

Mid Devon District Council

Decent and Affordable Homes Policy Development Group

Tuesday, 1 December 2015 at 2.15 pm
Exe Room, Phoenix House

Next ordinary meeting
Tuesday, 26 January 2016 at 2.15 pm

Those attending are advised that this meeting will be recorded

Membership

Cllr P J Heal
Cllr Mrs E M Andrews
Cllr Mrs H Bainbridge
Cllr W J Daw
Cllr Mrs G Doe
Cllr R J Dolley
Cllr R Evans
Cllr J D Squire
Cllr L D Taylor

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 6 October 2015 (copy attached).
- 4 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.

- 5 **Financial update for the six months to 30 September 2015** (*Pages 9 - 26*)
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.
- 6 **Draft Budget 2016/17** (*Pages 27 - 50*)
To receive a report from the Head of Finance considering the options available in order for the Council to set a balanced budget for 2016/17 and agree a future strategy for further budget reductions for 2017/18 onwards.
- 7 **Housing Revenue Account Budget 2016/17** (*Pages 51 - 74*)
To receive a report from the Head of Finance and Head of Housing and Property Services providing an estimate of the budget required for the operation of the Housing Revenue Account (HRA) in 2016/17.
- 8 **Housing Revenue Account Medium Term Financial Plan** (*Pages 75 - 82*)
To receive a report from the Head of Finance providing an estimate of the budget required for the operation of the Housing Revenue Account (HRA) from 2016/17 – 2019/20.
- 9 **Performance and Risk report for the second quarter of 2015-16** (*Pages 83 - 88*)
To receive a report from the Head of Communities and Governance providing Members with an update on performance against the corporate plan and local service targets for 2015/16 as well as providing an update on the key business risks.
- 10 **Severe Weather Emergency Protocol and Extended Winter Provision Protocol** (*Pages 89 - 96*)
To receive a report from the Head of Housing and Property Services. As a member of the Devon and Cornwall Housing Options Partnership (DCHOP) the Housing service recognises that local areas should try to prevent rough sleeping at any time of the year. However, the winter period can present greatest risks to the health of rough sleepers. Therefore a protocol has been agreed with the other LAs in the County.
- 11 **Supply and Demand policy** (*Pages 97 - 120*)
To receive a report from the Head of Housing and Property Services setting out the policy in relation to how the Housing Service will procure accommodation both in and outside the local authority boundary and how it will decide who has priority accommodation in or close to its operational districts.
- 12 **Void Management Policy** (*Pages 121 - 140*)
To receive a report from the Head of Housing and Property Services advising Members of the Void Management Policy.

- 13 **Abolition of Cash Incentive Scheme** *(Pages 141 - 144)*
To receive a report from the Housing Services Manager seeking permission to end the payment of incentives to encourage tenants to downsize.
- 14 **Improvements to Council Properties Policy** *(Pages 145 - 156)*
To receive a report from the Housing Services Manager reviewing the Improvements to Council Properties Policy.
- 15 **Leasehold Management Policy** *(Pages 157 - 168)*
To receive a report from the Housing Services Manager reviewing the Leasehold Management Policy.
- 16 **Devon Home Choice Working Group Report** *(Pages 169 - 174)*
To receive a report from the Devon Home Choice Working Group including its recommendations in relation to Band E.
- 17 **Update on the Wessex Partnership**
To receive a verbal update from the Public Health and Professional Services Manager regarding the Wessex Partnership.
- 18 **Moving to a 52/53 Week Rent Charge** *(Pages 175 - 178)*
To receive a briefing paper from the Housing Services Manager outlining proposals to move from a 48 to a 52/53 week rent charge.
- 19 **Identification of items for the next meeting**
Members are asked to note that the following items are already identified in the work programme for the next meeting:
- Car Park Management Policy
 - Garage Management Policy
 - Recharge Policy
 - Succession and Assignment Policy
 - Tenancy Agreement
 - Budget / HRA update
 - Financial Monitoring

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

Kevin Finan
Chief Executive
Monday, 23 November 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 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

E-Mail: slees@middevon.gov.uk