

## Classification of dwellings by type of occupancy, based on local knowledge

The decline in numbers of permanent, full time residents is generally considered to be a problem in many coastal communities in Cornwall, including Polperro, as houses are seemingly more and more commonly bought for use as second homes or as holiday lets. The perceived danger is that falling numbers of year-round residents will lead to a loss of services and of a sense of community.

Measuring the extent of the problem is complicated by inconsistencies in some basic records such as the electoral roll and taxation categories: it is not uncommon for second home owners to register to vote locally even though they may visit infrequently; and holiday lets are not always registered for business rate taxes as they should be. Census information records which dwellings were empty on the night of the count, in late March, but the resulting figures are summarised by local administrative area, in this case Lansallos Parish, and it is not possible to identify particular communities such as the centre of Polperro where the problem is likely to be more serious.

Therefore as part of the NDP preparation dwellings have been classified one-by-one based on local knowledge. The table provides a summary for a total of 391 dwellings for which reliable information was available, in the parts of the village shown below.

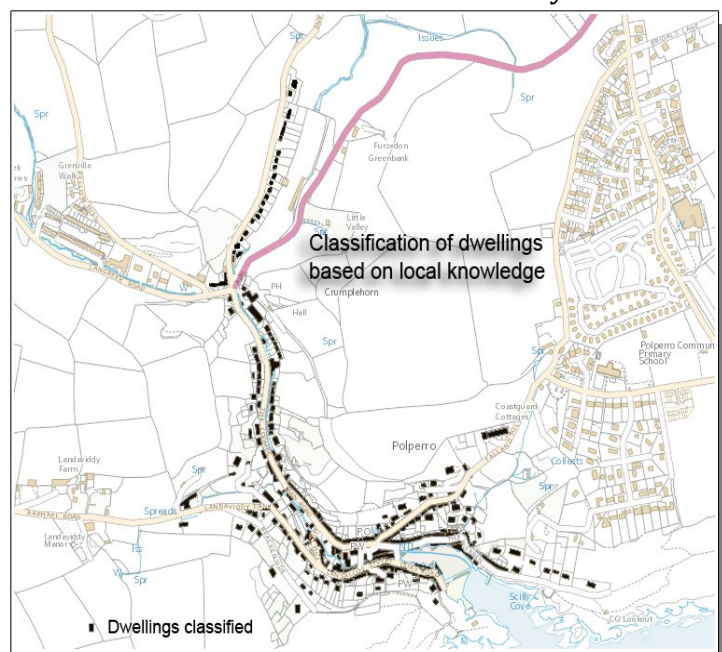
In summary, 60 percent of dwellings in the centre of the village are occupied by full-time residents, including 46 percent that are owner-occupied and 14 percent rented. The remaining 40 percent include 10 percent which are second homes and 30 percent which are holiday lets. The table below shows a breakdown by street.

Dwellings further from the centre of Polperro are almost all lived in throughout the year, mainly owner occupied in Carey Park, Killigarth and Brent and mainly rented in Hillside and Pleydon Close, with no more than 2 percent known to be second homes or holiday lets.

Of the properties we are able to categorise:				
Full-time residences	% of total			
Owned	181		46%	
Rented	55	236	14%	60%
Second homes	39		10%	
Holiday lets	116	155	30%	40%
<b>Total</b>	<b>391</b>	<b>391</b>	<b>100%</b>	<b>100%</b>

### Areas included:

Big Green  
Fore Street  
Landaviddy Lane  
Lansallos Street  
Little Green  
Longcombe  
Mill Hill  
Quay Road  
Talland Hill  
Talland Street  
The Coombes  
The Warren



**Numbers of dwellings in the centre of Polperro, classified by type of occupancy based on local knowledge, November 2017 \***

	Owner occupier, resident	Rented home	Holiday let	Second home	Total
Big Green	4				4
Chapel steps	1			1	2
Crumplehorn	3		9	1	13
Fore Street	6	8	2		16
Landavidy Lane	29	10	10	7	56
Lansallos Street	8	4	8	1	21
Little Green	4	3	2		9
Little Laney	7	3			10
Longcoombe Lane	18		1		19
Mill Hill	7	4	2		13
Quay Road	7	2	8		17
Talland Hill	16	6	11	10	43
Talland Street	3	1	5	1	10
The Coombes	39	12	14	4	69
The Warren	29	2	44	14	89
<b>Total</b>	<b>181</b>	<b>55</b>	<b>116</b>	<b>39</b>	<b>391</b>
	46%	14%	30%	10%	100%

\* Including only dwellings where reliable information is available