

BERE FERRERS PARISH PROFILE



A useful background of the affordable housing within your parish.

Housing

- Average property prices of **£339,363** within Bere Ferrers in 2022, increasing from **£301,385** in 2021.
- 6.7% of homes are 1 bedroom properties, 33.7% are 2 bedrooms, 39% are 3 bedrooms, 20.6% are 4 or more (which is lower than the 21.1% average for England and Wales).
- Occupancy ratings for bedrooms:
 - 39.9% have +2 or more, 39.1% have +1, 19.8% have 0, 1.2% have -1, 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.
- Of the households in the parish, 48.8% own their home outright, 24.5% own with a mortgage or shared ownership, 11.9% live in social rented accommodation and 14.8% live in private rented accommodation or live rent free.



Affordable housing

- Current stock (approximate): **Live West** - 123 current affordable stock.
Westward - 20 current affordable stock.
Hastoe - 17 current affordable stock.
- There have been 16 Affordable Housing units available through Devon Home Choice, between January 2019 and 2023
- Turnover of stock between Jan 2019 and August 2023 included 8 x 1 bed properties, 5 x 2 bed properties and 3 x 3 bed properties..

Number of Bedrooms	Average Bids	Property Type	Average Bids
1	74	Bungalow	79
2	55	House	60
3	55	Flat	69



Devon Home Choice

- **48** applicants registered with a local connection through residence
- **18** applicants registered with a local connection through immediate family connections
- The average income of households registered on Devon Home Choice with a local connection to Bere Ferrers is **£15,189** annually.

Disposals

- At present, there have been 4 known properties marked for disposal by Live West within the parish within the last 2 years.
- These are a mix of properties all of which have been houses, which are family-sized properties with 2 or 3 bedrooms.
- These properties will be or have been sold on the open market.
- One of these properties was adapted with an adapted bathroom, grabrails and ramps.



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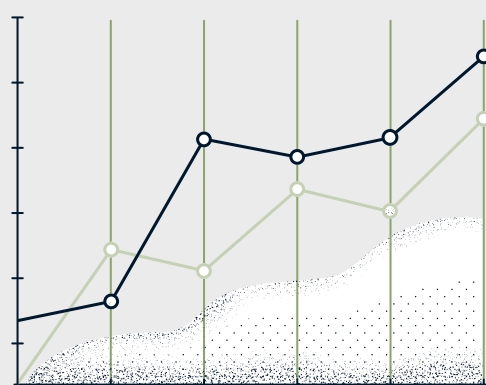


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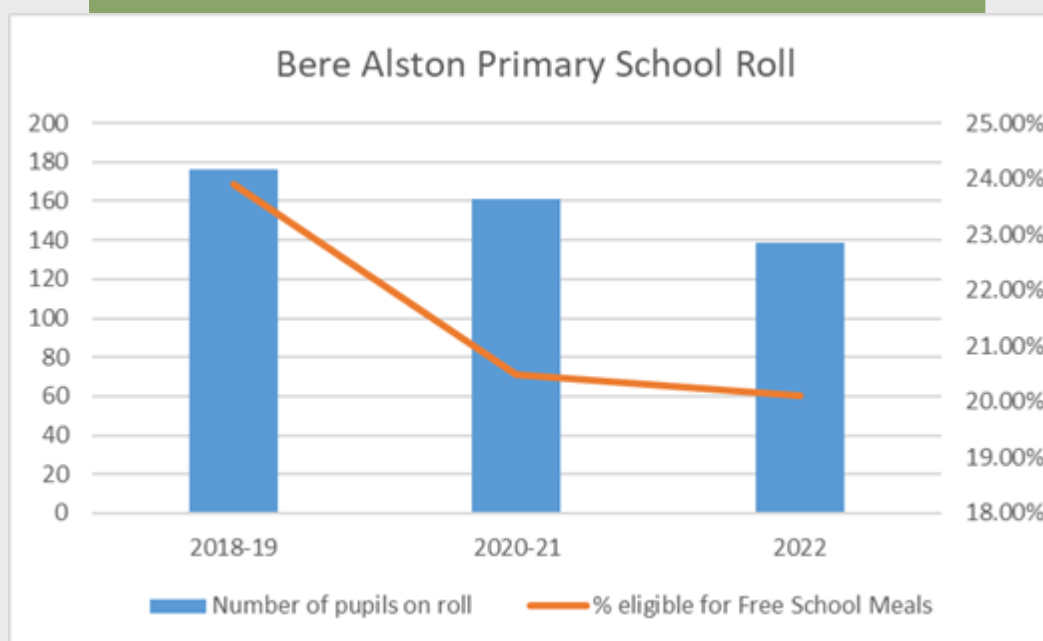
Renting in Bere Ferrers Parish

- Average 2 bed rental prices of **£712.50** per calendar month between 2020 and 2022 (median).
- The maximum Local Housing Allowance is £583.40 per month for a 2 bed property
- In the PL20 postcode area, there has been a 2.8% increase in demand for rental properties, whilst there has been a 40% decrease in available listings, in the period between Oct 22 and Oct 23.
- During the same period, there has been a 28.7% increase in the asking price on Rental Properties in the PL20 postcode area.



Bere Alston Primary School

- Bere Alston Primary School provides for children aged 2 years until 11 years.
- The number of children enrolled at the school has experienced an overall decline in recent years.
- The percentage of children eligible for Free School Meals has decreased but remained high. This is an indicator of income and affordability of essential provisions.



From the Census

- 30% of households in the parish are single person households. 41.5% are two people households, which is above the average for England. 14.2% are three person households, and 14.3% are four or more person households.
- 30.5% travel less than 10km to their work place. 30.4% work mainly from home.
- 49% of the parish population are economically active and in employment, 1.3% are unemployed. 49.7% are economically inactive.
- 89.3% provide no unpaid care. 4.1% provide 50 or more hours of unpaid care a week. 2.3% provide 20 to 49 hours a week, and 4.3% provide 19 hours or less a week.
- 45.7% of households are not deprived in any dimension. 37.9% are deprived in one dimension, and 13.4% deprived in two dimensions.



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