summarised administrative issues identified within the decision notices.

3.2 Of the three decision notices that were *not upheld* and one partially upheld: the issues centred on whether information that had previously been exempted should be disclosed or where MDDC assessed that the request would exceed 18 hours. In all these decision notices the ICO found that the information should not be disclosed or that MDDC were right to conclude the request would take excessively long. In the partially upheld decision, information was considered subject to legal professional privilege, but two of the five individual

names redacted would have had a reasonable expectation of their name being placed in the public domain.

- 3.3 The first upheld decision related to a Three Rivers Report. MDDC chose to withhold the whole document, citing commercial sensitivity. The ICO found that the report itself only held limited information that would harm the company and believed MDDC were wrong to withhold the document. This particular report required more careful review upon the initial request. This has been added to the Lessons learned log.
- 3.4 The second upheld decision related to a single page redacted from a report in 2018. This had previously been considered exempt by the ICO and the Tribunal on appeal. MDDC out of caution chose to continue to withhold the information. The ICO believed that enough time had passed to consider the information no longer commercially sensitive. This decision clarified the position at the time the new request was made. This has been added to the Lessons learned log.
- 3.5 The third upheld decision related to whether MDDC held certain information. In this particular case, the question was whether MDDC could compile a list of documents from information in various locations. The ICO found that the MDDC had failed to conduct a 'building blocks' search. This decision notice highlighted important issues in the request process with this particular request. As a result the Information Management team has worked to improve dialogue with departments and improve the independence of the review process to ensure improved quality of response.
- 3.6 Some administrative issues were identified in the decision notices above. These were around time keeping with two of the requests exceeding 20 working days and the choice of legislative framework. In two of the Decision notices the ICO believed the EIR was preferable to the FOI framework. One decision referenced issues with a particular response as it did not go into adequate detail. Procedures have been put into place to limit the issues identified. Limits on departmental resources and the occasional difficulties defining what falls under EIR may impact the possibility to limit some administrative outcomes.
- 4.0 **Ongoing projects**
- 4.1 Work is ongoing to improve the website. This includes looking into improving the presentation of the disclosure logs. This is part of a wider project to improve the presentation of the access to Information part of the website.
- 4.2 A new webpage dedicated to the information published under the transparency code has been published, this has been a project in development for some time. Since publishing this has received a relatively

high level engagement compared to the disclosure logs. Further improvements are looking to be made to this webpage.

- 4.3 We are currently in the process of updating and improving the publication scheme with intention of formatting the page in a similar way to the transparency code. This will catalogue all the information already published on the website in one easily accessible page that will be updated regularly.

5.0 Conclusion

MDDC continues to invest in ongoing training of our Information Management office to ensure the best responses for our residents and support transparency. This is borne out by our performance figures. Of the 776 requests received in year only 1.7% generated a review, or 1% referred to the ICO.

Financial Implications: FOI/EIR misconduct can lead to a fine under section 77 or Regulation 19 in FOI/EIR. These are in only specific circumstances.

Legal Implications: Failure to process or apply regulatory frameworks at a wide scale may lead to enforcement action by the ICO. Specific misconduct may lead to criminal enforcement under Section 77/Regulation 19.

Risk Assessment: Failure to process or apply regulatory requirements under EIR/FOI may well lead to enforcement action and may result in reputational damage and operational impact.

Impact on Climate Change – This report and activities documented within have no impact on our climate agenda

Equalities Impact Assessment - Freedom of Information requests are anonymised when submitted to services. While FOI requests are required to be in writing, MDDC facilitates verbal requests and provides in a variety of formats where necessary.

Relationship to Corporate Plan - Community, People and Equalities – Involving and engaging our communities.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 27.5.25

Statutory Officer: Maria de Leburne
Agreed on behalf of the Monitoring Officer
Date: 27.5.25

Chief Officer: Stephen Walford
Agreed by or on behalf of the Chief Executive/Corporate Director
Date: 27.5.25

Performance and risk: Steve Carr
Agreed on behalf of the Corporate Performance & Improvement Manager
Date: 07 May 2025

Cabinet member notified: (yes/no)

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

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

Section 4 - Contact Details and Background Papers

Contact: Lisa Lewis, Head of Digital Transformation & Customer Engagement
Email: llewis@middevon.gov.uk
Telephone: 01884 234981

Background papers: Appendix 1, exemptions referenced in ICO decision notices.

Appendix 1

Sections applied in decision notices dated Apr 2024 to March 2025. The majority of these are exemptions, however some are administrative aspects of FOI/EIR.

Regulation 5(1)/5(2) – This is not an exemption, but rather applied when establishing whether MDDC applied the correct framework (FOI or EIR).

Regulation 12(4)(d) – This exemption is applied to information that relates to the confidentiality of proceedings. In this case applied to pre-application advice.

Section 1 – this is applied when establishing whether MDDC holds information, this is not necessarily an exemption.

Section 12 – is where a request is refused because to complete

Section 42(2) Regulation 12(5)(b) – This exemption is applied to information that would, if disclosed, impact the course of justice, including but not limited to Legal Professional Privilege.

Section 43(2) and Regulation 12(5)(e) – This is Information that is Commercially Confidential Information.

Section 40(2) Regulation 13(1) – This exemption is applied to personal data as defined in UK GDPR.

FOI/EIR Processing – Scrutiny Performance Dashboard

Annual Performance 2024/25

Appendix 2

Performance Measures	Performance	Target	RAG
Response to FOI/EIR Requests (within 20 working days)	98.95%	97.0%	

Processing Overview	Totals
Number received	776
Number Responded	754
Full Disclosures	337
Number Requested Reviews	13
Number Reviews Responded	13
Number ICO Cases Received	8
Number ICO Cases Closed	7
ICO – Individual Complainants	4
Number ICO <ul style="list-style-type: none">• Upheld• Partially Upheld• Not Upheld	3 Upheld, 1 Partially Upheld, 3 Not Upheld

Overall Performance In 2024-25
There were 776 requests in the 2024/25, this represents a small uptick from the previous year and shows a continuing influx from 2022/23.

In Focus
The overall 98.95% of requests were responded to within a 2024/25 period. This is above the 97% target set by MDDC.

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Report for: SCRUTINY COMMITTEE

Date of Meeting:	9 June 2025
Subject:	VALUE FOR MONEY AND BEST PRACTICE IN MID DEVON HOUSING MODULAR SOCIAL HOUSING DELIVERY
Cabinet Member:	Councillor Jane Lock, Cabinet Member for Housing, Assets and Property
Responsible Officer:	Simon Newcombe, Head of Housing and Health
Exempt:	None
Wards Affected:	All wards
Enclosures:	Annex A: Zed Pods standards Annex B: Value for Money benchmarking Annex C: Awards Annex D: Draft Social Value Impact Economic Appraisal Report St Andrews House, Cullompton

Section 1 – Summary and Recommendation(s)

This report provides the PDG with the strategic and policy context supporting the delivery of modular (modern methods of construction, MMC) social housing in the Mid Devon Housing (MDH) Housing Revenue Account (HRA) development programme.

It further provides information and assurance in respect of the value for money and relative benchmarking with more traditional build schemes alongside the standards and best practice associated with our modular MMC approach. The report also sets out the wider context and benefits of the programme with regard to regeneration, net-zero carbon, added or social value and tenancy sustainment.

Recommendation(s):

- 1. The Committee notes the report**

2. That the Committee recommends that Cabinet continues to adopt an HRA development programme with a focus on delivering MMC, modular net-zero social housing where possible and viable as part of the Council's future Housing Strategy

Section 2 – Report

1 Introduction

Strategic context

- 1.1 In response to a national acute housing crisis, in July 2024 all councils in England were given new, mandatory housing targets aimed at providing 1.5 million new homes. Within this, the government has pledged the biggest boost to affordable, social, and council housing for a generation.
- 1.2 One of the principle mechanisms to address the shortage of affordable housing specifically is the Affordable Homes Programme under Homes England. The government recently announced a new, larger, £11.5bn Affordable Homes Programme 2021-26 (AHP), including funding for social rent, supported housing, and a renewed commitment to delivering homes using modern methods of construction (MMC).
- 1.3 In March, the government announced £2bn in grant funding as a "down payment" on a future AHP to support the delivery of new social and affordable homes.

So far, we know that Homes England have indicated that this funding:

- Will be delivered on the same terms as the current Affordable Homes Programme including a commitment to MMC
- Will be prioritised for homes for social rent.

Local context

- 1.4 In July 2024, Lord Best reported on the Devon Housing Commission setting out a real housing crisis in this county, emphasising an acute shortage of homes affordable for the next generation. In a series of recommendations aimed at central government, strategic Devon partners and at local district level, in the context of new affordable housing there is a focus on:
 - Commitment to the ongoing AHP with a focus on social rented homes;
 - Opportunities for a Devon Housing Strategy and greater regional coordination;
 - Increased delivery of social rented housing at type and location of need;
 - Strengthened support for the Devon Carbon Plan; and
 - Increased focus on rural exception sites

- 1.5 The Council have led many aspects of a local response to this housing crisis through its Housing Strategy 2021-25 and its increased delivery of social rented housing within its council HRA stock.
- 1.6 Within this strategic context and national direction, there is a strong synergy with regard to our local objectives and targets as set out below
- MDDC Housing Strategy - 19 objectives within Strategic Housing Priority 1 including those specific to supply of new homes and sustainability, meeting housing needs and raising building design standards including piloting MMC, design quality and climate change
 - MDDC Corporate Plan 2024-28 – Homes as a strategic theme with specific objectives to increase the delivery of quality designed, well built homes across the housing market to meet identified needs and building of energy efficient and low carbon homes
 - Rolling 5-year/500 unit HRA development programme with sub-targets around MMC delivery
- 1.7 The Housing Strategy is due for review with the adoption of a new strategy in 2026 where a review and assessment of the HRA building approach as set out within this report is timely.
- 1.8 With respect to the HRA development programme for MDH, it has allocated 29 additional properties within its stock since April 2024 and has acquired a further 28 units ready for occupation shortly. A number of additional sites have full planning permission for social housing with development commenced on several of these. These have been a mix of buy-back acquisitions, traditional build schemes and MMC modular net-zero. It is worth noting that MMC therefore only represents an element of the MDDC HRA development pipeline – albeit that it is providing a steady flow of additional properties to the portfolio, as referenced below. It is also worth noting that MDDC has also been instrumental in enabling the delivery of other affordable housing units within the district – for example the 70 new properties at Post Hill.
- 1.9 In respect of its delivery MMC modular net-zero carbon units, three schemes are now fully complete and the Council are moving forward with additional Zed Pods designed and commissioned schemes as set out below.
- St Andrews House, Cullompton – 6 units (complete March 2024)
 - Shapland Place, Tiverton – 8 units (complete October 2024)
 - Crofts, Sandford – 5 units (complete April 2025)
 - School Close, Bampton – 18 units (underway – due for completion January 2026)
 - Beech Road, Tiverton – 8 units (underway – due for completion September 2025)
 - Holly/Sycamore Road, Tiverton - 13 units (underway – due for completion November 2025)

- Fir Close, Willand – 1 unit (underway – due for completion November 2025)
- Eastlands, Hemyock - 5 units (underway – due for completion December 2025)
- Somerlea, Willand - 7 units (planning permission obtained – due to commence August 2025)
- Watery Lane, Tiverton - 10 units (planning permission obtained – due to commence January 2026)
- Roundhill, Tiverton – potentially 12 units (currently in pre planning – due to submit July 2025)
- College Green, Uffculme - 2 units (planning permission obtained – due to commence September 2025)
- Churchill Drive, Crediton – 3 units (planning permission obtained, due to commence February 2026)

There are a number of additional projects at concept, early design or draft planning stage for implementation later in the development programme with an ongoing emphasis on MMC net-zero specification homes.

Funding and external assessment

- 1.10 MDH fund all of its schemes through the HRA with a key contribution from external funding sources in order to provide viable, high-quality and which are typically available at lowest, most affordable social rent. External funding grants have come via AHP and the One Public Estate (OPE) Brownfield Release Fund (BRLF) including the Prisoner Building Homes funding alongside one-off Devolution Programme support.
- 1.11 The Council's bids into these external funding schemes are subject to a strict assessment criteria and capital funding rules where the Council has been successful in its leverage of maximum grants for its modular housing schemes in particular. This is due to a range of factors directly associated with the Zed Pod developments and our development approach:
 - Project deliverability;
 - Track record of successful deliverability;
 - Suitability for infill regeneration projects at point of need/within existing settlements and HRA developments;
 - Design and high quality specification (MMC and operational net-zero, ultra-low energy/tenant utility costs); and
 - Social rent and high potential for tenancy sustainment
- 1.12 In the last 12-months alone, our MMC net-zero schemes have unlocked around £5.5m of grant funding at an average of £75k per unit, outperforming contributions to traditional, lower-specification schemes. This has significantly enabled and supported the viability of these schemes at the most affordable social rent level, thereby reducing the net-cost of the Council and its HRA and enabling it to meet its Housing Strategy and Corporate Plan objectives.

- 1.13 Each of these external funding programmes undergo an independent scheme by scheme viability and value for money (VfM) assessment where the overall project costs must fall within defined parameters. The case of AHP this includes benchmarking against national metre square floor costs. Unless our schemes fall within the required VfM parameters they are ineligible for funding.
- 1.14 Whilst Homes England and OPE/Ministry of Housing, Communities and Local Government (MHCLG) do not provide applicants (or otherwise publish) the specific VfM outcomes for each scheme in order to maintain commercial sensitivity and a level playing field for applicants, all of the Council schemes have been determined as eligible – demonstrating that Government assessors are happy with the information and costs submitted in relation to our grant funding applications. Feedback is that our MMC modular schemes sit at the upper end of VfM and therefore attract a higher level of financial support.
- 1.15 As a result of its deliverability and VfM track record in MMC and net-zero social housing, the Council have become a ‘continuous market engagement’ delivery partner with Homes England.
- 1.16 From April 2025, this Homes England partnership enables the Council continued access to the AHP programme post-2026 facilitating grant funds for more schemes that will complete much later (by March 2029). This provides the Council with ongoing, more seamless and extended access to AHP whilst a future AHP scheme is developed and is very much a vote of confidence in our development programme and our track record of successfully in delivering new, high quality social housing.
- 1.17 Under this extended, continuous engagement arrangement, funding allocations will be made within the same parameters as the current AHP 2021-26 including priority for MMC and social rent. This demonstrates the importance of MDH meeting these key national requirements in full and validates the innovative modular development programme approach that the Council has adopted alongside other methods of delivery.

2 Typical MDH modular build and design

- 2.1 The Devon Housing Commission report has evidenced the importance of providing more, high quality affordable housing that meets local needs. Consequently, it is important we continue to deliver social housing into the MDH stock in locations of demand, at a scale and type that meets measured housing needs and helps to sustain our village and town communities.
- 2.2 The MDH development programme with its modular MMD focus was designed from the outset to meet common objectives through a ‘right home at right place’ approach with a number of core features:
- Smaller, infill schemes scaled to meet local needs across the district
 - Use of brownfield, under-utilised land within existing communities
 - MMC off-site construction to minimise construction phase impact on current residents and neighbours

- High-quality, long-term design that meets a wide range needs
- Focus on low-tenant costs and long-term tenancy sustainment
- Provision of local infrastructure improvements to support wider regeneration and local benefits e.g. local drainage improvements, additional community parking, biodiversity enhancements
- Unlocking maximum grant funding to support viability

2.3 As a result, the typical MDH MMC modular scheme has the following characteristics:

Location and design	Approach	Performance
<ul style="list-style-type: none"> • Use of former redundant garage and other brownfield land with demolition of existing structures and removal of asbestos containing materials (e.g. garage roofs), • Bringing low-value land into productive use • Small scale, 7-8 units on average, within the curtilage of existing MDH communities • 1-3 bedroom units; mix of flats, maisonettes, bungalows and homes with private outside areas together with a mix of communal and private gardens • Flexible appearance and massing designed to work well with local architectural precedents / sensitive to existing conservation areas and other planning considerations • Additional mature planting and other biodiversity/landscape enhancements including bird and bat boxes, • Sustainable urban drainage provision, permeable parking above 1.7 spaces per dwelling requirements that is free to use by the local community 	<ul style="list-style-type: none"> • Zed Pods ‘turnkey’ procurement – feasibility, design, planning, build and commissioning under proven performance standards • Pre-planning engagement with the MDDC Development Management and local town and parish councils, current MDH tenants and wider residents • Wholly new build plus net-uplift - replacement of end-of-life existing, low EPC homes on specific schemes with an increase in overall number of units • Measurable overall social value uplift (see St Andrews project example in Annex D) 	<ul style="list-style-type: none"> • Highest Energy Performance Certificate (EPC) A+ rated and net-zero operational carbon certification • Roof mounted photovoltaic solar panels for electricity generation and heat pumps with mechanical ventilation and heat recovery • Significant energy/utility cost reductions for tenants together with water saving design and energy efficient appliances • Steel frame with thick wall natural stone wool insulation, triple glazing • Reduced maintenance cycles and lower long-term costs • Meet or exceed Building Regulation requirements including new-homes durability and minimum 60-years lifespan, nationally described space standards, overheating and all relevant safety standards including fire safety

- 2.4 Further information on the design and quality assurance standards that underpin Zed Pod modular homes is set out in Annex A.

3 Innovation, evaluation and awards

- 3.1 Whilst MMC and off-site modular construction of homes is common across Europe and the USA it remains less widely used and understood in the UK and consecutive Governments have been keen to promote and expand its use as a mechanism to deliver additional homes at pace. Despite rapid advancements in materials, manufacturing, digital transformation and technology, the development sector has nonetheless largely remained largely unchanged and focused on traditional build.
- 3.2 Innovation, and therefore change, sits at the heart of the Council's MMC modular approach and demonstrates how high quality, durable, low-carbon future-proofed MMC social housing can be viable and delivered at social rent levels whilst achieving wider regeneration benefits and sustainability benefit for local communities.
- 3.3 As result, this non-traditional development focus has required ongoing education and engagement to set out the rationale and benefits of our approach. Nonetheless, the feedback from all stakeholders including Homes England, OPE, local and district members, new tenants and the wider public has been overwhelmingly positive and the strong, positive alignment with national and local strategic housing objectives has been clearly defined.
- 3.4 This feedback isn't just strategic at one level or anecdotal at another, it has been unpinning by post-occupancy evaluation (such as the University West England' report a Zed Pod modular project at Hope Rise, Bristol) and the survey of residents at our St Andrew's House scheme as set out below.

How would you rate the building in terms of its aesthetics?

Answered: 4 Skipped: 0

8.3

average rating



How would you rate the building in terms of its design and lay...

Answered: 4 Skipped: 0

8.5

average rating



How would you rate the interior of the apartments?

Answered: 4 Skipped: 0

9.8

average rating



How would you rate the homes in terms of overall quality?

Answered: 4 Skipped: 0

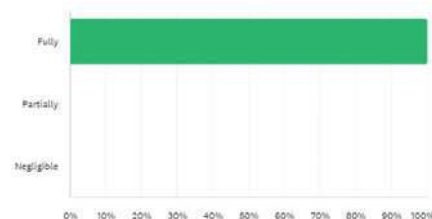
9.3

average rating



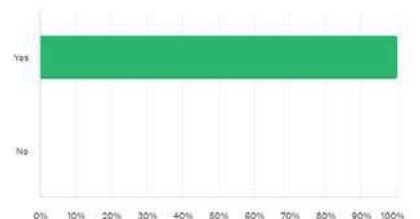
Has the project met your expectations for sustainable develo... ***

Answered: 4 Skipped: 0



Do you agree that the project has significantly transformed th... ***

Answered: 4 Skipped: 0



- 3.5 Our modular schemes have also been visited post-completion as key demonstration projects by a number of MHCLG, Homes England and OPE teams together with visits by a wide number other Local Authorities / private registered social housing providers and Devon County Council commissioning and delivery colleagues.
- 3.6 This has generated a high level of regional and national recognition through our St Andrews House and Shapland Place schemes in particular with these either winning or being a finalist in a number of development awards, as listed in more detail in Annex C.
- 3.7 MDH and Zed Pods were also invited to present on our collaboration and innovation in delivering modular social housing at the Chartered Institute of Housing (CIH) South-West Regional Conference in February 2025. As a result, we have been jointly invited to do the same at the joint, national CIH / National Housing Federation 'Housing Community Summit' in September this year. An event which brings together the housing sector's key stakeholders, politicians, and housing leaders and practitioners from across the country to debate and shape the future of social housing.

4 Traditional versus Modular construction

- 4.1 A number of independent studies have been published that take a closer look at these different approaches to construction. Examples include the Jones Lang LaSalle study (2021), Procurement Partnership Frameworks (2022), BES (2024) and Travis Perkins (2025).
- 4.2 These studies provide helpful, independent comparative analysis and typically focus on three areas – time, cost and quality/design and sustainability.

Time

- 4.3 When considering the various differences between MMC and traditional housebuilding, perhaps the most obvious is time to completion. On average, off-site manufacturing reduces construction time on-site by around a third.
- 4.4 Notwithstanding delays caused by poor utility mapping and under-capacity in utility providers to resolve issues quickly, which impact brownfield traditional and MMC projects equally and is a national issue, for social housing developers and local authorities including MDH, this time saving directly translates to revenue generation, as we can fill tenancies more quickly and begin to collect rent. Furthermore, the ability to produce more social housing quickly into our stock provides much needed support to address the local housing crisis and deliver on our strategic housing goals.
- 4.5 MMC's ability to deliver units more quickly, together with strong quality/sustainability credentials and VFM benchmarking, is therefore one of the main reasons it is being prioritised by Homes England's AHP (2021-26).
- 4.6 Potentially therefore, time savings on-site and quicker completions could be sufficient reason for more developers to explore MMC when the UK is in the

midst of a housing crisis and perennially missing its 300,000 homes a year target. Unfortunately, it is unlikely the time savings alone will encourage private build- for- sale developers to fully embrace MMC, particularly high-volume builders that hold significant numbers of a existing permissions and extensive land-banks where market control may be featured more strongly over speed of delivery. These time-saving considerations are perhaps much more of interest to social housing developers, hence the Council embracing an MMC approach where time is considered to be a significant factor.

Cost

- 4.7 As highlighted above, one of MMC's main advantages relates to the time it can save in the construction process. However, at present it is not automatically a cheaper way to build homes. MMC requires a constant pipeline, a repetition of product, and thus relies on economies of scale or highly localised manufacturing efficiencies and flexibility in order to generate ever-more efficient returns. Thus, larger scale projects and a consistent pipeline would mean eventual, more significant cost savings, but as it stands today, the industry is not at that scale.
- 4.8 Equally, this does not mean small scale modular projects, such as those the Council are undertaking, delivered in close collaboration with development cannot compete against traditional build costs, especially when benchmarked fairly against lower-volume and smaller scale brownfield traditional built schemes. This is evidenced through the AHP and other external funding VFM and assessment process as set out above and through an individual analysis of whole project costs and our completed schemes to-date. More information and data on benchmarking our Zed Pod modular schemes is set out below and in Annex B.
- 4.9 Cost can also relate to much more than just build cost. If you take into account less time on site, council tax and rents coming in quicker, less waste overall, less repairs in the future, and less disruption to neighbours and the community during construction, it could be seen as a cost benefit in the long run.
- 4.10 These added value factors can be used to develop a social value cost-benefit ratio for a specific scheme which provides a much more realistic, holistic assessment of value capturing a range of benefits. This includes tangible and measurable benefits in monetary terms, directly impacting budgets, non-cashable benefits that improve value for money, community benefits and other benefits that are difficult to monetise but improve quality of life, well-being or enhance public trust and engagement.
- 4.11 This has been recognised by Zed Pods who have been working in conjunction with the Ministry of Justice (in respect of its engagement in the Prisoner Building Homes programme) and the Council to develop such an assessment which draws upon published, verified sources of data including many produced by central government as part of an economic appraisal approach that forms a

critical part of the HM Treasury Green Book business case methodology – a standard approach that can be used by Council's and the wider public sector in seeking approval of capital projects.

- 4.12 This social value appraisal is a developing approach, however a draft example report for St Andrews House is shown in Annex C which shows a significant overall benefit / cost ratio of 8.15.

Quality, Design, and Sustainability

- 4.13 One of the greatest differences between traditional building and MMC is the ability to ensure a level of quality in the finished product that meets exact design specifications.
- 4.14 Due to its repeatable manufacturing process in a controlled indoor environment compared to a less controlled outdoor process, manufacturers of off-site modular units can guarantee homes that will achieve certain design standards and meet regulatory safety requirements. Design errors can be closely monitored under accredited processes and systems (e.g. ISO 9001 and 45001) where any issues can immediately be identified and addressed, significantly mitigating risk.
- 4.15 The durability of MMC is further key consideration. The Zed Pods MMC specification has longer replacement cycles for key planned maintenance items such as doors, windows, roofs and kitchens. Enhanced life cycles and planned maintenance cost reductions can be built into the long-term financial planning of the HRA with confidence, further supporting the overall viability of the schemes. This is enhanced further where MMC is used to replace end-of-life or poorer quality stock with higher planned maintenance costs where less beneficial expenditure can be removed from the future balance sheet delivering net savings in the long-term and supporting the overall financial sustainability of the HRA.
- 4.16 One of the biggest, emerging challenges facing the housing sector currently is fire safety. This includes the provision of non-combustible insulation and cladding materials with a more stringent focus on building safety. MMC has a clear advantage over traditional build given the controlled manufacturing process and assurance that each unit is an exact replica of the original design to ensure regulatory standards are met. Additionally, as all the data for each design is readily accessible, it is straightforward to establish the exact specifications of each unit so if there were any issues with materials it would be straightforward to identify products and units affected and thus easier to resolve.
- 4.17 With traditional build however, there is no guarantee that the contractors have been able meet the exact design specifications and significantly less control over the overall construction process.
- 4.18 It is becoming widely accepted that decarbonisation is becoming one of the greatest driver for change in the construction industry. Recent data from the

Department for Business, Energy & Industrial Strategy shows that in 2020, the residential sector accounted for 21% of all carbon dioxide emissions. The UK has committed to be Net Zero Carbon by 2050 with Council adopting an even more stringent aim of being carbon neutral by 2030, therefore the homes being built must be highly energy efficient. According to a number of manufacturers, MMC delivers at least an EPC B. In the case the Zed Pod units provided the Council this is higher again at EPC A and certified operational zero-carbon.

Potential MMC constraints

- 4.19 No construction approach is perfect and there are constraints or challenges inherent with each that is chosen. The challenges of MMC include a general risk uncertainty from potential tenants and clients which can be overcome through education and engagement. As noted above, post-occupancy surveys at our longest running scheme (St Andrews House) have shown very high levels of tenant satisfaction.
- 4.20 There has been similar risk aversion from some warranty providers which is again being addressed and all the Council MMC schemes come with industry standard, full 10-year new build warranties including the high quality 'Q Policy' and ICW warranty assurance. This means our units are being built to a fully mortgageable standard.
- 4.21 Further disadvantages include the fact that some people don't like how modular styles look. This was more the case through early designs when the MMC industry was in its infancy. Since then, newer providers such as Zed Pods and others have been able to bring forward designs that are highly flexible where completed schemes can be indistinguishable from contemporary and older traditional build archetypes.
- 4.22 There needs to be assurance on structural design to avoid fragmentation, especially if material choices and assembly are poor. This is overcome through BRE (Building Research Establishment) design assessment, Buildoffsite Property Assurance Scheme (BOPAS) including steel framed systems and other accreditations using an architect led approach. All of which is applicable to Zed Pods and an essential consideration in any MMC supplier the Council uses. See Annex B for further information.
- 4.23 MMC and net-zero heating systems are different from traditional gas-fired or other electrical heating systems with benefit of a high degree of thermal stability. All of which feels different to tenants more familiar with traditional build properties and conventional systems. This has been overcome through the MDH teams working closely with our supplier to on-board tenants including the use of bespoke welcome leaflets and home user guides.
- 4.24 Some UK planning teams remain cautious of MMC and modular buildings, unlike countries such as Scandinavia who have adopted MMC more widely. This comes down to awareness, familiarity and experience of specific planning officers. This potential challenge has not been the experience in Mid Devon and we have worked closely with the Planning Development Management team

through a demonstration unit, site visits and the pre-application process to overcome any misunderstandings.

- 4.25 Finally, off-site manufacture requires the development site having adequate road access to enable HGV/crane delivery of the modular units. With planning and careful route and site assessment. Almost all sites within the district that have been evaluated have proven suitable, however a small number of sites are too constrained where traditional or different types of MMC schemes may be required.

5 Benchmarking of MMC modular schemes

- 5.1 Largely setting aside where the Council's MMC approach aligns and underpins its strategic objectives and social housing delivery as described above, there is still validity in undertaking more quantitative cost benchmarking of our new housing schemes against other housing projects in order to provide assurance on VfM.
- 5.2 As has been set out above, there are a number of key over-arching differences between traditional build and MMC development approaches. There are further site-specific differences ranging from specification of each home and energy performance, unit sizes, low-volume brownfield vs high-volume greenfield sites, utility constraints and costs, demolition and disposal costs, infrastructure and wider regeneration deliverables together with sites with or without significant communal build spaces. There also significant differences in overall value and long-term costs with variable benefit to cost ratios.
- 5.3 It is also valid to highlight the differences between VfM and cheapest or low-cost. VfM goes beyond cost savings by considering the overall benefits of a purchase or investment. It evaluates quality, sustainability, risk mitigation, and long-term outcomes relative to the cost and needs to consider the life-cycle of the asset not just the up front cost.
- 5.4 When it comes to overall viability and VFM of a particular scheme, then it is not just a comparison or assessment of gross project cost but requires an understanding of the net cost to the Council. This is particularly relevant where different specification and design/delivery approaches can unlock variable levels of external grant funding as set out in Section 1 above.
- 5.5 As with all public sector expenditure on goods and services, the process of procuring new housing must comply with strict public procurement rules including the recently implemented Procurement Act 2023. Whilst all of its new housing contracts are fully compliant with these legal requirements, there are nevertheless differences in terms of the competitiveness of a procurement exercise and the number of suppliers able or willing to enter into a process and provide a price against a specific required specification.
- 5.6 In order to provide assurance in respect of procurement and ensure maximum consistency of pricing without putting each housing scheme through an expensive bespoke market tendering exercise, direct awards may be

undertaken. A direct award is permitted under the current procurement legislation and each direct award is made under a compliant framework.

- 5.7 Frameworks are umbrella agreements that set out the terms, that include specification, quality, price, quantity, under which individual contracts (call offs) can be made during the lifetime of the framework (normally 4 years). Legislation governs the way frameworks are run. Suppliers compete through open competition to be appointed to a framework. Publicly funded contracting authorities such as the council then call off individual contracts.
- 5.8 In terms of VfM considerations, the key advantages of direct awards via frameworks is the scale and assured volume of potential delivery across a wide number of potential clients and organisation is attractive, therefore they attract a wide range of suppliers. The frameworks also provide wider assurance due to in-depth expertise in specific sectors, high quality specifications and pre-tender engagement through to consistency and independence of the evaluation and award process. They also provide additional financial protections to organisations calling off contracts. Overall, these benefits substantially de-risk the process for the Council in what are major capital investments. There are further advantages in speeding up the procurement process and enabling housing to come forward more quickly.
- 5.9 These differences and considerations make benchmarking costs highly challenging where it is easy to arrive at invalid comparisons as a result. Where comparisons are made, where possible, it is important to set out the key differences between projects and specific sites where these are known in order to understand how cost differentials may arise in order to inform the overall VfM assessment.
- 5.10 Notwithstanding these challenges, a detailed benchmarking cost comparison is set out in Annex B which compares the costs of several complete or pending traditional build schemes with modular schemes within the MDH stock. Therefore, these are schemes contracted by the Council where it has full information on costs and specification. Against this, information has been obtained from other traditional or MMC schemes commissioned by other organisations but in similar settings (scale, social housing etc), some of which have also benefited from AHP grant and therefore assurance.
- 5.11 From Annex B, it is possible to compare unit or metre square costs for our completed St Andrews, Shapland Place and Crofts schemes and our Holly Road and Beech Road schemes currently under construction which are all Zed Pods MMC modular against a separate Beech Road scheme, a tendered build scheme in Cullompton, a completed social housing scheme in Bristol (New Kingsland) which are all traditional build and a different type of MMC affordable housing scheme completed in Portsmouth (EBC Former Post Office). All of these schemes have been priced (tendered), live and/or completed within the last 2-years in order to provide a valid comparison.

- 5.12 Of the non-Zed Pods MMC and traditional build schemes, these were selected due to the availability of data and that the schemes were all lower-volume, infill and typically brownfield regeneration projects providing affordable housing. However, none of the schemes has a comparable EPC A+ zero-operational carbon specification as provided for by the Mid Devon Zed Pods units and are all lower specification EPC B rated developments.
- 5.13 The findings of this benchmarking exercise are the MDH Zed Pods schemes consistently perform well in a comparison of measured unit and m2 costs of the other schemes, both traditional build and MMC as ranked in Table 1 below despite having highest overall EPC specification at social rent.
- 5.14 Of the five Zed Pod schemes in the comparison table typical of the Mid Devon development programme (complete and in progress units), four are in the top-five rankings (lowest cost). This includes the Shapland Place scheme characterised by exceptional regeneration and community benefit but with associated atypical infrastructure uplift i.e. more than double parking provision over planning policy requirements, steel podium/flood zone design, enhanced drainage attenuation and EV charging provision.

Table 1 – Summary of net cost benchmarking data (Zed Pod schemes in bold)

Ranking (Cost – Low to High)	Net average cost per unit*	Net cost per m2 (gross living floor area)
1	St Andrews House Zed Pods MMC Modular	Beech Road Zed Pods MMC Modular
2	Beech Road Zed Pods MMC Modular	Holly/Sycamore Road Zed Pods MMC Modular
3	Holly/Sycamore Road Zed Pods MMC Modular	St Andrews House Zed Pods MMC Modular
4	Crofts Zed Pods MMC Modular	9No. North Somerset, Bristol & Gloucs MMC Modular
5	Shapland Place Zed Pods MMC Modular	Shapland Place Zed Pods MMC Modular
6	Beech Road Traditional Build	Honiton Road Traditional Build
7	EBC Former PO MMC	Crofts Zed Pods MMC Modular
8	BCC New Kingsland Traditional Build	BCC New Kingsland Traditional Build
9	Honiton Road Traditional Build	Beech Road Traditional Build
10	-	EBC Former PO MMC

* Average costs are not available for the 9no. North Somerset, Bristol & Gloucestershire MMC Modular benchmarking in Annex B with net average m2 data only

- 5.15 Considering a summary of average net cost m2 benchmarking data by build type based on gross floor living area provided:

- Average all Zed Pods MMC Modular (5no. EPC A/Zero C): £2,571.88

- Average all traditional build schemes (3no. EPC B): £4,103.65
- Average all non-Zed Pods MMC (9no. EPC B): £2,387.65

The Zed Pod schemes largely perform better on a cost per m2 comparison against the traditional build schemes and are comparable with the non-Zed Pods MMC schemes. Both of these comparison schemes types are built to lower EPC specification that do not achieve zero-operational carbon performance.

- 5.16 This favourable net cost for the Zed Pods units is reflective of overall costs for delivery together with strong compatibility with external funding streams, enabling higher grant leverage and competitive net costs for the Council. This is whilst providing high quality accommodation that has lower running costs for tenants and enhanced tenancy sustainability alongside reduced cyclical planned maintenance costs long-term for the HRA, especially in comparison with traditional build schemes.
- 5.17 The ability to bring forward viable Zed Pod schemes at the formula social rent level further enhances the overarching strategic and financial alignment within the Council. In turn, this further strengthens our response to the housing crisis as a social housing provider through the provision of future-proofed homes at the most affordable, and therefore most accessible, rent level for our communities.

6 Conclusions and summary

- 6.1 Overall, the MMC modular housing building approach that has been adopted for Council Housing by MDH under its HRA is directly aligned with our wider national and local strategic objectives.
- 6.2 It forms a highly effective and tangible response by the Council in terms of the delivery of more affordable housing for local people at lowest social rent. The shorter on-site build times and overall reduced project timeline bring forward critical new housing at relative pace.
- 6.3 The Zed Pods MMC modular design and high quality specification for Mid Devon unlocks greater external funding support through the Homes England Affordable Homes Programme and the MHCLG Brownfield Release Programme in particular.
- 6.4 This strong placement of our MMC modular schemes provides greater certainty of delivery and de-risks the Council through; a reduction in the long-term costs to the HRA, enhancement of the overall viability of the projects and clear VfM benchmarks resulting in competitive net financial costs in comparison with traditional build schemes and other MMC.
- 6.5 These modular schemes are particularly suited to low-volume, infill sites using existing HRA land where they provide housing to meet defined local needs and support the sustainability of local communities.

- 6.6 The flexible, zero operational carbon, neurodiversity-friendly homes also help the Council to meet its corporate environmental, sustainability and social value aspirations with clear overall benefit to cost ratios.
- 6.7 The standards and design introduced by the Zed Pod units meet or exceed all regulatory standards and provide an innovative approach to social housing building that is inherently better than typical traditional build approaches. This is especially the case for the smaller, infill schemes required to meet housing needs and sustain our communities across the district.
- 6.8 The quality and effectiveness of our completed schemes is already been set out through post-occupation evaluation and feedback from tenants and other stakeholders and myriad of industry awards where the Council is building an enviable track-record of delivery.
- 6.9 Overall, the MMC modular programme is capable of playing a continued key role in the delivery of more Council houses for residents at a time of critical need. The programme demonstrates this can be done without compromise on quality and will drive forward improved tenancy sustainment through the high accommodation standards, significantly reduced tenant running costs and overall enhanced tenant experience.
- 6.10 Given such a positive assessment and strong overall VfM and deliverability, it is important that the Council continues to support, refine and grow its MMC modular housing building programme in order to meet its house building targets and wider objectives.

7 Recommendations

- 7.1 In accordance with the above, the following recommendation are made:
 - 1. The PDG notes the report
 - 2. That the PDG recommends that Cabinet continues to adopt an HRA development programme with a focus on delivering MMC, modular net-zero social housing where possible and viable as part of the Council's future Housing Strategy

Financial Implications

The activity of MDH including its development programme is funded through the Housing Revenue Account (HRA). The HRA is ring fenced and subject to specific financial controls.

In case of its modular MMC projects in particular, development costs are significantly supported through the successful leverage of external grant.

Financial benchmark data is set out in Annex B of the report and wider VfM considerations set out within the report.

Legal Implications

The compliance of the Zed Pods MMC residential build system with regulatory standards, performance, technical certifications and accreditation together with other related criteria are set out within report and in more detail within Annex A.

Risk Assessment

This is set out within the report including strategic context and alignments, an assessment of traditional build versus MMC modular construction, specification and further specific alignment with grant funding and reduced net financial costs, VfM benchmarks and the overall conclusions as summarised above.

Impact on Climate Change

All Zed Pods MMC modular development provided for the Council are EPC A+ and zero operational carbon rated.

Equalities Impact Assessment

Not applicable

Relationship to Corporate Plan

Homes are a strategic theme with specific objectives to increase the delivery of quality designed, well built homes across the housing market to meet identified needs and building of energy efficient and low carbon homes.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 22 May 2025

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 22 May 2025

Chief Officer: Richard Marsh

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

Date: 22 May 2025

Performance and risk: Stephen Walford

Agreed by the Chief Executive

Date: 22 May 2025

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Simon Newcombe, Head of Housing and Health

Email: snewcombe@middevon.gov.uk

Telephone: 01884 255255

Background information:

Zed Pods Ltd Homepage

[OUR HOMES | ZEDPods](#)

Mid Devon Housing Development Hub with access to more detail on specific modular and traditional build schemes in the current HRA development programme

[MDH Development Hub | Let's Talk Mid Devon](#)

HM Treasury 'Green Book' guidance on how to appraise policies, projects and programmes.

[The Green Book and accompanying guidance - GOV.UK](#)

Guidance on different types of Modern Methods of Construction (MMC)

[Microsoft PowerPoint - The MMC Definition Framework - Michelle Hannah \(July 2019\)](#)

Social Rent Housing at Pace – The MMC Playbook (Housing Festival 2024)

[Social Rent Housing at Pace Playbook — Housing Festival](#)

Guidance on direct award procurement frameworks

[Procurement Routes - Building Better](#)

[Modern Methods of Construction \(MMC\) for New Homes \(NH3\) | Frameworks | LHC LSE](#)

BOPAS accreditation for Zed Pods

[ZED PODS - BOPAS](#)

ICW building warranty information as applicable to Zed Pods

[Building Warranty Specialists | ICW Insurance Services](#)

More information on the Considerate Constructors Scheme

[Considerate Constructors Scheme](#)

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Annex A Zed Pods Standards

General

Zed Pods Ltd are an architect-led turnkey modular build company providing high specification homes that are zero carbon in operation. Their focus is on the delivery of high quality modular buildings and associated services that meet, and in some cases exceed, all relevant statutory and regulatory standards. They provide eco-friendly, affordable housing solution through the utilisation of volumetric offsite MMC technology.

They are part of a number of approved public sector procurement frameworks including the Building Better MMC Category 1 and 2 Frameworks and SWPA (South West Procurement Alliance) MMC New Homes NH3 (previously NH2). They are also a Crown Commercial Service and NHS approved supplier.

They also hold the King's Award for Enterprise for Sustainable Development, awarded in 2024. They are a Certified Delivery Partner of "Zero Bills" by Octopus Energy, while Zed Pods' manufacturing business holds B-Corp Certification - a designation demonstrating that a business is meeting high standards of verified performance, accountability, and transparency on factors ranging from employee benefits and charitable giving to performance, supply chain practices and input materials.



Design, Architect and Quality

Zed Pods controls the build from design, planning, manufacture and onsite construction.

This is further overseen by the following ISO accreditations:



They have an in-house architectural design team with the following accreditation and registrations:

- CIAT (Chartered Institute of Architectural Technologists)
- RIBA (Royal Institute of British Architects)

Their residential build system has an in-depth and independently verified structurally engineered approach as set out below. This includes all the current and proposed systems in use of Mid Devon Housing schemes.

Zeds are also now an ISO 19650 organisation ((LRQA accredited). ISO 19650 is an international standard that enables the secure management of information across the entire lifecycle of a built asset using Building Information Modelling (BIM). It follows the same principles and requirements as the UK BIM Framework and is closely aligned with the existing BS 1192 standards. One of the key benefits of BIM is that it provides clients with a “digital asset”, enabling a fully traceable “Golden Thread of Information”. This supports streamlined access to information, cost-effective proactive maintenance, and reduced downtime for repair works.



Engineering and durability

Zed Pod engineers are CEng, MISTRUCTE, MICE accredited personnel (Chartered Engineer, Member of the Institution of Structural Engineers and Member of the Institution respectively). They are also Approved Certifiers of Design (Building Structures) and cover all aspects of the building structure. They further hold SCI membership and ICW accreditation (Steel Construction Institute and Insurance Company of the West respectively).

The Zed Pod modules have been fully engineered for snow and wind loads in multiple exposure locations in the UK.

Their residential designs are a certified building system developed and tested by the Building Research Establishment (BRE).

This is backed up by accreditation with BOPAS (The Build offsite Property Assurance Scheme) which includes the steel frame systems used on all Mid Devon schemes which holds a minimum durability assessment of 60 years.

Zed Pods also holds the industry leading ICW Endorsed accreditation. This follows a rigorous technical assessment of the Zed Pods build system to ensure it meets ICW's stringent technical requirements. ICW Endorsed is a bespoke accreditation scheme for Modern Methods of Construction (MMC) offsite systems for use in conjunction with ICW A-rated structural warranties.

All Zed Pod modules supplied to the Council have triple-glazed windows and doors. These last up to three times longer than standard uPVC units, offering significant long-term maintenance savings.

The modular units exclusively use copper pipes instead of plastic, as copper is known for its strength and longevity - often lasting several decades

Safety and performance

All schemes completed hold full planning permission and have full Building Control approval and sign-off prior to occupation.

In addition to those engineering and durability standards set out above, in terms of specific safety and performance:

Energy – all building provided to Mid Devon are EPC A+ Highly Efficient Buildings: super-insulated, air tight homes with minimal energy demands (ENE1 9 or 10 credits under the Standard Assessment Procedure or SAP). The design incorporates the lowest running costs and modern low-carbon technologies ensuring ultra-low energy consumption and cheaper running costs, with solar panels to generate renewable electricity in the day, quiet running heat pumps for low energy heating, controlled ventilation which recovers usable heat from inside the building whilst bringing in the fresh air.

Space standards – all residential schemes meet the nationally described space standards. As the formal Principal Designer and developer, Zed Pods are responsible for incorporating this into each building design and this is checked by MDCC Development Control at Planning Approval stage to ensure the minimum standards are met. Post-completion, as built measurements have been taken at several schemes to further verify compliance.

Fire – all the Zed Pods buildings and construction processes meet or exceed the 2022 Building Safety Act requirements. Under their build system all materials used are A-rated for fire and have full fire stopping logs in compliance with the “golden thread”, enhanced by digital technology and record keeping. All materials carry performance declarations and/or BBA certificates. All our modules use stone wool insulation (A-rated) and their modules have never used combustible insulation materials or cladding. The party walls are fire resistant up to 60 minutes on both sides of the wall, effectively giving the modules 120 minutes before a fire in one module would break through to the next. This is well above the requirements under building regulations.

The modular units use only fire-rated plasterboards and certified fire doors throughout the buildings to enhance fire protection and withstand heavy use.

In addition, the homes in Mid Devon include remote monitored AICO sensors for smoke heat and moisture detectors to provide an extra layer of monitored fire safety.

Overheating – all Zed Pods buildings exceed Building Regulation Part ‘O’ requirements and include both passive and active cooling technologies where required. This includes Dynamic Thermal Modelling assessments as required

following the full Chartered Institution of Building Services Engineers (CIBSE) TM59 Design methodology.

Mould risk - mould risk has been carefully considered. As a social housing provider, we must comply with all regulatory standards including new, stringent requirements under Awaab's Law. As such, this has been a key design consideration to ensure that our new modular building future-proofed and mould protection is built-in. Fully breathable walls prevent moisture build-up without compromising airtightness or thermal performance. The Mechanical Ventilation with Heat Recovery (MVHR) linked heating and ventilation systems prevent the mechanical ventilation being switched off so the buildings are continually ventilated in a controlled manner. Zed Pods have had buildings in constant occupation since 2020 without any issues.

RAAC - reinforced autoclaved aerated concrete (RAAC). RAAC material have been widely publicised in recent years due the failure of the material in public buildings including schools and hospitals were expensive building remediation or replacement has been required.

It was used mostly 1950s and 1990s as a cheaper alternative to standard concrete that was quicker to produce and easier to install. However, it is less durable and has a lifespan of around 30 year with a structural behaviour differs significantly from traditional reinforced concrete.

No RAAC has ever been used in Zed Pods buildings or homes.

Other specification and social value

Acoustic performance – high performance acoustic rated insulation materials, high performance glazing (inc. triple glazing) and enhanced party wall details create exceptional, above traditional build standard acoustic attenuation

Neurodiversity - together the enhanced energy specification performance as set out above, the acoustic performance and high levels of natural lighting bring benefits for neurodiverse tenants.

Healthy living - no toxic materials with be used and no urea-based insulation systems deployed with low VOC paints and adhesives, vapour-permeable, breathing wall construction.

Prisoners Building Homes Programme - Zed Pods are the largest employer within the PBH. 31 day-release inmates have worked so far in the Zed Pods factory which is a third of the workforce. National living wage paid where up to 35% goes to Victim Support and remaining wages are held in trust for prisoners on release to support rehabilitation, employment and accommodation. Prisoners are upskilled; NVQ's, Forklift/ Scissor Lift skillset with wraparound support including mental health. This provides them with core employment skills for the future and overall Zed Pods reoffending rate under 3% against a national average of between 25-50%. The Ministry of Justice have estimated that for every £ spent gives a £3 return.

Engagement with PBH has meant Mid Devon have recently been able to access additional grant funding from the Ministry of Housing, Communities and Local Government towards specific development schemes, reducing net costs further.



Considerate Constructors – all Mid Devon Zed Pods projects have been managed under accreditation to the Considerate Constructors scheme. This includes meeting the Code of Considerate Practice which embodies the high standards the industry can and should achieve. There are clear, attainable guidelines in the Code that help Zed Pods and its sub-contractors make positive changes to the way they work including managing the impact on neighbours and the public, minimising or enhancing environmental impact and valuing the workforce through a supportive, inclusive, and healthy workplace.



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MDH Beech Road, Tiverton (CA124)		
Outline specification		Order Value
Build type	TRADITIONAL BUILD	
EPC rating	B	
Op Net-Zero carbon	No	
Demolition and ACM removal	No	
Additional infrastructure	No	
Other	No	
Notes	Project managed in-house, therefore excludes full project staff management costs. Excludes BC costs	
3 x 1 Bed Flats	Architects	£2,850.00
	Surveys	£720.00
	Civil and structural consultancy	£3,850.00
	Civil and structural consultancy	£1,020.00
	Construction consultancy	£3,800.00
	JTT Contracting	£915.00
	Construction consultancy	£2,000.00
	Construction consultancy	£132.00
	Civils	£7,559.00
	South West Water	£1,940.00
	South West Water Business	£1,940.00
	Property agency	£600.00
	Engineering consultancy	£32,846.21
	Construction contractor	£472,589.09
	South West Water Ltd	£1,940.00
	Engineering consultancy	£11,874.23
	Engineering consultancy	£7,298.56
	Engineering consultancy	£6,625.00
	Architects	£3,150.00
Total Spend		£563,649.09
	Average cost per 1 Bed Unit	£187,883.28
Funding	None	£0.00
TOTAL		£563,649.09
	Average NET cost per 1 Bed Unit	£187,883.28
	Average NET cost all Units	£187,883.28
	NET cost per m2	£4,697.08

MDH St Andrews House, Cullompton (CA155)		
Outline specification		Order Value
Build type	Zed Pods MMC MODULAR	
EPC rating	A+	
Op Net-Zero carbon	Yes	
Demolition and ACM removal	Yes	
Additional infrastructure	No	
Other	Yes (biodiversity uplift and glazing uplifts via planning conditions)	
Notes		
3 X 1 Bed Flats	Planning consultant	£5,380.00
	External legal	£850.00
3 X 2 Bed Flats	ZedPods	£27,540.38
	ZedPods	£73,571.12
	ZedPods	£38,268.05
	ZedPods	£436,731.95
	ZedPods	£312,354.99
	ZedPods	£324,457.44
	Demolition and ACM remove/disposal	£128,009.10
Total Spend		£1,347,163.03
	Average cost per 1 Bed Unit	£208,553.99
	Average cost per 2 Bed Unit	£240,500.35
Funding	BLRF 1:4:1 Capital receipts	-£120,000.00 -£538,865.21
TOTAL		£688,297.82
	Average NET cost per 1 Bed Unit	£101,982.90
	Average NET cost per 2 Bed Unit	£127,449.71
	Average NET cost all Units	£114,716.30
	NET cost per m2	£2,305.08

MDH Beech Road, Tiverton (CA169)		
Outline specification		Order Value
Build type	Zed Pods MMC MODULAR	
EPC rating	A+	
Op Net-Zero carbon	Yes	
Demolition and ACM removal	Yes	
Additional infrastructure	Yes (utility diversions required)	
Other	No	
Notes		
4 X 1 Bed Flats	ZedPods	£2,067,879.28
4 X 2 Bed Flats	Demolition and ACM remove/disposal	£130,465.95
Total Spend		£2,198,345.23
	Average cost per 1 Bed Unit	£258,735.05
	Average cost per 2 Bed Unit	£290,851.25
Funding	BLRF	-£80,000.00
	MMC CLA	-£336,000.00
	HE AHP	-£753,904.00
TOTAL		£1,028,441.23
	Average NET cost per 1 Bed Unit	£119,026.02
	Average NET cost per 2 Bed Unit	£138,084.29
	Average NET cost all Units	£128,555.15
	NET cost per m2	£2,142.59

MDH Holly/Sycamore Road, Tiverton (CA170)		
Item/supplier		Order Value
Outline specification		
Build type	Zed Pods MMC MODULAR	
EPC rating	A+	
Op Net-Zero carbon	Yes	
Demolition and ACM removal	Yes	
Additional infrastructure	Yes (additional parking provision and BNG)	
Other	Yes (additional higher spec safety fencing for adventure playground)	
Notes		
10 x 1 Bed Flats	ZedPods	£3,212,610.70
3 x 2 Bed Houses	Demolition and ACM remove/disposal	£212,483.06
Total Spend		£3,425,093.76
	Average cost per 1 Bed Unit	£273,109.17
	Average cost per 2 Bed Unit	£347,001.02
Funding	BLRF	-£180,000.00
	MMC CLA	-£335,000.00
	HE AHP	-£1,287,026.00
TOTAL		£1,623,067.76
	Average NET cost per 1 Bed Unit	£128,211.87
	Average NET cost per 2 Bed Unit	£170,474.53
	Average NET cost all Units	£135,255.65
	NET cost per m2	£2,215.67

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Annex C Mid Devon District Council/Zed Pods Development Awards

2023-24

St Andrews House:

Winner (5 in total):

1. CN Specialist Awards: Project of the Year by a Specialist Contractor (subcontract up to £2m)
2. Construction Excellence CESW: Building Project of the Year (Up To £5M)
3. Construction Excellence CESW: Climate Action
4. Brownfield Awards: Best Public Sector Brownfield Project
5. BCIA Awards: Carbon Net Zero Initiative of the Year

Finalist (9 in total):

1. BCIA Awards: Residential Project of the Year
2. Unlock Net Zero: Building or development of the year
3. Inside Housing Awards: Best affordable housing development
4. Inside Housing Awards: Best healthy homes development
5. CN Awards: Low Carbon Project of the Year
6. Construction Excellence CESW: Residential Project of the Year (Up To £5M)
7. Offsite Awards: Social Housing Project of the Year
8. Brownfield Awards: Best Sustainable Brownfield Scheme
9. Building Innovation Awards: Most Innovative Affordable Housing Project

Shapland Place:

Finalist (1 in total):

1. Construction Excellence CESW: Modern Methods of Construction

2025 to date

Shapland Place:

Finalist (3 in total) – winners to be announced:

1. Construction Excellence CESW: Delivering Value
2. Construction Excellence CESW: Environmental, social and governance
3. Construction Excellence CESW: MMC

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ZED PODS Limited

Social Value Impact Economic Appraisal Report

ZED
PODS

In partnership with

Project: St Andrews House, Cullompton

March 2025

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2	Background	2
3	Social Impact	3
3.1	<i>The Economic Appraisal</i>	4
4	Dashboard	5

1 Overview

Economic appraisals form a critical part of the HMT Green Book business case methodology (being the standard approach adopted by local authorities and the public sector when seeking approval for their capital projects).

Public sector landlords require a robust evidence base to demonstrate the social impact of their development projects and evidence the wide-ranging benefits that a partnership with ZED PODS can achieve in designing and building zero-operational carbon MMC-led new developments.

The purpose of this economic appraisal is to appraise the social, environmental and economic costs, benefits and risks for the options of a project and identify the option most likely to offer the best social value for delivery of the project.

By preparing an economic appraisal that demonstrates, quantifies, and monetises the benefits of using ZED PODS housing solutions, alongside the whole lifecycle costs and reduced risks of the product, this robust evidence base will support public sector landlords in the development of their business cases for the project and demonstrate the best social value for money option when compared to other possibilities.

This economic appraisal following Green-Book methodology model has been prepared by Global City Futures, who are a team of Better Business Case Practitioner Accredited consultants (the Government's gold standard training accreditation) working in partnership with ZED PODS Limited.

2 Background

ZED PODS deliver revolutionary cost-effective, eco-friendly, affordable housing solutions through the utilisation of volumetric offsite MMC technology. Predominantly partnering with local authorities and other public sector organisations, ZED PODS look to not only optimise the use of underutilised and constrained public sector land but also keep the lowest possible utility and lifetime costs.

This social value economic model aims to quantify and detail the wider social benefits that are delivered both in implementation and through the lifecycle of the ZED PODS product. This will support Local Authorities to navigate their governance and approval processes by generating an output that can be used to inform the Economic Appraisal.

3 Social Impact

A partnership with ZED PODS will have a wide range of positive effects on communities, individuals, and society at large, which can be demonstrated by this social impact economic model. The output of the economic model is a dashboard which provides a snapshot of the overall social impact of the project.

3.1 The Economic Appraisal

ZED PODS' bespoke economic appraisal model helps public sector landlords to identify and quantify the benefits arising from a development project. The model provides a robust evidence base to demonstrate the social impact and the wide-ranging benefits that a partnership with ZED PODS achieves. The economic appraisal conducted includes the four benefit classes as laid out in HM Treasury guidelines:

- 1. Cash Releasing Benefits**
- 2. Non-Cash Releasing Benefits**
- 3. Societal Benefits**
- 4. Unmonetisable Benefits**

When assessing the benefits of a project or policy, the HMT Green Book categorises them into four main types:

1. Cash-Releasing Benefits

These benefits result in direct financial savings that can be reinvested or used elsewhere. They involve actual reductions in expenditure, such as:

- Lower operating costs from energy efficiency measures
- A reduction in staff costs due to automation
- Savings from reduced procurement costs

These are tangible and measurable in monetary terms, directly impacting budgets.

2. Non-Cash-Releasing Benefits

These benefits generate efficiencies or cost savings, but they don't immediately free up cash for other uses. Instead, they may allow organisations to do more with the same resources. Examples include:

- Increased productivity from improved processes
- Reduced maintenance needs extending asset life
- Time savings for staff, allowing them to focus on other tasks

While they improve value for money, they don't necessarily translate into direct budget savings.

3. Societal Benefits

These are broader benefits that improve social and economic well-being, often affecting communities, businesses, and the environment. Examples include:

- Reduced carbon emissions improving public health
- Increased employment opportunities supporting local economies
- Better living conditions that contribute to enhanced wellbeing

These benefits often justify public investment, even if they don't directly impact government budgets.

4. Unmonetisable or Qualitative Benefits

Some benefits are difficult to quantify in financial terms but are still important for decision-making. These include:

- Improved quality of life or well-being
- Increased biodiversity from environmental initiatives
- Enhanced reputation or public trust in government services

While harder to measure, these benefits should be considered alongside financial impacts when evaluating a project's overall value.

3.1.1 Discounting in Economic Appraisal

When evaluating a project or investment, we need to compare costs and benefits that occur at different points in time. However, money today is worth more than the same amount in the future due to factors like inflation, risk, and the opportunity cost of capital. Cost discounting helps us fairly compare future costs and benefits by adjusting them to reflect their present value. The key reasons for Using Cost Discounting are:

- ❖ **Reflecting Time Value of Money**
 - A pound today can be invested and grow over time, making it more valuable than the same pound received years later.
 - Discounting adjusts future values to account for this, ensuring fair comparisons.
- ❖ **Accounting for Risk and Uncertainty**
 - The further into the future a cost or benefit occurs, the greater the uncertainty.
 - Discounting reduces the weight of future values to reflect this risk.
- ❖ **Supporting Better Decision-Making**
 - Helps policymakers and businesses choose options that deliver the best long-term value.
 - Ensures that projects with early, high-value benefits are not treated the same as those with delayed or uncertain returns.

How It Works

A discount rate is applied to future costs and benefits, reducing their value to what they would be worth today (Present Value). This ensures that long-term investments are appraised in a way that reflects real economic value. By using cost discounting, we make more informed and efficient investment decisions, ensuring public funds and business resources are used wisely.

4 Dashboard

From the economic model a dashboard has been developed to highlight the benefits of the project **"St Andrews House"**, which can be seen in Figure 1 below.

Location St. Andrews Estate, Cullompton, EX15 1JA

Client: Mid Devon District Council (MDDC)

Principal Contractor: ZED PODS Limited

Architect: ZED PODS Limited

Scope of works: Full turnkey package RIBA stages 0-7 undertaken by Zed Pods Limited

Project Description: St Andrews House, a pioneering six-unit zero-operational-carbon, social-rented modular homes on a challenging council-owned brownfield site (garage site) in Cullompton using Volumetric Modular Construction (Category 1).

Start Date (Design & Planning): August 2021

Start Date (Built phase) Summer 2023

Completion Date: Spring 2024

Figure 1 Model Dashboard

Ze d Pods Housing Model Benefits Appraisal

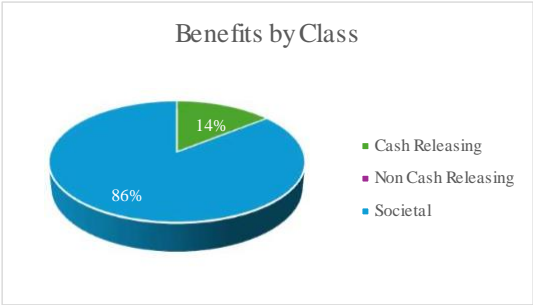
St Andrews

Project Details	
Region	South West
Development Start Year	2023
Practical Completion Year	2024
Acquisition Costs	£0
Development Costs	£1,000,000
Size Area (Ha)	0
Number of Units	6

Benefits

Total Discounted Benefits	£8,154,809
---------------------------	------------

Benefit Class	Total	Total Discounted Benefits
Cash Releasing	£2,672,949	£1,164,562
Non Cash Releasing	£0	£0
Societal	£16,347,777	£6,990,247
Unmonetisable	£0	£0
Total	£19,020,726	£8,154,809



Metric s

Total Discounted Benefits	£8,154,809
Total Discounted Costs (assumed incurred Yr 0)	£1,000,000
Benefit / Cost Ratio	8.15
Net Present Social Value	£7,154,809
Payback Year	2028

Unmonetisable Benefits

Climate Resilience
Improvement of anti-social behaviour and increased community cohesion
Efficiencies in regard to brownfield site management
Provision of low carbon living training to residents

5.1 GMCA Cost Benefit Analysis (CBA) Model

<https://www.greatermanchester-ca.gov.uk/what-we-do/research/research-cost-benefit-analysis/>

5.2 Land Value Estimates

Source Indexation: <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

5.3 Carbon Valuation

<https://www.gov.uk/government/publications/valuing-greenhouse-gas-emissions-in-policy-appraisal/valuation-of-greenhouse-gas-emissions-for-policy-appraisal-and-evaluation#annex-1-carbon-values-in-2020-prices-per-tonne-of-co2>

5.4 Quality Adjusted Life Years (QALY)

5.4.1 Source Green Book QALY Valuation:

Description: Monetary valuations of QALYs are available for the UK. The current monetary Willingness-to-Pay (WTP) value for a QALY is £74,000 in 24/25 prices. Further information on the basis for the value of a QALY can be obtained by contacting the Department of Health and Social Care. The amount of Value of a QALY effects should be discounted at the health rate of 1.5%, declining after 30 years. The value of 0.084 represents the improvement in Pain/Discomfort from Moderate to No Problem resulting from access to warm accommodation.

5.4.2 Source QALY calculation:

<https://www.gov.uk/guidance/cost-utility-analysis-health-economic-studies>

Description: "QALYs attempt to combine the effects of your product on both mortality (how long people live for) and morbidity (how well people are). One QALY represents one year of life in full health. To calculate QALYs, you will need to measure:

- life years
- health-related quality of life (HRQL or QoL)

Life years are estimates of how far an intervention extends life. HRQL reflects an individual's perceptions of their own health, shown as specific health states or dimensions."

5.4.3 Source HRQL measure:

https://euroqol.org/wp-content/uploads/2024/01/ENG_value-set_STATA.txt

Description: "Measures QoL in 5 dimensions: mobility, ability to self-care, ability to carry out usual activities, pain/discomfort. Each dimension is rated at one of 5 levels: no problems / slight problems / moderate problems / severe problems / extreme problems or unable."

5.5 WELLBY

Source:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005388/Wellbeing_guidance_for_appraisal_-_supplementary_Green_Book_guidance.pdf

<https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/datasets/personalwellbeingandprotectedcharacteristics>

<https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/methodologies/personalwellbeingfrequentlyaskedquestions>

Description: WELLBY assesses the wellbeing impact for an individual. Improvements in the measurement of wellbeing measurement in the second half of the twentieth century have enabled consideration of wellbeing as part of the microeconomics of social welfare.

5.6 Prisoners Building Homes Programme

Source:

<https://www.gov.uk/government/statistics/proven-reoffending-statistics-january-to-march-2022/proven-reoffending-statistics-january-to-march-2022>

Description: Data shows the national reoffending rate, ranging from 25.1% to 55.5%.

Source: <https://bristoltogether.co.uk/social-impact/>

Description: Bristol Together CIC (an employer on the Programme and established in 2011 with the specific goal of employing and training ex-offenders) have supported over 130 former prisoners into employment

through their work and have seen a reoffending rate of less than 10% for prisoners employed under their organisation

Source:

<https://www.fpe.org.uk/the-cost-of-prisons/>

Description: For 2021/22, the process costs of imprisoning someone typically costs £65,000

Source:

[costs-per-prisoner-individual-prison-2022-2023.ods](https://www.fpe.org.uk/the-cost-of-prisons/costs-per-prisoner-individual-prison-2022-2023.ods)

Description: For 2022/23, once inside prison, the estimated cost of a prison place is £51,108 per year

Source Indexation:

<https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

Description: To inflate the MHCLG values from to the 2024 base year.

5.7 Cost of Retrofit

Source:

[The-costs-and-benefits-of-tighter-standards-for-new-buildings-Currie-Brown-and-AECOM.pdf](https://www.curriebrownandaecon.com/media/65cceb1d939500129466a9/annual-fuel-poverty-statistics-report-2024.pdf)

Description: A report for the Committee on Climate Change

5.8 Fuel Poverty

Source:

<https://assets.publishing.service.gov.uk/media/65cceb1d939500129466a9/annual-fuel-poverty-statistics-report-2024.pdf>

Description: 13% of households in fuel poverty

5.9 Roles in Construction

Source:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/averageweeklyearningsbyindustryyear03>

Description: Average earning ONS - roles in Construction

MID DEVON DISTRICT COUNCIL – NOTIFICATION OF KEY DECISIONS

May 2025

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

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
June 2025					
Cullompton Town Centre Relief Road - Verbal update	Cabinet	17 Jun 2025		Cabinet Member for Planning and Economic Regeneration	Open
Contract Decision- Mid Devon Housing build, Honiton Road, Cullompton	Cabinet	17 Jun 2025	Simon Newcombe, Head of Housing & Health Tel: 01884 244615	Cabinet Member for Housing, Assets and Property and Deputy Leader	Fully exempt
MDDC202504-001- ASHP 2 ASHP upgrades 2025/26 - 2027/28	Cabinet	17 Jun 2025	Stephen Bennett, Building Surveyor	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Tenancy Options Waste Services– Carlu Close To consider the future of the tenancy at Carlu Close	Cabinet	17 Jun 2025	Darren Beer, Operations Manager for Street Scene	Cabinet Member for Service Delivery and Continuous Improvement	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)
Stage 1 Consultation Responses	Cabinet	17 Jun 2025	Christie McCombe, Area Planning Officer	Cabinet Member for Planning and Economic Regeneration	Open
2024/25 Annual Treasury outturn report	Cabinet	17 Jun 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2024/25 Revenue and Capital Outturn Report	Cabinet	17 Jun 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Rural England Prosperity Fund (Year 4 Programme) To receive a report back on last year's programme and to approve the programme for year 4.	Cabinet	17 Jun 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration	Open
Shared Prosperity Fund To report back on last year's programme and to approve the programme for year 4.	Cabinet	17 Jun 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Digital Transformation	Cabinet	17 Jun 2025	Andy Mackie, Leisure Services Manager	Cabinet Member for Service Delivery and Continuous Improvement	
July 2025					
Value for Money Report - Traditional versus Modular Build To receive a report analysing the value for money in traditional builds versus modular builds.	Homes Policy Development Group Cabinet	3 Jun 2025 8 Jul 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Blackdown Hills National Landscape Management Plan	Planning, Environment & Sustainability Policy Development Group Cabinet	10 Jun 2025 8 Jul 2025	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration	Open
HRA & SEA Screening & Draft Area B Masterplan for Stage 2 public consultation	Cabinet	8 Jul 2025	Christie McCombe, Area Planning Officer	Cabinet Member for Planning and Economic Regeneration	Open

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)
Public Health Food Safety Service Plan To consider the report.	Cabinet	8 Jul 2025	Harriet Said, Team Leader (Commercial), Public Health, Simon Newcombe, Head of Housing & Health	Cabinet Member for Quality of Living, Equalities and Public Health	Open
Unauthorised Encampment Policy To consider the report	Cabinet	8 Jul 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
Corporate Risk Report	Audit Committee Cabinet	24 Jun 2025 8 Jul 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Annual Performance Report	Cabinet	8 Jul 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Community Engagement	Cabinet	8 Jul 2025	Jane Lewis,	Cabinet Member for	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)
Strategy (Including Action Plan) Community Engagement Strategy			Communications and Engagement Manager	Parish and Community Engagement	
Asset Management Plan To receive the revised Asset Management Plan.	Economy & Assets Policy Development Group Cabinet	19 Jun 2025 8 Jul 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Destination Management Plan for Mid Devon	Economy & Assets Policy Development Group Cabinet	19 Jun 2025 8 Jul 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
Economic Strategy 2024 - 2029	Economy & Assets Policy Development Group Cabinet	19 Jun 2025 8 Jul 2025	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery	Cabinet Member for Planning and Economic Regeneration	Open
August 2025					

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
2025/26 Budget Monitoring - Quarter 1	Cabinet	5 Aug 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
Draft Devon Local Nature Recovery Strategy	Planning, Environment & Sustainability Policy Development Group Cabinet	10 Jun 2025 5 Aug 2025	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Environment and Climate Change	Open
Plan Mid Devon- Draft Policies and Site Options	Cabinet	Not before 31st Aug 2025	Tristan Peat, Forward Planning Team Leader		Open
September 2025					
MTFP Report	Cabinet	2 Sep 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
October 2025					
Housing Strategy To receive the revised Housing	Homes Policy Development Group	9 Sep 2025	Simon Newcombe, Head of Housing &	Cabinet Member for Housing, Assets and	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)
Strategy.	Cabinet	7 Oct 2025	Health	Property and Deputy Leader	
Play Area Inspection Policy To receive and approve the revised Play Area Inspection Policy.	Service Delivery & Continuous Improvement Policy Development Group Cabinet	15 Sep 2025 7 Oct 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Service Delivery and Continuous Improvement	Open
Corporate Risk Report	Audit Committee Cabinet	30 Sep 2025 7 Oct 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Corporate Performance Q1	Cabinet	7 Oct 2025	Dr Stephen Carr, Corporate Performance & Improvement Manager	Leader of the Council	Open
Draft Budget Report 2026/2027	Cabinet	7 Oct 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open

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)
Data Policy (NEW) for MDH To receive the new Data Policy for Mid Devon Housing	Homes Policy Development Group Cabinet Council	Not before 9th Sep 2025 Not before 7th Oct 2025 Not before 29th Oct 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
November 2025					
Draft Budget Report 2026/2027	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
2025/26 Budget Monitoring - Quarter 2	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
Corporate Recovery Policy To receive the updated Corporate Recovery Policy.	Audit Committee Cabinet	30 Sep 2025 4 Nov 2025	Dean Emery, Head of Revenues, Benefits & Leisure	Cabinet Member for Governance, Finance and Risk	Open
Tax Base Calculations	Cabinet Council	4 Nov 2025 17 Dec 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open

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)
2025/26 Treasury Management Report - Qtr 2	Cabinet	4 Nov 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	
December 2025					
MDDC Council Tax Rebate Policy	Community, People & Equalities Policy Development Group	11 Nov 2025	Fiona Keyes, Operations Manager for Revenues Benefits & Recovery	Cabinet Member for Governance, Finance and Risk	
	Cabinet	2 Dec 2025			
Tenancy Strategy To receive the revised Tenancy Strategy	Homes Policy Development Group	18 Nov 2025	Simon Newcombe, Head of Housing & Health	Cabinet Member for Housing, Assets and Property and Deputy Leader	Open
	Cabinet	2 Dec 2025			
Strategic Grants Review 2025 To consider requests from external organisations for grants.	Cabinet	2 Dec 2025	Zoë Lentell, Economic Development Team Leader	Cabinet Member for Parish and Community Engagement	Open
Draft Budget Report 2026/2027	Cabinet	2 Dec 2025	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open

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 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	
Corporate Anti-Social Behaviour Policy To consider the report.	Community, People & Equalities Policy Development Group Cabinet	11 Nov 2025 2 Dec 2025		Cabinet Member for Quality of Living, Equalities and Public Health	Open
January 2026					
Shopfront Enhancement Schemes To receive a report setting out the Shopfront Enhancement Scheme for approval.	Economy & Assets Policy Development Group Cabinet	27 Nov 2025 13 Jan 2026	Simon Newcombe, Head of Housing & Health	Cabinet Member for Planning and Economic Regeneration	Open

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	13 Jan 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
Fees and Charges Report	Cabinet	13 Jan 2026	Paul Deal, Head of Finance, Property & Climate Resilience	Cabinet Member for Governance, Finance and Risk	Open
February 2026					
Pay Policy Report	Cabinet	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		Cabinet Member for Governance, Finance and Risk	
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	

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

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

SCRUTINY COMMITTEE WORK PLAN 2025-2026

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
9 June 2025				
	Election of Vice-Chair To elect a Vice-Chair of the Scrutiny Committee		David Parker	
	Start Time of Meetings To agree the start time of meetings for the remainder of the municipal year.		David Parker	
Page 79	Freedom of Information Dashboard for 2024/25 Quarter 4. To receive the Dashboard		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
	Freedom of Information Report To receive a report relating to future Freedom of Information reporting and to agree the information to be reported on a Dashboard.		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
	Value for Money and Best Practice in Mid Devon Housing Modular Social Housing Delivery Report To receive a report already going to Homes PDG that would include Modular Buildings and Social Housing Review.		Director of Place and Economy Simon Newcombe	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
14 July 2025				
	Annual Corporate Performance Report To consider the Report		Deputy Chief Executive (S151) Steve Carr	
Page 80	Leader of the Council's Annual Report Report from Leader of the Council on the State of the District, the Cabinet's priorities for the coming year and its performance in the previous year.		Chief Executive	
	Devon Highways - Junction 28 of the M5 Invitation to the Devon County Council Member for Highways to address the Scrutiny Committee regarding progressing work on Junction 28 of the M5.		Director of Place and Economy David Parker	
	Community Safety Partnership To consider the report.		Director of Place and Economy Simon Newcombe Tanya Wenham	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Local Government Reorganisation and Devolution How are the developing proposals affected by the elections?		Chief Executive	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
18 August 2025				
18 September 2025				
	Freedom of Information Dashboard for 2025/26 Quarter 1.		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
	Whistleblowing - 6 month update To receive the report		Director of Legal, People and Governance (Monitoring Officer) Matthew Page	
	Establishment - 6 month update To consider the report.		Director of Legal, People and Governance (Monitoring Officer) Matthew Page James Hamblin	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Housing Repairs and Maintenance To receive a report on House Maintenance, general and emergency repairs, pollution monitoring, and resident safety.		Director of Place and Economy Simon Newcombe	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
29 September 2025				
	Local Government Reorganisation and Devolution Update on Local Government Reorganisation and Devolution following the report over the Summer		Chief Executive	
	S106 Review To receive a report explaining the procedure and processes that the Council went through and append the December 2024 Infrastructure Funding List		Director of Place and Economy	
	Review of Responses and Actions from South West Water To review Actions taken by South West Water in response to questions asked of them on 17 March 2025		Director of Place and Economy David Parker	

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
20 October 2025				
	Freedom of Information Dashboard for 2025/26 Quarter 2. To receive the Freedom of Information Dashboard		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
Page 83	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
17 November 2025				
	Annual Report of Complaints and Compliments To consider the report.		Deputy Chief Executive (S151) Lisa Lewis	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
15 December 2025				

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Interim Corporate Performance report to Quarter 2 To consider the report.		Deputy Chief Executive (S151) Steve Carr	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
26 January 2026				
	Budget Update To consider the initial draft 2026/2027 Budget and options available in order for the Council to set a balanced budget.		Deputy Chief Executive (S151) Paul Deal	
	Regulation of Investigatory Powers Act Annual Report To consider the report.		Director of Legal, People and Governance (Monitoring Officer) Maria De Leburne	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
23 February 2026				

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Freedom of Information Dashboard for 2025/26 Quarter 3.		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
	Whistleblowing Annual Update To consider the report.		Director of Legal, People and Governance (Monitoring Officer) Matthew Page	
	Establishment Report To consider the report.		Director of Legal, People and Governance (Monitoring Officer) Matthew Page, James Hamblin	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
16 March 2026				
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	
20 April 2026				

Meeting Date	Agenda Item	Theme	Officer Responsible	Comments
	Freedom of Information Dashboard for 2025/26 Quarter 4.		Deputy Chief Executive (S151) Lisa Lewis Ewan Girling	
	Scrutiny Chair's Annual Report To receive a report from the Chair of the Scrutiny Committee on the work the Scrutiny Committee has conducted over the last year.		David Parker	
	Work Plan To review the existing Work Plan and consider items for the Committee's future consideration including a) Any items within the Forward Plan, b) Suggestions for future work.		David Parker	