

## Mid Devon District Council

# Decent and Affordable Homes Policy Development Group

Tuesday, 17 March 2015 at 2.15 pm  
Exe Room, Phoenix House

Next ordinary meeting  
Tuesday, 16 June 2015 at 2.15 pm

Those attending are advised that this meeting will be recorded

## Membership

Cllr P J Heal (Chairman)  
Cllr Mrs E M Andrews  
Cllr W J Daw (Vice Chairman)  
Cllr D J Knowles  
Cllr R F Radford  
Cllr Mrs J Rendle  
Cllr R Wright

## A G E N D A

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

- 1      **Apologies and Substitute Members**  
To receive any apologies for absence and notice of appointment of substitutes.
- 2      **Public Question Time**  
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
- 3      **Minutes** (*Pages 5 - 8*)  
To approve as a correct record the minutes of the meeting held on 20 January 2015 (copy attached).
- 4      **Chairman's Announcements**  
To receive any announcements that the Chairman may wish to make.
- 5      **Draft Tenant Involvement Policy** (*Pages 9 - 16*)  
To receive a report from the Housing Services Manager providing a review of the existing tenant involvement policy which was last approved

in January 2012.

- 6 **Draft Tenant Involvement Strategy** (Pages 17 - 32)  
To receive a report from the Housing Services Manager providing a review of the existing tenant involvement strategy which was last approved in January 2012.
- 7 **Financial update for the ten months to 31 January 2015** (Pages 33 - 48)  
To receive a report from the Head of Finance presenting a financial update in respect of the income and expenditure so far in the year.
- 8 **Performance and Risk report for the first three quarters of 2014-15** (Pages 49 - 54)  
To consider a report of the Head of Communities and Governance providing Members with an update on performance against the corporate plan and local service targets for 2014/15 as well as providing an update on the key business risks.
- 9 **Affordable Housing Projects update** (Pages 55 - 58)  
To receive a report from the Head of Housing and Property Services providing Members with an update on the Council's housing development programme.
- 10 **Council Motion No. 514 (Councillor Mrs J Roach - 19 January 2015)**  
To consider the following Motion referred by the Council to the Decent and Affordable Homes Policy Development Group:  
  
"That this Council considers and investigates the possibility of applying to the Secretary of State to transfer Charlton Lodge to Mid Devon District Council (Localism Act Sect 15) to enable Mid Devon District Council to provide a scheme similar to the Abundant Life Project being run at Dartington."
- 11 **Council Motion No. 516 (Councillor Mrs J Roach - 22 January 2015)**  
To consider the following Motion referred by the Council to the Decent and Affordable Homes Policy Development Group:  
  
"That this Council resolves to investigate the possibility of acquiring Charlton Lodge, Orchard Lea and Bampton residential Homes in order to meet unmet housing needs in this district."
- 12 **Homes and Communities (HCA) Consumer Standards** (Pages 59 - 66)  
To receive a briefing paper from the Housing Services Manager providing an update on the Homes and Communities (HCA) Consumer Standards and compliance with complaint handling.
- 13 **RENTplus** (Pages 67 - 68)  
To receive a report from the Housing Enabler & Business Support

Manager providing information regarding a new affordable housing product.

- 14 **Public Sector Housing Policy and Empty Homes Strategy**  
To receive a verbal update report from the Private Sector Housing Lead Officer on the timetable for the review of these two policy documents.
- 15 **Presentation on the new arrangements for housing support**  
To receive a presentation from the Tenant Involvement Manager and Supported Housing Manager on the new arrangements for housing support.
- 16 **Devon Home Choice Working Group update**  
The recommendations of the Working Group report had been considered by the Cabinet on 8 January 2015. They had resolved that the recommendations be referred back to the Head of Housing and Property Services for further consideration. The Head of Housing and Property Services has since met with the Working Group where it was concluded that more time was needed to gather together information from the authorities who had already taken steps to remove Band E. The proposal was to revisit this issue at the June PDG meeting with any revised recommendations being presented to the Cabinet in September 2015.
- 17 **Chairman's Annual Report for 2014/15 (Pages 69 - 70)**  
To receive the Chairman's annual report on the work of the Policy Development Group since May 2014 which will be submitted to Council on 29 April 2015.
- 18 **Identification of items for the next meeting - 16 June 2015**  
Members are asked to note that the following items are identified in the work programme for the next meeting:
- Void Policy
  - Compensation Policy
  - ASB Policy and procedures
  - 5 Year Asset Management Plan
  - Rent Arrears management Policy (to be confirmed)
  - Housing Strategy (to be confirmed)

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

**Kevin Finan**  
Chief Executive  
Monday, 9 March 2015

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access to the Council Chamber on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or

If you would like a copy of the Agenda in another format (for example in large print) please contact Sarah Lees on:

Tel: 01884 234310

Fax:

E-Mail: [slees@middevon.gov.uk](mailto:slees@middevon.gov.uk)

Public Wi-Fi is available in all meeting rooms.