

Uffculme Parish Council
Minutes of meeting held
Monday 6th October 2025 at Magelake

Meeting Open – 19:01

25.10.01 Apologies for absence

Chairman: Phil Cornish

Present: R Kingdom T Edwards P Blackman G Strawbridge
K Poynton Peter Cornish A Logue

Apologies P Hallchurch M Bodger S Horne S Levick

25.10.02 To approve of the Minutes of Meeting held on 1st September 2025

The minutes were agreed as an official council record. (1 x abstention)

Public Session

There were no members of the public present.

25.10.03 County Councillor's Report

Councillor Clist did not provide a written report and was not in attendance.

25.10.04 District Councillors' Reports

The Lower Culm Ward Councillors provided a written report ahead of time (appended) and Councillor Connor attended to answer any questions raised (there were none). Lots of positive feedback was given for the content provided.

Councillors Bradshaw and Clist did not provide a written report and were not in attendance.

25.10.05 Parish Council Vacancies

The Clerk advised that there are currently 1 live vacancy.

25.10.06 Finance

25.10.06.01 To approve September Financial Statement

The September financial statement was approved as official council minutes.

25.10.06.02 Clerk's Expenses

The Clerk reported on expenses (appended). All in agreement.

25.10.06.06 Grant Request – Ashill Village Hall

Councillor Edwards declared a DPI in regards to this item. All in agreement to remain in the room during discussions (non-participating). Grant request received (appended). Proposed by Councillor Logue, Seconded by Councillor Peter Cornish, all in agreement.

25.10.06.04 Grant Request – Christmas Trees

Grant request received (appended). Proposed by Councillor Poynton, Seconded by Councillor Blackman, all in agreement.

25.10.06.05 Grant Request – Christmas Hamper Appeal

Grant request received (appended). Allocate £500 Proposed by Councillor Edwards, Seconded by Councillor Logue, all in agreement.

Uffculme Parish Council
Minutes of meeting held
Monday 6th October 2025 at Magelake

25.10.06.06 Grant Request – St Mary’s – Baby Scales Bag and Calibration

Grant requests received x2 (appended).

Both Proposed by Councillor Edwards, Seconded by Councillor Blackman, all in agreement.

25.10.06.07 Magelake – Water

The Clerk raised that there had been an undetected water leak at Magelake, which has resulted in a large bill (currently £2000 more than expected for the billing period). This was due to a leak in the urinal systems within the building. Clerk to carry out the following steps:

- 1) Enquire with South West Water as to whether an allowance for the water lost can be applied
- 2) Enquire with the Insurance Company as to whether there will be an increase in future premiums (and to what level) if a claim were to be made.
- 3) Contact Martin (MRH Limited) and request weekly checks are carried out on the systems, including meter reading, to minimise repeated instances of loss.

Proposed by Councillor Edwards, Seconded by Councillor Edwards, all in agreement.

Clerk to report on the issue at the next meeting.

25.10.06.08 Magelake – Dividing Wall

Quotations were received for the dividing wall works and discussed by the Council. Clerk to investigate whether grants for maintenance of the building can include works such as this (improvements). Deferred for further information at a later meeting.

25.10.06.09 AGAR 2025

The Council resolved to receive the final report from the External Auditor (appended). All in agreement.

25.10.06.10 Remembrance Wreath

£60 to be spent on a combination of poppy wreath and donation to Royal British Legion. Proposed by Councillor Kingdom. Motion not moved to vote.

£70 to be spent on a combination of poppy wreath and donation to Royal British Legion. Proposed by Councillor Poynton, Seconded by Councillor Phil Cornish, all in agreement.

Councillor Cornish to lay the wreath on the war memorial during the remembrance parade. All in agreement.

25.09.07 Business Arising

25.10.07.01 Hillhead/Broadpath

A report was provided (appended). No questions were raised.

25.10.07.02 Mole Valley Feed Mill

There was a meeting that took place on 30th September, which consisted of the Green Team, Councillor Kingdom and 2 members of Mole Valley staff. The scaffolding to Bridge Street and closure of the M5 had caused problems for the Feed Mill. Lorry issues at the top of Mole Valley were raised. Tachograph data shows that their own vehicles are not speeding. Some Sunday working has been necessary. The next meeting is due to take place to the start of January 2026.

Uffculme Parish Council
Minutes of meeting held
Monday 6th October 2025 at Magelake

25.10.07.03 Uffculme Men's Club

A report was tabled at the meeting (appended). The Committee Members of the Men's Club are willing to also be involved in becoming Speed Watch volunteers (subject to involvement necessary). The Clerk also advised that an instance had been raised with the Council for discussion with the Men's Club. The Committee were approachable and keen to resolve the items raised and put in place measures to eradicate repeated instances.

25.10.07.04 Uffculme Bowling Club

No updates were provided.

25.10.07.05 Green Team

No updates were provided.

25.10.07.06 Allotments

No updates were provided.

25.10.07.07 Parish Maintenance Update

The Clerk advised of a fire that was caused in the public toilets. The parents of the children who are responsible have come forward and are willing to pay for the damage caused. Quotations to be sought for discussion.

It was also advised that there is PCC funding available for CCTV installations. Clerk to investigate further and apply.

Oak trees on Commercial Road were raised as a potential maintenance issue – Clerk advised that instances such as these should be reported on the DCC "Report It" website for action to be taken.

25.10.07.08 Traffic and Speeding Issues/Community Speed Watch

A report was provided by Councillor Logue (appended). No question were raised.

Councillors Hallchurch and Edwards to arrange for locations for the 20MPH signs in Ashill to be confirmed, in order to progress with the scheme for the 3 rural areas. Clerk to contact Highways to confirm that the divert route for M5 closures are on the major road networks and not via the villages.

25.10.07.09 Schools Update

No updates were provided.

25.10.07.10 Uffculme Village Hall

The hall are very pleased with the chairs and recent works. Next meeting 3rd Wednesday of October. Councillor Phil Cornish to ask about members becoming Speed Watch volunteers. It was also raised that there has historically been a "no cycling" sign to the patio area and that there has been a recent incident with ASB with youth on bikes (not reported to the police) – Councillor Phil Cornish to raise this with the VH Committee.

25.10.07.11 Magelake Committee / Repairs

No updates were provided. Meeting to be arranged for November.

25.10.07.12 Youth Working Group

A written report was received (appended). Ashill are open to the idea of hosting for rural areas. Possibility of gaming bus and similar, with DBS working, as a pop up approach. To be investigated further.

Uffculme Parish Council
Minutes of meeting held
Monday 6th October 2025 at Magelake

25.10.07.13 Community Crisis (previously Ukrainian Crisis)

No updates were provided.

25.10.07.14 Play Areas

Works are now fully completed, with annual inspections due to take place in October.

Clerk awaiting 3x quotations for exercise bars for Highland Terrace playpark. Positive feedback was provided for the works carried out to Ashill.

25.10.07.15 Community Road Warden Scheme

A report was tabled at the meeting (appended). Pippins Field still outstanding for review.

25.10.07.16 Housing Needs Survey

The results of the Housing Needs Survey were discussed (appended). No further comments to raise, outside of those made by the Clerk, for feedback to the organisers or MDDC. All in agreement.

25.10.08 Police Report

A report was provided (appended). It was raised that it is unclear whether the instances are repeat offenders or new and also that there is a lack of follow up action and results from the offences reported on.

25.10.09 Clerk's Report

The Clerk submitted a report (appended).

No questions were raised.

Meeting Close: 20:55

The next meeting of the Council will be held on Monday 3rd November, subject to confirmation by the Clerk.

October Monthly Report

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Thomas Dolan and Ms C Mohan

Site at: Land at NGR 305111 111808 (Adj. Pleasant Streams) Uffculme Devon

Application No: 25/00046/OPDEV

Appeal Ref No. APP/Y1138/C/25/3368147

Alleged Breach of planning control - Unauthorised engineering works

A public enquiry will be held at Phoenix Chamber 1&2 28 October at 10:00am. The enquiry is scheduled to last for two days.

National Policy Update

As we know there has been a few ministerial changes recently but the commitment to national housing delivery target of 1.5 million homes remains. We have no indication that government is reconsidering its position on Local Government Reorganisation (LGR) or that it has changed the timeline.

The local policy position: the known position remains unchanged. However, there is some emerging clarity as further detail emerges. There is Exeter City's proposal to expand to cover an additional 49 parishes in East Devon (28), Teignbridge (15) and Mid Devon (6) area.

It appears that there are now broadly three or four likely proposals being worked up by Devon authorities for final submission to government.

- a) The 451/145 model, supported by 8 of the 11 councils (including MidDevon)
- b) The Plymouth proposal, which sees them wish to expand to take over 13 parishes currently within the South Hams area.
- c) The Exeter proposal, which sees Exeter wishing to become a unitary council on its own, with the remainder of Devon as either one or two administrative areas.
- d) The county council proposal for one single council covering the whole of Devon, leaving Plymouth as an existing unitary area (and possibly leaving Torbay, subject to final considerations by DCC's cabinet).

Each of these proposals will be assessed against the criteria as set by government, and there is no one 'right' answer that performs the best across all metrics.

I have attached a link courtesy of Centre for Governance and Scrutiny which includes a roadmap and also a little about other authorities who have become unitaries – worth a read.

[Scrutiny and local government reorganisation - a practice guide - CFGS](#)

There will be a full formal public consultation exercise conducted in 2026 as part of the statutory LGR process

State of the District Debate Wednesday 17 September.

The State of the District debate provided a valuable platform for discussing the ongoing Local Government Reorganisation, with contributions from all those that attended. The evening began with updates from the Leader of the Council and Chief Executive, who outlined the current status and strategic direction of the reorganisation process. Somerset Council shared p from both Council and local parish perspectives. Chair of the Devon Association of Local Councils, Liz Brookes-Hocking touched on the importance of communication. The Head of Finance, Property and Climate Resilience, Paul Deal addressed governance and financial implications, including assets management and budgetary considerations. In addition we were treated to a forward-looking session on climate change led by Cllr Natasha Bradshaw, highlighting environmental priorities within the reorganisation framework. The evening concluded with a panel discussion encouraging open dialogue and questions from attendees. Overall, the event fostered collaboration, transparency, and shared learning across councils and communities in preparation as the reorganisation process progresses.

I have attached the transparency link which shows Mid Devon's assets –I am advised that it is a work in progress if you pick up an error or omission please let democratic services know.

<https://www.middevon.gov.uk/your-council/access-to-information/transparency-code/> There will be a full formal public consultation exercise conducted in 2026 as part of the statutory LGR process

The Deputy Chief Executive (S151) officer Andrew Jarrett has kindly agreed to produce a short briefing around assets for next month's report. This will cover the concept, process, and procedure of how assets might be acquired. It is being written to provide greater understanding and transparency.

Annual Clerk's meeting

This meeting usually happens towards the end of the year. However, in light of Local Government Reorganisation and Devolution it is likely that a more suitable time for the meeting will be just after Easter 2026. We will also know more about budgets then. I'll keep everyone updated as we hear more.

Pots and Pans Collections Have Started!

Following a successful three month trial of collecting old and unusable pots and pans earlier this year in Willand, Uffculme and the surrounding rural communities the collection of old and unusable pots and pans will become a permanent recycling fixture across the district with effect from Monday 15th September

Can YOU Recycle MORE?!

We need to recycle everything we can including cardboard, paper, plastic, tins, cans, glass and put them into the right containers! The more we recycle the greater we reduce our carbon footprint but also the Council receives more income which helps us deliver the service at a cheaper cost. We also keep our beautiful district clean and tidy.

Research has found that if residents move a few kilograms of their waste into their recycling collection every year, it raises our recycling rate by 1%. This helps bring in additional funding to the Council which we can then reinvest back into our services to make them even better. We can all become recycling champions and help raise our recycling rate.

Please email us at bin-it123@middevon.gov.uk or call 01884 255255 for any more recycling containers needed and advice on how to recycle more.

Grand Western Canal Joint Advisory Committee meets Monday 6th October – I'll report back on the outcome.

Residents might be interested to note that a Children's book about our own Grand Western Canal is being published in January – author Margaret A Rice. There are six stories arranged into two series – with a family theme. They feature stories about the animals, birds and people who live and work on the canal and the family who own the horse drawn barge.

Free Work Shops for Mid Devon Businesses – Bid Writing Master Class.

This Bid writing masterclass series is available for Mid Devon businesses as part of the Prosper programme. Please feel free to share this opportunity with our local business community.

[Prosper](#) is hosting a series of free masterclasses, introducing businesses to the craft of writing winning bids. Delivered by Tender Victory, each masterclass will guide businesses through the intricacies of crafting a winning bid, from understanding the basics of bid writing, identifying the right opportunities, and demystifying the jargon.

Ideal for anyone new to bid writing as well as those looking to enhance their tender writing skills, each masterclass will equip your business with the tools and confidence to write bids that stand out!

Find out more and book your free ticket here:

[The Beehive, Honiton, Wednesday 22nd October, 10-2](#)

[The Bookery, Crediton, Thursday 13th November, 10-2](#)

These workshops are delivered by Prosper, a UK Shared Prosperity Funded business support programme, delivered by Devon County Council in partnership with Mid Devon District Council, East Devon District Council, and Exeter City Council.

For more information about Prosper, please visit

www.heartofswgrowthhub.co.uk/prosper-sign-up

Prosper is funded by the UK Government and is receiving up to £181.790 of Shared Prosperity Funding (UKSPF). The Ministry of Housing, Communities & Local Governments is the managing authority for these funds. The accountable body for this programme is Devon County Council.

sign up to receive the Mid Devon Business

e-newsletter: [Mid Devon District Council](#)

If I can help in anyway please feel free to contact me via email
GDuChesne@middevon.gov.uk

Uffculme Parish Council
September 2025 Income and Expenditure Summary

Current Account

Balance at 31 August 2025 **1,866.82**

Income Received

-

Expenses Incurred

02/09/2025 HMRC	Tax and NI (April - August)	1,006.10
02/09/2025 Devon County Council	Pension Contribution - August	183.63
02/09/2025 Gemma Cole	September Wages	1,073.92
08/09/2025 Gemma Cole	September Wages (top up)	127.37
15/09/2025 Net World Sports	MUGA Net	446.94
15/09/2025 Uffculme Village Hall	Grant	8,209.46
15/09/2025 Defib4Life	Defibs (x3) and Cabinet	3,216.00
15/09/2025 Belinda Martin	Litter Picking - August	408.55
15/09/2025 Pickerings	Community Fridge - August	111.13
15/09/2025 Jess Lucas	Extras - Cemetery	260.00
15/09/2025 Jess Lucas	Bins - August	100.00
15/09/2025 S Lait	Public Toilets - Cleaning - August	220.00
15/09/2025 MDDC	Play Park Inspections - 2025-2026	3,729.60
15/09/2025 Coldharbour Mill	Grant	5,000.00
24/09/2025 Tamar Telecom	Clerk's Phone	14.42
29/09/2025 Jess Lucas	Grass Cutting Contract	1,712.50
29/09/2025 Lloyds Bank	Account Fee	4.25

25,823.87

Transfers to/from Reserve Account

26,000.00

Balance carried forward to 1 October 2025 **2,042.95**

Reserve Account

Balance at 31 August 2025 **134,691.96**

Income Received

09/09/2025 Lloyds Bank	Interest	84.73
------------------------	----------	-------

84.73

Expenses Incurred

-

-

Transfers to/from Reserve Account

- 26,000.00

Balance carried forward to 1 October 2025 **108,776.69**

Gemma Cole
Uffculme Parish Council Expenses

Date	Payee	Detail	Net	VAT	Gross
21/07/2025	Post Office	Postage	1.70	-	1.70
31/07/2025	L&S Engineers	Replacement Keys (Toilets)	4.94	0.99	5.93
10/09/2025	Post Office	Postage	3.15	-	3.15
			9.79	0.99	10.78

From: Terry Edwards [REDACTED]
Sent: 17 September 2025 10:59
To: Gemma Cole
Subject: Ashill Village Hall
Attachments: floor quote 2.docx; chairs.jpg; chair trolley.jpg; pool table dolly.jpg; chair trolley.jpg

Dear Gemma

Please find enclosed a quotation for the re sanding and varnishing of Ashill Village Hall, this is part of the continual upgrade of the hall following on from the new lights and painting carried out in the last 12 months with kind grants from the Parish Council.

On behalf of Ashill Village Hall Committee I would be grateful if you could consider this application at your next meeting.

As we intend to re sand and varnish the hall it makes sense to protect it and I have attached prices for a pool table dolly and chair dolly to stop these scratching the floor when being moved.

Regarding the meeting room we would like to make this more inviting for users at the hall and I have attached prices for a high table and 4 chairs, similar to the ones in Magelake where we have our meetings and would be grateful if the Parish Council could consider funding this as part of the monies allocated to the village hall.

The total cost for the above is £4,749.60.

Kind regards
Terry Edwards
Secretary Ashill Village Hall

From: Susan Kidd [REDACTED]
Sent: 12 September 2025 17:06
To: Gemma Cole
Cc: [REDACTED]
Subject: Festival of Christmas Trees-St Mary's Church

Hi Gemma,

It's that time of year again and I am talking about Christmas Trees.

I am hoping that you will be able to help us with funding this again this year. I would like to request from the Parish Council a grant of £300 for this project.

As you know from previous years, this is a community project running alongside the 'Uffculme Light Switch On'. The event attracts support from a large section of community groups from the Scouts to the W.I. and is very well attended on the evening of the 'Light Switch On'. In addition during the event we shall be fundraising for CHAT in Tiverton.

In anticipation of you being able to support us.

Sue Kidd.
(On behalf of St Mary's Church)

From: Michael Warren [REDACTED]
Sent: 29 September 2025 20:00
To: clerk@uffculmeparishcouncil.gov.uk
Subject: Christmas Hamper Appeal

FAO Gemma Cole

On behalf of Uffculme Community Fridge, I am writing to make our request for support from the Parish Council for the above Appeal.

The Parish Council provided very generously in 2024 & offered to repeat the offer again in 2025 & it is my responsibility to get the ball rolling again.

I trust that this is an anticipated request & that you are willing to repeat the 2024 offer.

Can you please respond to this email to let me know whether I have understood the position correctly?

Last year we assembled around 30 hampers, for around 60+ people plus children; our focus is for those for whom Christmas presents some financial difficulties and compromises.

I am willing to talk this through with you or anyone else from the Parish Council.

Thank you,

Mike Warren

Sent from my iPad

From: Claire Nichols [REDACTED]
Sent: 01 October 2025 15:30
To: Gemma Cole
Subject: Baby scales case

Hello Gemma,

Thanks so much for your phonecall, you are a total star! I have been busily searching for bags and messaging various organisations who might be able to host the scales too. I've emailed the calibration company you suggested and will await their reply.

I would like this bag if the PC would be prepared to fund it: Seca Carry Case for Baby Scales 384 & 385

Direct from SECA £47.99 + £10 delivery (!)

<https://uk.secashop.com/accessories/seca-413/4130000009>

Medisave (on backorder) £52.79 (looks like that's free delivery)

https://www.medisave.co.uk/products/seca-carry-case-for-baby-scales-384-385?_pos=2&_sid=2e084b3f3&_ss=r

Dorset nursing £45.54 + £4.75 delivery (cheapest)

<https://www.dorset-nursing.co.uk/surgery-and-health-monitoring/height-measures/carrying-case-for-baby-scales-seca-385-or-seca-384.html>

Do let me know what they decide

Thanks again

Claire

--

Claire Nichols

[REDACTED]

From: Claire Nichols [REDACTED]
Sent: 18 September 2025 14:38
To: Gemma Cole
Cc: Tony Kidd
Subject: Request for funding from Parish Council

Hello Gemma,

Since the pandemic the number of places babies can be weighed has dwindled and so there has been a rise in the number of baby groups and libraries having their own set of scales. We purchased a set of baby weighing scales with a grant from Uffculme Trust last year. These need yearly calibration to ensure they stay accurate. Over the last twelve months Action For Children, who helped organise calibration of these scales, has stopped this service. It is essential to have scales calibrated as incorrect scales can cause a huge amount of worry to parents.

I did investigate gathering enough local scales together and having an engineer visit us but that's not economically viable. I have also tried to find alternative calibration services however because we are not a big organisation the only company who offers this service is the manufacturer Seca.

I wondered whether the Parish Council would consider funding the calibration as the baby weighing scales are a community asset.

Return to seca – Customer to arrange initial delivery to seca.

- 1 x scale - £69.99ea + £9.99 return shipping – (£79.98 + vat)

If this is something that the Parish Council would consider then I can liaise with Warm Space to see whether they would like to have the scales on offer when they run the sessions later in the year.

Do please let me know

Claire

cc'd in Tony Kidd, St Mary's Treasurer

--

Claire Nichols

[REDACTED]



Customer number



Bill date 22 July 2025



Uffculme Parish Council



Want to get in touch?

Go to source4b.co.uk

- find answers to your questions
- pay your bill
- give us meter readings... and more

Your water bill

For services at Parish Hall Madge-Lake Uffculme
5 April 2025 to 21 July 2025


Balance before this bill ▶ see details	£0.00
On this bill	
Water charges ▶ see details	£1,150.43
Sewerage charges ▶ see details	£1,847.10
Total charges on this bill	£2,997.53

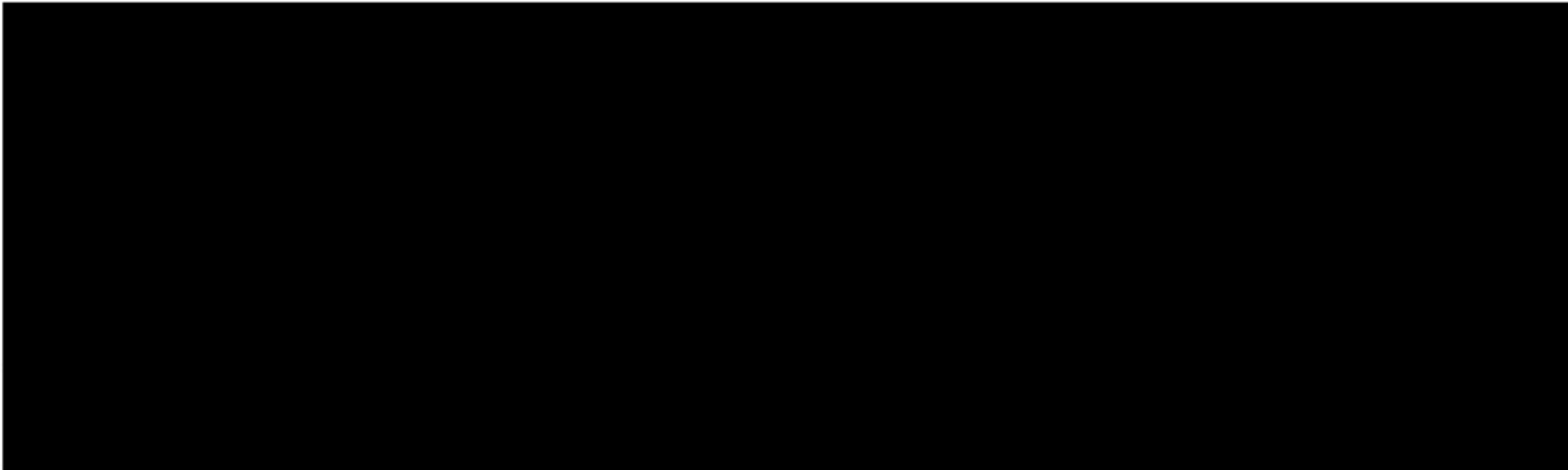
Please pay **£2,997.53**
within 14 days

Simplify payments with
Direct Debit.

Enjoy convenience, safety, and avoid
late payments charges. Sign up today
at source4b.co.uk/dd

Please pay this instalment within 14 days

bank giro credit 





Customer number



Bill date 22 July 2025



The details

For services at Parish Hall Madge-Lake Uffculme
5 April 2025 to 21 July 2025



Balance before this bill

Your last bill	£391.98
Payment - thanks ▶ 8 Jul 2025	£391.98 CR
Balance before this bill	£0.00



Water charges (SPID: 3028218100W16)

Usage charge	395 cubic metres at £2.8392 each	£1,121.49
Fixed charge	£97.81 ÷ 365 days x 108 days	£28.94
Total water charges		£1,150.43



Sewerage charges (SPID: 3028218100S13)

Usage charge	395 cubic metres at £4.8473 x 95%	£1,819.01
Fixed charge	£94.91 ÷ 365 days x 108 days	£28.09
Total sewerage charges		£1,847.10

Want to get in touch?

Bill, payment or account helpline
0344 406 8053

- Mon to Fri 9am to 5pm
- see back of bill for call charges

Meter readings



Latest reading

4 1 0 7 Read by us on
21 Jul 2025

Previous reading

3 7 1 2 Estimated on
4 Apr 2025

Cubic metres of water used

3 9 5

What is sewerage?

Your sewerage charges are for foul, surface water and highway drainage.

If you think your property does not discharge surface water into our sewers, please call us on 0344 406 8053.

Why does the sewerage usage charge include a percentage?

We work out your sewerage charges based on the amount of water you've used. But because some of the water you've used doesn't go into the sewer, we only charge you for a percentage of the water used.



Stay ahead of rising costs.

Secure your water and wastewater retail tariffs for 1, 3 or 5 years with our low cost dual tariff option. No interruptions and no hidden charges. Make the switch today.

source4b.co.uk/switch

Section 3 – External Auditor’s Report and Certificate 2024/25

In respect of **Uffculme Parish Council – DV0367**

1 Respective responsibilities of the auditor and the authority

Our responsibility as auditors to complete a **limited assurance review** is set out by the National Audit Office (NAO). A limited assurance review is **not a full statutory audit**, it does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and hence it **does not** provide the same level of assurance that such an audit would. The UK Government has determined that a lower level of assurance than that provided by a full statutory audit is appropriate for those local public bodies with the lowest levels of spending.

Under a limited assurance review, the auditor is responsible for reviewing Sections 1 and 2 of the Annual Governance and Accountability Return in accordance with NAO Auditor Guidance Note 02 (AGN 02) as issued by the NAO on behalf of the Comptroller and Auditor General. AGN 02 is available from the NAO website – <https://www.nao.org.uk/code-audit-practice/guidance-and-information-for-auditors/>

This authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The authority prepares an Annual Governance and Accountability Return in accordance with *Proper Practices* which:

- summarises the accounting records for the year ended 31 March 2025; and
- confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

2 External auditor’s limited assurance opinion 2024/25

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

Other matters not affecting our opinion which we draw to the attention of the authority:

None

3 External auditor certificate 2024/25

We certify that we have completed our review of Sections 1 and 2 of the Annual Governance and Accountability Return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2025.

External Auditor Name	PKF LITTLEJOHN LLP		
External Auditor Signature		Date	16/09/2025

Broadpath/Hillheads Quarry

Meeting 14th July 2025

There are 3 meetings a year at the quarries with representatives from Aggregate Industries, Elected Members from MDDC. Parishoners, Mid Devon Officers, Valencia and Uffculme Parish Council, Environment Agency, Burlescombe PC

It was decided that Trevor Emms, John Bell and Esther Hagelstein would now represent the parishioners of Uffculme and not the Parish Council.

Malcom Bodger, Katharine Poynton and myself now represent UPC.

Matters arising from the previous meeting included the discharge of water from Valencia site onto Bridleway 60. Malcolm had a video of this discharge and shared it with Aggregate Industries.

Regarding Bridleway 60 AI are prepared to provide materials to DCC to effect repairs.

UPC to chase up,

Planning Applications submitted for Photovoltaics DCC/4419/2025..this has now been received by UPC and commented on.

DCC/4424/2025 Penslade development, this has been received by UPC and a detailed response sent.

DCC have requested more info on Penslade with reference to Biodiversity, Hydrology, and landscaping

Terms of Reference of the Committee , as Ray Radford stood down I proposed that Councillor Clist be appointed vice chair.

Houndaller Phase, variations of conditions dated 15th January 2025 which allows the site to be returned more advantageously to natural conditions after works, including habitat for badgers and bats.

The quarries are currently extracting 325,000 tonne of sand and gravel which is similar to previous years.

Asphalt plant is to be moved to the quarries, this will replace the one at Westleigh, this will probably be complete in 2027. There is a revised layout for the plant and regrading of the earth bank proposed.

The licencing application for Hillheads Farm was briefly discussed.

Next meeting 10th November 2025 at 1.30pm at the quarries.

Uffculme Mens Club

Meeting 10th August 2025

The mens club committee generally meet on the 2nd Sunday of every month.

I have asked for a copy of their constitution as there are discrepancies on a couple of issues that I may be able to help with.

The Mens Club own and let out the attached flat . They are looking to separate the water supply as it currently runs off the clubs meter.

There are various works needed at the club both maintenance and proposed improvements. They will obtain quotations for these and submit them to UPC for consideration in due course.

While the club is primarily for men, women are allowed at certain times and they are now allowed in on Saturdays after 3.00pm.

The bank balance is a healthy [REDACTED]

The members have issues with speeding through the village and are supportive of CCTV being installed.

They are making preparations for their Christmas meat Draw.

Terry Edwards

Youth Working Group

Have contacted headteachers of Uffculme primary and secondary schools to follow up discussions during summer term about implementing the youth survey as part of the upcoming school year curriculum (e.g. IT, HPSE in KS3/4). If workload is an issue, will offer to create online survey to distribute.

Possibility of using No 11 as a venue for youth activities suited to café-style tabletop setting (board games, video games/smartphone games with social features). Possibility for formal youth group if numbers/timing allows.

The owners want to use it for community events but need to determine viability of covering upkeep with fundraising/grants. Storage space available, so possibly a venue for arts & crafts groups or drama groups with costumes/props that need storage. Current ideas include emulating Warm Space model and offering a Saturday community cafe for village residents. Another idea was to try establishing a "Library of things" so residents can take out books, board games, appliance, tools, etc. that they might only need for a single activity and not wish to buy.

Police Working Group

Updated the crime data spreadsheet and graphs for incidents within Uffculme (LSOA: Mid Devon 003A and surrounding parishes) As of this report, the most recent data are from August 2025.

Spike in reported ASB incidents in June (6 compared to 3 in Jan, 3 in May) but no reported incidents in July and August despite summer holidays (?). As with last year, there was a spike in violence and sexual offences incidents in August (10 vs. a range of 3-7 over prior months).

Will contact local liaison to query the reasons for so many “unable to prosecute suspect” outcomes.

Traffic Working Group contribution

Ongoing concerns raised regarding speeding on the B3440/Uffculme Rd (vehicles exceeding 30 mph near Lucombe Park), and Commercial Rd (vehicles exceeding the 20 mph limit).

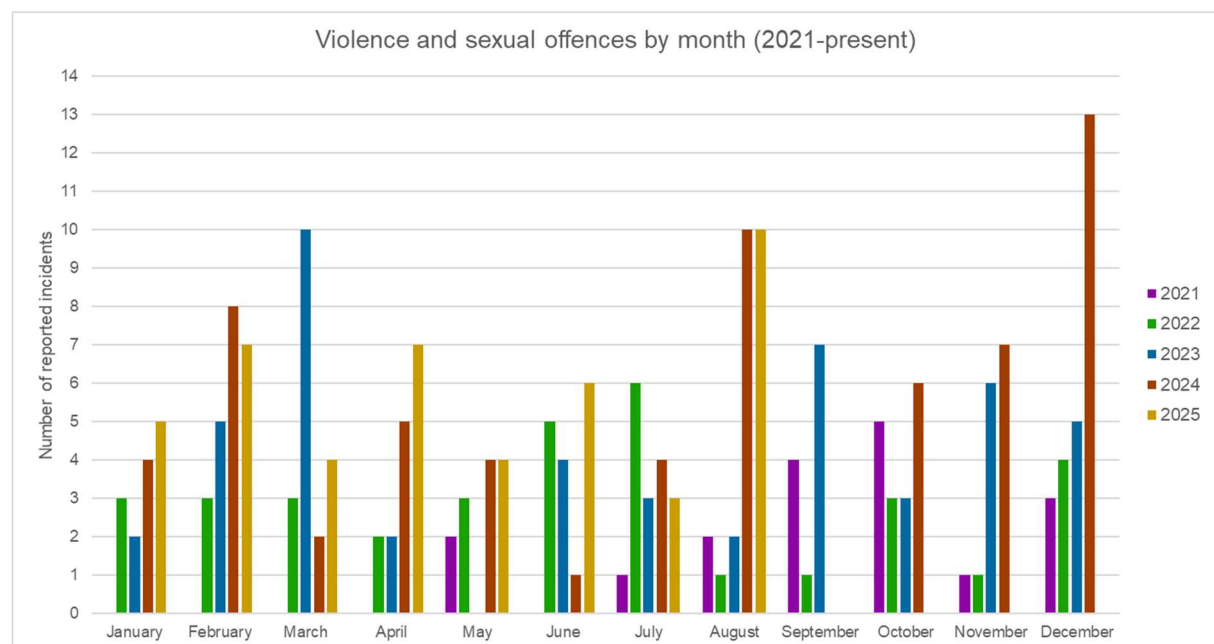
Using that road every weekday, it is clear many drivers – including those in delivery vehicles and HGVs – are still slowing down far too late and travelling at more than 20 mph despite the narrow roads through Uffculme village.

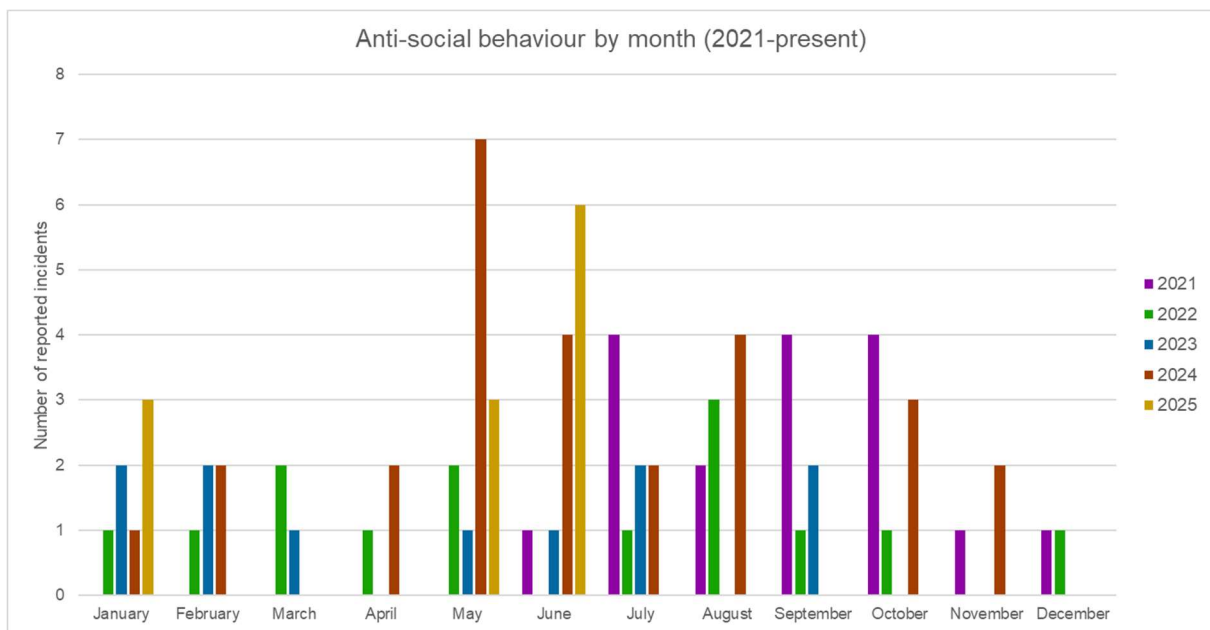
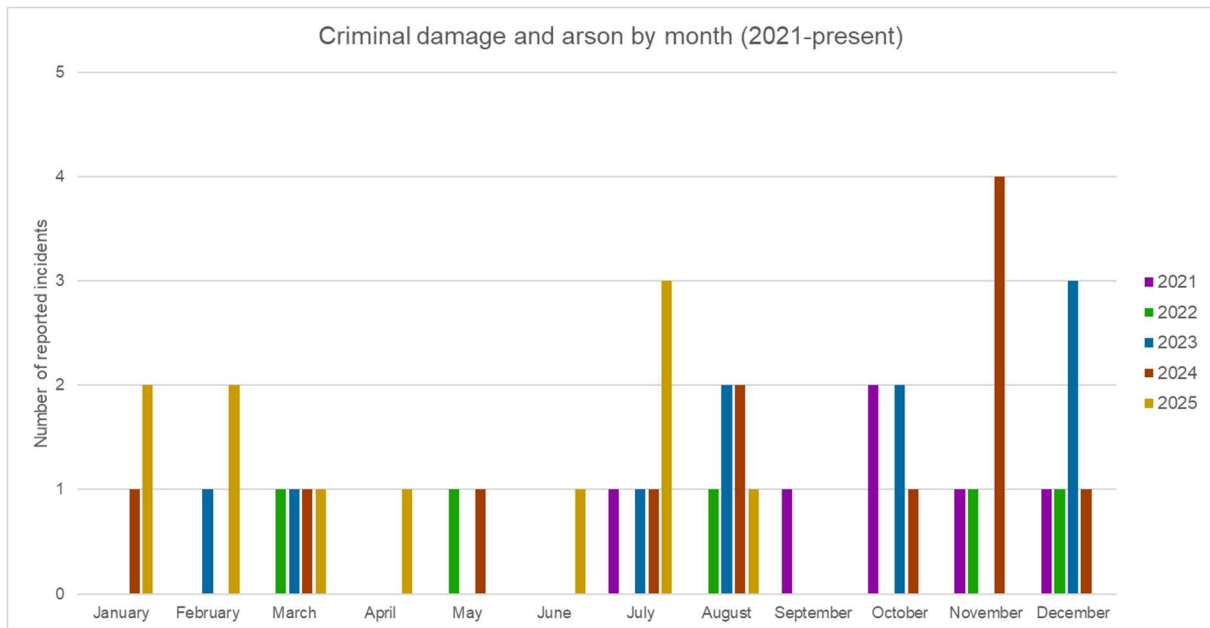
Cullompton Police conducted speed enforcement checks of inbound traffic at the bus stop near Lucombe Park (mid-September) and used social media posts to encourage volunteers to join the Community Speedwatch initiative. Claimed most motorists were within the speed limit (30 mph at that point) and the few speeding were “dealt with accordingly”. Will contact local liaison to see if we can get actual figures (cars passing, average speeds, excess speeds).

Will also contact the CSW Coordinator to see if there has been any increase in volunteers as there was no renewed interest after the AGM and the two active members struggle to find a third volunteer to meet the minimum number needed.

Tables and figures:

Year-Month	Crime classification											
	Violence and sexual offences	Criminal damage and arson	Drugs	Possession of weapons	Anti-social behaviour	Public order	Robbery	Burglary	Vehicle crime	Bicycle theft	Other crime	Other theft
2025-01	5	2	0	0	3	0	0	0	1	0	0	0
2025-02	7	2	1	0	0	1	0	3	0	0	0	1
2025-03	4	1	1	0	0	2	0	1	0	0	0	0
2025-04	7	1	0	0	0	0	0	0	0	0	2	1
2025-05	4	0	0	0	3	0	0	0	0	0	0	0
2025-06	6	1	0	1	6	0	0	0	0	0	1	0
2025-07	3	3	0	0	0	0	0	1	0	0	1	0
2025-08	10	1	0	0	0	0	0	0	0	0	1	1
2025-09	0	0	0	0	0	0	0	0	0	0	0	0
2025-10	0	0	0	0	0	0	0	0	0	0	0	0
2025-11	0	0	0	0	0	0	0	0	0	0	0	0
2025-12	0	0	0	0	0	0	0	0	0	0	0	0





Uffculme Parish Council

Road Wardens scheme

We are slowly making progress on the above scheme.

The interest is still there from the members in Uffculme, Craddock and Ashill.

We have now had access to a form from DCC to actually order materials and equipment which I have filled in and returned.

The interesting point is that I thought that 15 containers of tarmac { each one will fill a small hole} would be a good number to start with, Unfortunately if we order less than a pallet full which is 52 containers we would have to pay £40 for a small load delivery.

So obviously I have ordered 52, they have a shelf life of 6 months but we can share there with neighbouring parishes,

Hopefully we can start making further progress and actually start filling potholes,

Terry Edwards

19th September 2025

***Draft* Uffculme Parish Housing Needs Report**



Produced by: Devon Communities Together

On behalf of: Mid Devon District Council

Date: July 2025



**Devon Community
Housing Hub**



Contents

- 1. Executive Summary**
- 2. Aims of the Survey**
- 3. Survey History, Methodology and Response**
- 4. Introduction and Information about Uffculme**
- 5. General Survey Findings**
- 6. Assessment of those wishing to move home within next 5 years**
- 7. Assessment of those in need of affordable housing**
- 8. Housing Aspirations of Older People**
- 9. Conclusions – Future Housing Need for Uffculme**

Please note all documents produced by Devon Communities Together under this Contract are the intellectual property of Devon Communities Together and ownership of such documents will rest with Devon Communities Together. If this document is used by any organisation other than the client to support a development, then a fee will be charged. Details of this fee can be obtained from the Community Housing Coordinator at Devon Communities Together.

Devon Communities Together
1 Northleigh House,
Thorverton Road, Exeter. EX2 8HF
Tel 01392 248919

www.devoncommunities.org.uk

1 Executive Summary

Principal Conclusions

The survey identified a need for at least 23 affordable homes within the next 5 years.

Key findings

General Findings

- 1307 surveys were delivered and 219 survey forms were returned. The response rate was 17% which is slightly below the normal range for responses to Housing Needs Surveys.

Affordability

- The survey found 23 households with a local connection in housing need who could not afford to buy or rent on the open market and are not in adequate housing.
- There were an additional 3 households who appeared to be adequately housed in suitably sized local authority or housing association homes who have not been included in the table below.
- There is a requirement for 4 of these properties to be suitable for households which include someone with a disability.
- A breakdown of the size and tenure requirements is provided below.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Social / Affordable rent	9	3	6	3	21
Low cost home ownership	0	1	1	0	2
Total	9	4	7	3	23

For further detailed analysis please see Section 7.

Housing Needs of Older People

- The majority 99 (70%) of older households have no plans to move.
- There are a small number of older households (16) who wish to move and remain the Parish, 6 of these have a local connection and need affordable housing.

Other Findings

- 1307 surveys were delivered and 219 survey forms were returned. The response rate was 17%.
- 70% (153 responses) of those who answered the question said they would be in favour of a small development of affordable housing for local people and 26% (56 respondents) were against. 10 (4%) households did not answer this question.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the parish and those wishing to return;
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs;
- To establish the views of the whole community on future housing in the parish.

3. Survey history, methodology and response

3.1 History

Mid Devon District Council in conjunction with Uffculme Parish Council commissioned this survey to assess future local housing need. After discussions with both Councils survey forms were finalised and 1307 forms were posted to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 18th June 2025.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. The survey form was in 3 parts. The first section asked questions about the respondents' household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the parish. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form. The third section was aimed at parishioners aged over 55 to gauge the specific needs of older residents.

The methodology is based on identifying actual numbers of households in housing need and is not used to project future need.

3.3 Response

- 219 surveys were returned. An email reminder was sent to those registered for the Parish on the Housing Register with an email address on 28th May 2025. The response rate was 17% which is slightly below the normal range for responses to Housing Needs Surveys.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 60 were returned with some, or all of Part 2 completed.
- 192 (88%) respondents stated that they live in the Parish of Uffculme, 16 stated that they live elsewhere in Mid Devon, one was of no fixed abode, 3 were from further afield and 7 did not answer the question.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

4. Introduction and Information about Uffculme.

4.1 Overview of Uffculme.

Uffculme is a parish within the Mid Devon District Council area in the Blackdown Hills. The nearest large town is Tiverton which is 10 miles away. The town has excellent road links to both Exeter and Taunton and beyond being 6 miles away from the closest junction of the M5 motorway. Tiverton Parkway Railway station is 4 miles away. From here there are services to London, Bristol, Plymouth and beyond. There is also a regular bus service linking Uffculme to Tiverton and Cullompton.

The village of Uffculme has a primary school and secondary school serving the local area. There is a range of churches including St Marys Church of England Church. There is also a village hall and a pub in the Parish. There is a Post Office, a library and a convenience store. There are also a number of community groups and a gym within the Parish.

4.2 Population Figures

In the 2021 census the population of the Parish was 3000 people living in 1300 households (this number only includes homes that have a main resident). More information can be found at <https://www.ons.gov.uk/visualisations/customprofiles/build/>. Details from the 2021 have now been published as estimates, which means that the total number of households varies slightly depending on the data set that is being used and the results have been rounded to the nearest 10 or 100. As the detailed results from the 2021 Census at Parish level are not yet readily available the following information is taken from the 2011 Census.

The 2011 Census indicates that there were 2974 people living in 1302 households. Of the 1302 households 1266 (97%) had at least one usual resident with the remaining 36 (3%) homes being either empty homes, second homes or holiday homes.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. It is of note that 54% of dwellings are detached or semi detached houses and bungalows, which usually represent the more expensive end of the housing market, with only 36% terraced houses, bungalows and flats which represent the entry level property type for many aspiring homeowners.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
476 (37%)	350 (27%)	354 (27%)	113 (9%)	9 (1%)	1302

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.¹ See note below. It is of note that 13% of dwellings with a 'usual resident' are one bedroom homes, whilst there are 358 (28%) households from this total that are one person households. However the percentage of one bedroomed homes in Uffculme is higher than in many rural Parishes within the County.

¹ This table only gives details for 1266 of the total 1302 dwellings. This is because there is no data on bedroom numbers for the 36 empty homes, second homes or holiday lets in this dataset.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
159 (13%)	369 (30%)	404 (32%)	334 (26%)	1266

When viewed together these tables indicate that there is an under-representation of terraced houses and flats in the Parish and the proportion of one bedroom homes (13%) does not reflect the number of single person households. These are often the types of homes that enable entry to the housing market.

4.5 Property Prices and Rent

To assess whether a household can afford to buy or rent in the open market it is necessary to look at the cost of an entry level property in the local market. For open market purchase information on recent house sales and current listings is analysed. For rented housing information on current rent costs provided by respondents to the housing needs survey are compared with rents of properties currently on the market. From this information, we can establish typical housing costs to assess affordability.

When background research was carried out on 20th June 2025² there were 28 properties for sale with a value of £800,000 or less on the Rightmove website (see note 2) which were used as comparators to establish typical housing costs. The one and two bedroom properties used were within 3 miles of the Parish and the three bedroom and larger were within one mile of the Parish. There were 3 one bedroom homes, 10 two bedroom, 10 three bedroom and 5 properties with 4 or more bedrooms for sale. Of those that are listed the cheapest property was a one bedroom flat with an asking price of £125,000. The cheapest 2 bedroom home was £127,500 and the cheapest 3 bedroom home was £230,000. There were a number of 4 bedroom homes that were available within the same price range as the three bedroom properties on the market the cheapest of which was £300,000.

Research to establish rental costs was also carried out on 20th June 2025 when there were 10 properties advertised for rent or under offer within 3 miles of Uffculme. Additionally information on rent costs was provided by 12 survey respondents who are in private rented accommodation in the Parish. Information on rent levels from both sources has been relied on to establish entry level rent costs in the Parish. It is possible that rent levels for new lettings will be higher. It is of note that the local housing allowance is lower than the estimated entry level cost for one bedroom properties making accessibility even harder for households needing a one bedroom home who are dependent on benefits to meet their housing costs.

The figures used to assess affordability are set out in Table 3.

Table 3

Size	Property price	Weekly rent	Local Housing Allowance
1 bedroom	£130,000	£143.08	121.97
2 bedroom	£184,000	£193.08	157.64
3 bedroom	£314,000	£272.19	189.86
4 bedroom	£393,000	£291.00	253.15

² Information on both properties for sale and rent was taken from Rightmove.co.uk on 20th June 2025. Retirement, Park Homes and properties over £800,000 in value are not included as comparators.

There are currently 176 general needs homes and 40 homes which are designated as sheltered council/housing association owned properties recorded within Uffculme making a total of 216 homes. 68 of these are 1 bed homes, 113 two beds, 33 three beds and 2 are 4 bed homes. It is possible that there are more council / housing association properties in the Parish as not all housing associations return information on their stock. There have been 24 lettings last 2 years (10 x one bedroom homes 14 x 2 bedroom homes). It is not anticipated that lettings of current affordable housing stock will have a significant impact on future need figures.

5. General Survey Findings

5.1 In favour of a small local development

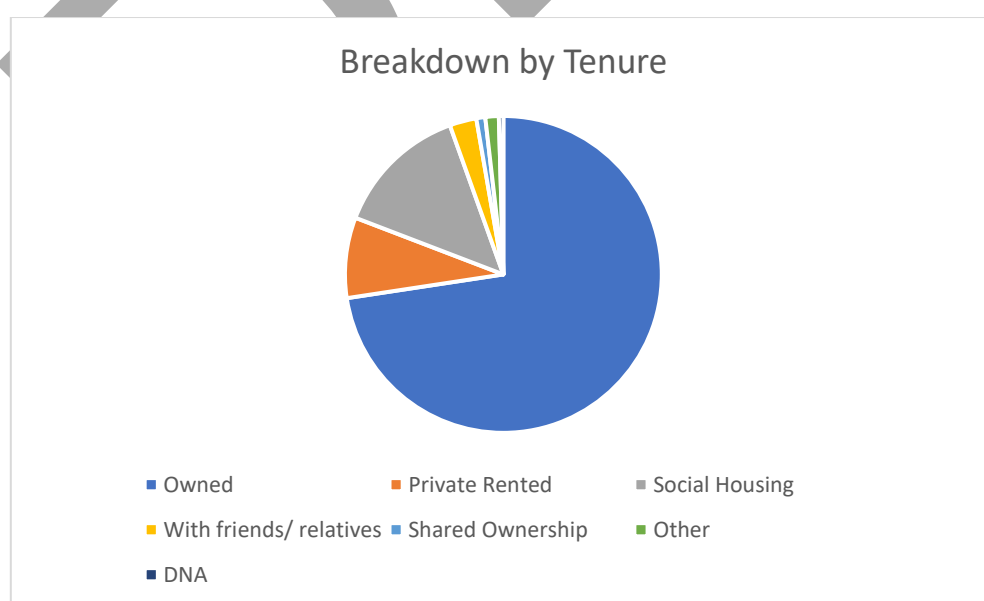
Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 153 (70%) of those answering the question said they would be in favour. 56 (26%) said they were against any development. It should be noted that 10 (4%) households did not respond to this question.

5.2 Knowledge of those who have left parish in last 5 years

Respondents were asked if they knew of anybody who had to leave the parish in the last 5 years due to lack of suitable housing. They were asked to pass on the link to the survey to anybody who was seeking housing in the Parish so that their needs could be incorporated. 31 households replied that they did know of someone who had left the Parish.

5.4 Current tenure

Of the 218 respondents who provided details, 159 own their own home and 18 rent from a private landlord. 30 households rent from a housing association or local authority, 6 live with relatives, 2 were in shared ownership housing and 3 respondents were of no fixed abode, lived in a caravan or had another type of tenure. 1 respondent did not answer the question. Figure 1 shows the breakdown of tenure.



5.5 Main or second home

Of the 217 respondents who answered the question all stated that they occupied their property as their main home. 2 respondents did not answer the question.

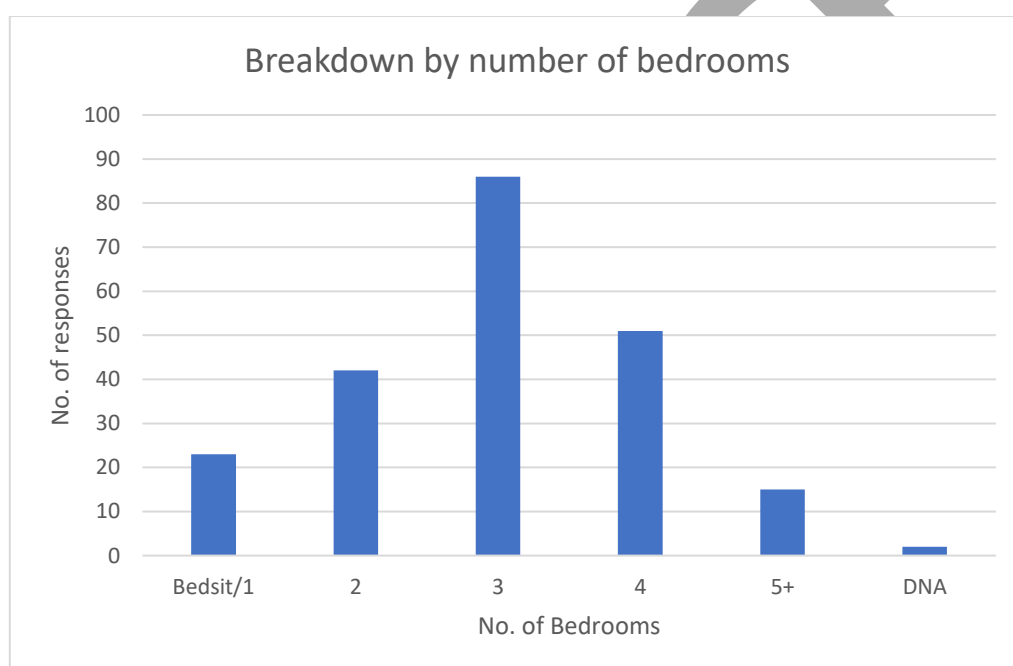
5.6 Parish of Residence

Respondents were asked which parish they lived in. 192 (88%) respondents stated that they live in the Parish of Uffculme, 16 stated that they live within Mid Devon, 3 were from further afield, 1 was of no fixed abode and 7 did not answer the question.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2. 2 respondents did not answer the question.

Figure 2



5.8 Future plans

Respondents were asked to indicate whether they were intending to move within the next 5 years and asked to complete part 2 of the form which includes more detailed questions regarding their housing plans.

- 50 (23%) stated they did intend to move within the Parish within the next 5 years
- 163 (74%) of those households who answered the question stated they did not intend to move within the Parish within the next 5 years
- 6 (3%) households did not answer the question.

6. Assessment of those wishing to move to a new home in Uffculme within the next 5 years

Part 2 of the survey was aimed at those who expect to move home within the next 5 years and remain in Uffculme Parish. It includes all households including older households. It asked questions about size and make-up of the new household, local connection and financial circumstances. This information helps identify the number of households that require both open market and affordable housing in the parish and the size, tenure and type of homes required.

50 respondents indicated that they were intending to move within the Parish within the next 5 years, however 60 respondents completed some or all of Part 2 of the survey. The needs of these 60 households have been included in this section of the survey.

6.1 Minimum bedroom preference

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 4 below shows the breakdown. It should be noted that this reflects the preferences of the respondents rather than their eligibility. There are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household. 10 respondents did not answer the question.

Table 4

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
12	14	16	8

6.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. 12 households did not answer the question.

- 27 of the households indicated a current need to move.
- 9 households indicated a need to move within the next 1-3 years.
- 12 households indicated a need to move within the next 3-5 years.

6.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for. Respondents could select more than one option. 5 of the 9 respondents indicating that they would like open market housing were only interested in this tenure option. 16 households were only interested in affordable rented housing and 10 further households in either affordable / social rented or rent to buy. The results are shown in table 5.

Table 5

Shared ownership/ equity	Affordable housing for rent	Self-build	Discount market	Rent to buy	Open market
7	35	3	16	17	9

6.4 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 6

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	18
Need to downsize to a home with fewer bedrooms	7
Need to move for health/mobility reasons	16
Will be leaving home and do not expect to be able to rent or buy privately	1
You are struggling to afford your current home	11
Wish to move back to the parish and have a strong local connection	7
Home is in poor condition	7
Your private tenancy is ending	3
Sharing kitchen and / or bathroom	1
Need to move for work	1
Other – Garden is too large	1
Other– Unable to afford to modernise the property	1
Other – School	1
Other – want a garden	1
Other – near to better facilities / don't like the area	2
Other – want to own a home	1

6.5 Budget for new home

Respondents were asked about their budget if they were intending to purchase a new home.

Table 7 below shows the breakdown of replies. 26 respondents either did not answer the question or were not intending to purchase.

Table 7

Less than £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,001 +
16	3	2	4	5	4

As can be seen in table 3 the average entry level property prices in the Parish are £130,000 for a 1 bed, £184,000 and £314,000 for a 3 bed home.

7. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the parish, based on their household income and savings.

7.1 Exclusions

28 of the households who expressed a wish to move within the next 5 years and remain in Uffculme have been assessed and have been excluded for the following reasons:-

- They gave insufficient details to assess their eligibility;
- They already own their own home so do not qualify for affordable housing.

This leaves 32 households who have been assessed for affordable housing. 13 of these households are in private rented homes, 14 are in local authority/housing association accommodation, 4 are living with relatives and 1 is of no fixed abode.

7.2 Local Connection

To qualify for affordable housing within the Uffculme Parish, respondents must have a local connection. This connection is determined by Mid Devon Council and is set out below:-

- The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation.
- Immediate family have lived in the parish/town themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children.
- The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self-employment. This should not include employment of a casual nature.

27 of the households identified have a current local connection or will have established a connection within the next 12 months. 5 households do not have a local connection and do not live in the Parish currently so have not been included for an affordability assessment.

7.3 Housing Options

Of the 60 households that completed Part 2, 28 have been excluded for the reasons given in Paragraphs 7.1. 5 further households have been excluded as they do not have a local connection and do not live in the Parish. A further respondent has been excluded as they expressed a desire to move away from the Parish. This leaves 26 respondents who require an assessment to establish whether there is a housing need by carrying out an affordability assessment.

Respondents provided information on income and savings along with household size which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the 26 households which had an affordability assessment carried out are shown in Table 8.

6 of the respondents were adequately housed in social housing. One of these households requiring a one bedroom home stated that they require a move to level access accommodation, one also requiring a one bedroom home wanted to move back to the Parish having moved away. A further household requiring a two bedroom home wanted to move out of rented housing into low

cost home ownership. The needs of these 3 households have been included in table 8 and table 10. The preferences of the remaining 3 households have been included in table 8 but excluded from table 10.

The household that requires a 3 bedroom low cost home ownership property expressed a preference for a 5 bedroom home, however a property any larger than a three bedroom which would meet their needs would not be affordable for them.

4 of the households expressed a need for disabled accommodation. One household requiring 2 bedroom low cost home ownership and one household requiring a one bedroom affordable rented property expressed a requirement for level access accommodation. A further 2 households requiring affordable rented housing, one requiring a two bedroom home and one requiring a four bedroom home expressed a requirement for accommodation suitable for a wheelchair user.

Table 8

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Social / Affordable rent	9	5	7	3	24
Low cost home ownership	0	1	1	0	2
Total	9	6	8	3	26

7.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice (DHC). Applicants are given a banding from A to E depending on their level of need. A breakdown of the number of applicants on the housing register (Devon Home Choice) is provided below. Applicants can be registered for a Parish without having a local connection. Of the 23 respondents that were assessed as needing affordable housing 18 stated that they had registered with DHC.

Table 9

Devon Home Choice band	1 bed	2 bed	3 bed	4+ bed	TOTAL
Band A (Emergency Need)	0	0	0	0	0
Band B (High need)	1	1	4	6	12
Band C (Medium need)	2	4	14	2	22
Band D (Low need)	25	7	2	1	35
Band E (No need)	30	17	11	0	58
TOTAL	58	29	31	9	127

7.5 Housing Mix

The suggested mix of housing is shown in Table 10 below. This takes account of the family makeup as declared on the survey form and the type of housing required. A definition of the tenure types is provided in the footnote below.³ It excludes the 3 households that appeared to be adequately housed as detailed in paragraph 7.3. Additionally it is recommended that the two bedroom LCHO property along with 1x 1B, 1x 2B and 1x4B affordable rented homes are suitable for households which include someone with a disability.

³ Rented Housing – the rent for the property equates to between 60% and 80% of Open Market Value (OMV)
Low Cost Home Ownership – any product which enables a household to own a portion of their home.

Table 10

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
Social / Affordable rent	9	3	6	3	21
Low cost home ownership	0	1	1	0	2
Total	9	4	7	3	23

8. Housing needs and aspirations of older residents

Part 3 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. In 2014 the Office for National Statistics published population projections for the next 20 years. These figures show that by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon.

142 (65%) of respondents had a least one member of the household that was aged 55 or over and completed Part 3 of the survey.

8.1 Age of Respondents to Part 3 of the survey

Respondents were asked to give their age in 10 year bands. The breakdown is shown in table 11 below. There are 9 households which do not include anybody under 86.

Table 11

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	52	78	64	17

8.2 Future Housing Plans

Households with someone over 55 were asked about their future housing plans.

- 20 (14%) households with someone aged over 55 plan to move within the next five years. 12 households would like to remain in Uffculme, 4 are planning to move elsewhere within Mid Devon and 3 plan to move away from Devon. One respondent did not answer the question.
- Of the 12 households wanting to remain in Uffculme, 4 already own their own home. Four of the remaining 8 households are in social housing, three are living in private rented housing and one is of no fixed abode. 6 of the older households that are not owner occupiers are likely to need affordable housing in the Parish and have been included in Part 2 for the report.
- Of the 20 households wishing to move locally, 7 expect to move within the next 12 months, a further 3 within 1-3 years and 8 within 3-5 years. 2 households did not answer the question.
- Of the remaining respondents 21 (15%) have considered moving, but do not expect to do so within the next 5 years, 99 (70%) have no plans to move and 2 did not answer the question.

8.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 84 households said their home was adaptable
- 38 households said their home was not adaptable
- 20 did not answer the question.

8.4 Type of Accommodation preferred by older persons

Older households who were expecting to move at some point were asked what type of accommodation they anticipated moving to. Most respondents 86 (61%) either did not expect to move or did not answer the question. Of those that did anticipate a move 41 (29%) preferred a home better suited to their needs but not specially designed for older people, 12 (8%) preferred a specifically designed home and 3 (2%) were anticipating moving to a residential / nursing home when it was necessary for them to move. Preferences are shown in Table 12 below.

Table 12

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	41
Home specially designed for older people	12
Residential / nursing home	3

The preference for accommodation which is suited to older person's needs but is not specially designed for older people is of note. There is a preference for a property that is designed for accessibility, but not for designated older persons accommodation.

8.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The numbers in brackets are the responses from those who indicated that they were likely to move within 5 years. The reasons are listed in Table 13.

Table 13

Most important consideration	Number
Need to downsize to a smaller more manageable home	28 (9)
Cheaper running costs	12 (5)
Proximity to shops/amenities	22 (6)
Proximity to public transport	19 (6)
Need to be near family / carers	23 (7)
Need one level for medical reasons	17 (7)

Needing to move to a smaller more manageable home is an important consideration for most households answering this question on the survey.

8.6 Conclusion – Older Persons Needs

The older persons' survey shows that the majority of older households 99 (70 %) have no plans to move home. The parish does have a small number (20) of older households who wish to move, 12 of whom want to move within the Parish. The main drivers for those who anticipate moving at some point are shown in table 13 above. There is a preference for a home which is suitable for older people, but not necessarily specifically designed for this age group.

The survey indicates that 6 of the 12 older households that expect to move home within the next 5 years and remain in Uffculme will need affordable housing in the Parish and have a local connection. These have been included within the numbers detailed in the affordability section (table 10).

9. Conclusion - Future Housing Need for Uffculme

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. The survey has identified that there is currently a need for at least 23 units of affordable housing within the next 5 years. There are 127 households on the housing register, Devon Home Choice, 69 of whom have been assessed as having a housing need.

As the needs of households are constantly changing the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However, if there is a significant development of affordable housing in the parish which is subject to a local connection requirement and substantially meets the need identified in the report it may be necessary to refresh the survey.

Clerk's Report – 06/10/2025

Defibrillators

The 3 new defibrillators are now in situ. An additional spend of 264 (+VAT) was incurred for the protective housing for all 3 and for the preparation kit for the new location.

The cost of installation of the new cabinet at Craddock, along with the repair of the cabinet at Number 11 are as follows:

The Square: £136 (+VAT)
Craddock: £640.50 (+VAT)

The Craddock defib has been popped on social media to spread the news – training events are to be arranged, subject to hall and trainer availability.

Ongoing Parish Maintenance

There are a number of items that require repair within the village. Items that currently need attention are as follows:

Highland Terrace Playpark:	Fencing Gate Replacement Bin (corroded currently) Removal of 2 x wooden bins and replacement with new metal bin
Public Toilets:	Baby changer Replacement walling (to be funded by family of damager) Replacement door hinge Repainting flooring Fixing handwash unit front
Denners Way:	Gate
Opposite Ostler Inn:	Bollard
The Square:	Defib Cabinet electrics (electrician)
Magelake:	Fencing next to Compost Magic
Road Signs:	Craddock, Ashill and Smithincott (20 signs)

A handyman has been approached and is available to assist with the above. Copy of insurance are expected, prior to works commencing. The quoted rate for labour is £30/hour (full quotation appended).

Community Speed Watch

There are now parishioners coming forward to volunteer to take part in the Community Speed Watch. Details will be sent to Councillor Logue to progress.

HATOC and Highways:

Attached are the most recent tracker updates.

Item Number	Item	Location	what3words Location	Action	Phase
1	VAS Signs	Uffculme Village	<p>///melon.month.bystander</p> <p>///streetcar.figs.snored</p>	<p>VAS signs required within Uffculme Village. Entrance from Commercial Road and also from Bridge Street. Please provide information and pricing to proceed with this.</p> <p>06/10 - Site visit on 29/08/25 with highway technician to assess potential locations for VAS signs.</p>	Outstanding
2	Length Restriction HATOC request	Chapel Hill	<p>from: ///grandson.guardian.screeches</p> <p>To: ///inclines.hatter.butternut</p>	<p>Information and evidence now collated from residents, detailing instances of damage due to long vehicles. To be proceeded through to HATOC</p> <p>02/06 - NHO All noted, will put forward the case when the next HATOC submissions are requested</p> <p>Further instances of damage reported. All instances logged on internal tracker - with photo evidence to support HATOC request</p> <p>06/10/25 NHO to investigate further as to what is needed to progress.</p> <p>Date of next meet TBC.</p>	Outstanding

3	Keep Clear markings	Bridge Street	///universe.flamenco.easy	"Keep Clear" markings excessively worn outside St Mary's Church. Need to be repainted 02/06 - NHO Email sent to the traffic orders team.	Outstanding
4	Yellow Lines	Square Corner	///sheepish.blossom.novelist	White hash markings excessively worn. Request to replace with double yellow lines. 02/06 - NHO Email sent to Cllr Simon Clyst to confirm he supports the change to the APM' 06/10 -Proposal submitted for consideration at HATOC	Outstanding

5	Disabled Bay	The Square, Uffculme	///sheepish.blossom.novelist	<p>Location of the disabled bay promised to Uffculme to perhaps be sited outside Square Corner, as opposed to outside NISA (where there is one already) in order to overcome the issues of item 4</p> <p>02/06 - NHO I cannot approve a disabled bay at the location as it would narrow the carriageway and cause issues for HGV's. I will submit an application for double yellow lines.</p> <p>UPC requested information as to whether this is in addition to or instead of the disabled bay in The Square. The disabled bay that is already in situ is good location - needs to be limited times for shop users and clearer markings</p> <p>Awaiting confirmation from the parish if an additional disabled space is required.</p>	Outstanding
6	Give way markings	The Square, Uffculme	///zips.gourmet.apart	<p>Excessively worn. To be repainted</p> <p>02/06 - NHO Email sent to the traffic orders team.</p>	Outstanding

7	Road Warden Information	Parish Wide	n/a	<p>NHO to provide welcome pack and information on how to obtain equipment</p> <p>19/05/25 - pack and info provided. Passed to Terry to coordinate with volunteers</p> <p>02/06 - Information on how to order items is not present - referred back to NHO</p> <p>11/08 - Details passed to Terry for how to request items from DCC</p>	Completed
8	Give way markings on Crossroad	Ashill	///healthier.drizzly.capillary	<p>Road markings have been repainted just to one side of the junction. The second side still remains outstanding.</p> <p>02/06 - NHO Email sent to the traffic orders team</p> <p>06/07/2025 - lines have now been painted. Officers to discuss signage after annual leave w/c 21/07</p> <p>23/07 - signage to be reviewed in 6 months' time</p>	Outstanding

9	Property Damage	Bridge Street	///hospitals.successor.digress	<p>There have been multiple instances of property damage collated from residents in the section. It is believed due to large vehicles mounting the pavement, due to limited space to maneuver around the corner, in part due to parked cars outside of St Mary's Church and outside the front of The Square. Potential for a bollard to be installed to be investigated please, to protect buildings and to deter drivers from mounting "building protect" pavements.</p> <p>02/06 - NHO to review when next in area</p> <p>06/10 - DCC highways to investigate further as to whether this is an option, or whether the markings will help the situation.</p>	Outstanding
10	Give way markings on corner	Ashill	///goodnight.host.thudding	<p>Excessively worn. To be repainted</p> <p>02/06 - NHO Email sent to the traffic orders team.</p>	Outstanding

11	Zig Zag markings	Uffculme Primary School	from ///highbrow.crashing.speedily to ///tallest.prongs.poetry	<p>Request was raised previously to have the zig zag markings outside of the primary school extended, both sides of the road. Believed to have been signed off and awaiting markings. Can you please confirm?</p> <p>02/06 - NHO Email sent to the traffic orders team.</p> <p>07/07 - Consultation period 1st July until 22nd July</p>	Outstanding
12	Overgrown nettles and brambles	Chapel Hill Footpath	from ///anchorman.expansion.inefficient to ///factually.occurs.divided	<p>The footpath to the secondary school is excessively overgrown with vegetation. Can you please arrange for this to be cleared?</p> <p>02/06 - NHO This footpath is included in our grass/ verge cutting program so is scheduled to be cut back.</p> <p>06/10 - NHO Attended to cut this back with colleagues on 14/08/25 however it had already been completed, possibly by landowner. Pass on our thanks if possible.</p>	Completed