

# BELSTONE PARISH PROFILE

A useful background of the community within your parish.



## Housing

- Average property prices of **£540,000** within Belstone in 2022, decreasing by **3.6%** from **£560,000** in 2021.
  - It should be noted that property prices in Belstone have fluctuated across the last 7 years, but have increased overall from £341,000 in 2016.
- 5.4% of homes are 1 bedroom properties, 14.3% are 2 bedrooms, 39.3% are 3 bedrooms, 41.1% are 4 or more (which is higher than the 21.1% average for England and Wales).
- Occupancy ratings for bedrooms:
  - 64% have +2 or more, 27% have +1, 7.2% have 0, 1.8% have -1.
  - This information shows the percentage of households that have spare bedrooms, those that have homes that meet the household size need, and those that are lacking bedrooms.
- Of the households in the parish, 62.2% own their home outright, 21.6% own with a mortgage or shared ownership, 3.6% live in social rented accommodation and 12.6% live in private rented accommodation or live rent free.



## Affordable housing

- Current stock (approximate): **Live West** - 3 affordable rented stock.
- There have been no Affordable Housing units available through Devon Home Choice, between January 2019 and October 2023.

## Devon Home Choice

- **1** applicants registered with a local connection through residence.
- The income of households registered on Devon Home Choice with a local connection to Belstone is **£19,000** annually.

## Renting in Belstone

- Average 1 bed rental prices of **£800** per calendar month between 2020 and 2022 (median).
- The maximum Local Housing Allowance is £568.45 per month for a 2 bed property
- In the EX20 postcode area, there has been a 5.2% increase in demand for rental properties, whilst there has been a 200% increase in available listings, in the period between Sept 22 and Sept 23.
- During the same period, there has been a 43% increase in the asking price on Rental Properties in the EX20 postcode area.



## From the Census

- 21.2% travel less than 10km to their work place. 44.2% work mainly from home.
- 50.9% of the parish population are economically active and in employment, 3.5% are unemployed. 45.6% are economically inactive.
- 24.8% of households in the parish are single person households. 45.1% are two people households, which is above the average for England. 15% are three person households, and 15% are four or more person households.
- 87.2% provide no unpaid care. 3.7% provide 50 or more hours of unpaid care a week. 1.6% provide 20 to 49 hours a week, and 7.4% provide 19 hours or less a week.
- 50.4% of households are not deprived in any dimension. 38.1% are deprived in one dimension, and 10.6% deprived in two dimensions.
- 66.4% of the population are aged 50 years or older.

## Housing Needs Survey

- A Housing Needs Survey was carried out by West Devon Borough Council in September 2023.
- This received a response rate of 14.1%.
- All respondents to the survey were owner occupiers, with 80% owning their home outright.



West Devon  
Borough  
Council

If you have further comments or feedback from the survey, please do email us at:  
[affordable.housing@swdevon.gov.uk](mailto:affordable.housing@swdevon.gov.uk)