Melbecks Inc Gunnerside Parish Profile

Some useful information on the community in your parish

Housing in Melbecks inc Gunnerside

- The average monthly rent in Melbecks inc Gunnerside is £973 (2019 – 2023). The income required to afford it would be £46,704
- As of 18/03/25 there were no 2-bed property for rent in Melbecks inc Gunnerside.
- 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.
- 77.5% of households in Melbecks inc Gunnerside are unable to afford the lowest rents.
- The average house price in Melbecks inc Gunnerside is now £265,000 (2019 – 2023). Even lower house prices are around £185,000 on average, and a buyer would need to earn £47,700 to be able to buy one of these homes (based on 3.5 x income and 10% deposit).
- 90% of households in Melbecks inc Gunnerside would be unable to afford to buy a home at this price.
- As of 18/03/25 there were 1x 1 bed properties for sale in Gunnerside on Rightmove., for £175,000
- As of 18/03/25 there were no x 2 bed properties for sale in Melbecks inc Gunnerside on Rightmove.
- As of 18/03/25 there were 2 x 3 bed properties for sale in Gunnerside on Rightmove.
- The average price was £335,000. The highest being £445,000 and the lowest being priced at £225,000.
- 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).

Melbecks inc Gunnerside residents

- Less than 8.7% of residents in Melbecks inc Gunnerside 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 38.9 % of Melbecks inc Gunnerside residents are aged over 65.
- Census data shows that more than 90.4% of homes are under-occupied by their existing residents.
- According to its most recent Ofsted report, Gunnerside Methodist Primary School has 23 pupils on its roll, compared to a total capacity of 51 (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.

Based on the secondary data available, it is estimated that Melbecks inc Gunnerside currently has an annual affordable housing requirement of 3 homes per annum.

Census facts & figures: for Melbecks inc Gunnerside

Homes and costs	• 65% of households own their home outright • 13.9% of households own a home that is mortgaged/ loan or shared ownership • 5.8% of households live in social rented housing • 15.3% of households rent privately or live rent free
Work and employment	• 46% of residents work mainly from home and 42% drive a car or van to work • 43.7% of residents are economically active • 53.7% of residents are economically inactive
Family life	• 38.1% of households are single person households • 8% of households do not own a car or a van • 2.2% of households have no central heating
Health	• 45% of residents are in very good health • 21.1% of residents are disabled (under the Equality Act) • 4.1% of residents provide 19 hours or less of unpaid care per week