

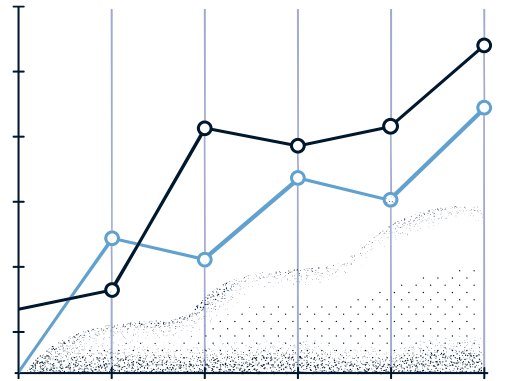
# SALCOMBE PARISH PROFILE

A useful background of the community within your parish.



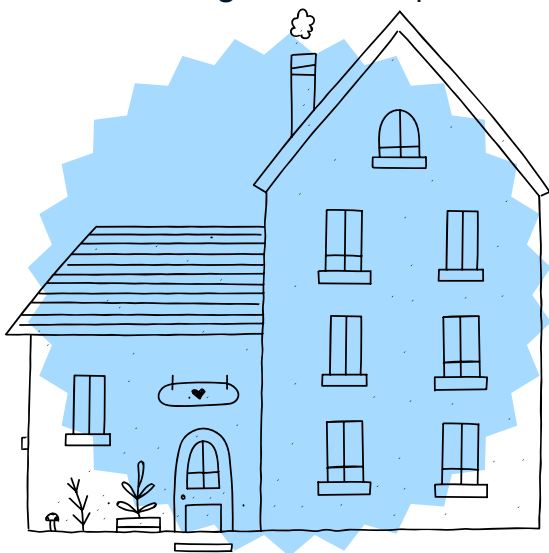
## Housing

- Average property prices of **£1,192,706** in 2022, increasing from **£910,884** in 2021.
- The parish has **574** second homes, and **299** holiday lets - **45.3%** of the total dwellings in the parish.
- 12.6% of homes are 1 bedroom properties, 21.4% are 2 bedrooms, 37.7% are 3 bedrooms, 28.4% are 4 or more (which is higher than the average for England and Wales).
- Occupancy ratings for bedrooms:
  - 52.4% have +2 or more, 25.4% have +1, 20.9% have 0, 1.1% have -1 and 0.1% have -2 or more.
  - 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.



## Renting in Salcombe

- Average 3 bed rental prices of **£1,300** per calendar month between 2020 and 2022 (median).
- The maximum Local Housing Allowance is £728 per month for a 3 bed property.
- In the TQ8 postcode area, there has been a 48.1% increase in demand for rental properties, whilst there has been a 50% increase in available listings, in the period between Oct 22 and Oct 23.
- During the same period, there has been a 53.3% decrease in the asking price on Rental Properties in the TQ8 postcode area.



## Affordable housing

- Current stock (approximate): **Live West** - 102 rented accommodation. 40 sheltered properties suited for households with additional mobility needs.
- Turnover of stock between Jan 2019 and Apr 2023 included 28 x 1 beds, 16 x 2 beds, and 1 3 bed properties.

Number of Bedrooms	Average Bids	Property Type	Average Bids
1	14	Flat	17
2	45	House	89
3	59	Bungalow	20
		Maisonette	26

## Devon Home Choice

- **34** applicants registered with a local connection through residence
- **13** applicants registered with a local connection through immediate family connection and **13** with local connection through employment.
- The average income of households registered with Devon Home Choice with a local connection to Salcombe is £20,000 annually (median).



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)



South Hams  
District Council

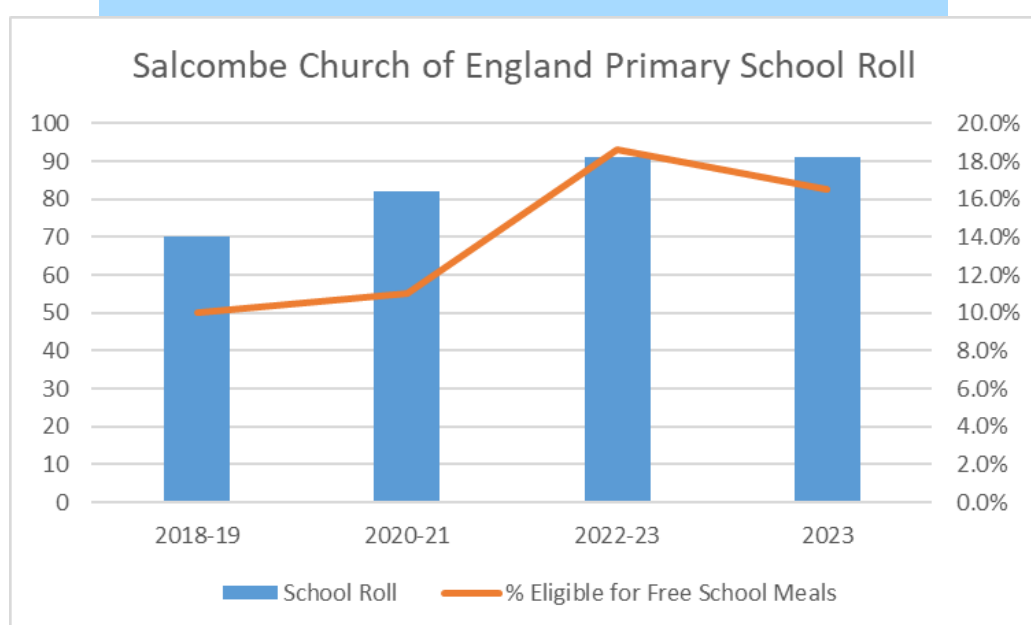
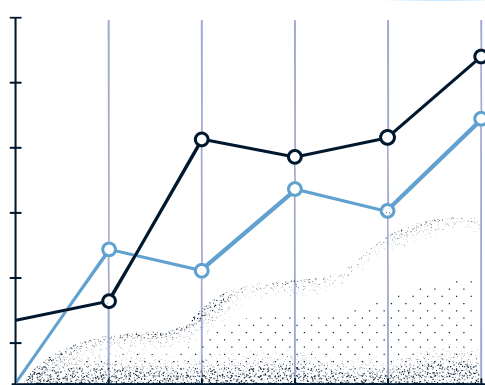
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## Salcombe Church of England Primary School

- Salcombe Church of England Primary School provides for children aged 2 years until 11 years.
- The number of children enrolled at the school has increased in recent years. It remains around the level of the school's capacity of 91 pupils.
- The percentage of children eligible for Free School Meals has also increased. This is an indicator of income and affordability of essential provisions.



## From the census

- 27.7% travel less than 10km to their work place. 30.6% work mainly from home.
- 46% of the parish population are economically active and in employment, 2.2% are unemployed. 51.8% are economically inactive compared to the average for Devon at 43.6%.
- 51.7% of households own their home outright, compared to the 42.2% average for Devon and the 45% average for the South Hams. 19.4% own with mortgage or shared ownership, 18.6% social rent their properties, 10.3% private rent or live rent free.
- 38.5% of households in the parish are single person households. 42.7% are two people households, which is above the average for England (34%). 9% are three person households, and 9.8% are four or more person households.
- 91.2% provide no unpaid care. 2.1% provide 50 or more hours of unpaid care a week. 1.5% provide 20 to 49 hours a week, and 5.1% provide 19 hours or less a week.
- 56.2% of households are not deprived in any dimension, which is above the average for England, at 48.4%. 29.8% are deprived in one dimension, and 11.7% deprived in two dimensions.



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South Hams District Council