Grinton Parish Profile

Some useful information on the community in your parish

Housing in Grinton

- The average monthly rent in Grinton is £973.00 (2019 – 2023). The income required to afford it would be £46,704
- As of 03/03/25 there were no 2-bed property for rent in Grinton on Rightmove.
- The maximum local housing allowance someone can claim for housing in this area is £548.51 for a typical two-bed home.
- Even the lowest rents still average around £726 per month.
- 55.% of households in Grinton are unable to afford the lowest rents.
- The average house price in Grinton is now £240,000 (2019 – 2023). Even lower house prices are around £240,000 on average, and a buyer would need to earn £61714 to be able to buy one of these homes (based on 3.5 x income and 10% deposit).
- 90% of households in Grinton would be unable to afford to buy a home at this price.
- As of 03/03/25 there were no 1 bed properties for sale in Grinton on Rightmove.
- As of 03/03/25 there were no 2 bed properties for sale in Grinton on Rightmove.
- As of 03/03/25 were no 3 bed properties for sale in Grinton on Rightmove.

- There are 28 households seeking affordable housing to rent in this locality (Reeth figures used)
- The greatest need is for a 1-bedroom home (with 17 households requesting this property type).

Grinton residents

- Less than 10.5% of residents in Grinton are aged under 16. Having homes that young people can afford to rent, and buy is key to ensuring that the village has a thriving and sustainable future.
- Over 28.9% of Grinton residents are aged over 65.
- Census data shows that more than 92.7% of homes are under-occupied by their existing residents.
- According to its most recent Ofsted report, Reeth Community primary school has 69 pupils on its roll, compared to a total capacity of 56 (which is much smaller than the national average of 276 pupils). Building new affordable homes will provide accommodation for local families enabling them to stay in the village, supporting the school as well as other local businesses and services.

Census facts & figures: Ellerton Abbey & Grinton

Homes and costs	• 51.2% of households own their home outright • 13.4% of households own a home that is mortgaged/loan or shared ownership • 2.4% of households live in social rented housing
Work and employment	• 45.9% of residents work mainly from home and 42.9% drive a car or van to work • 61% of residents are economically active • 37.7% of residents are economically inactive
Family life	• 24.4% of households are single person households • 1.2% of households do not own a car or a van 4.7% of households have no central heating
Health	• 45.7% of residents are in very good health • 14% of residents are disabled (under the Equality Act) 9% of residents provide 19 hours or less of unpaid care per week

Based on the secondary data available, it is estimated that Grinton currently has an annual affordable housing requirement of 1 homes per annum.