

## Technical Annexes 15 – Socio-Economic

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# ING HAYLE HARBOUR: SOCIO ECONOMIC IMPACTS



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Technical Annex  
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# 1 SOCIO-ECONOMIC IMPACTS

## Population

- 1.1 The population of Hayle is 7,465<sup>1</sup>. This compares with the main nearby settlements in West Cornwall as follows<sup>2</sup>:
- Camborne-Pool-Redruth 46,750
  - Penzance 16,249
  - St Ives 7,683
  - Newlyn 4,919
- 1.2 In population size terms, Hayle is a significant second-tier settlement in West Cornwall.

### Population Age Structure

	All People	0-14	15-19	20-29	30-44	45-64	65+
<b>South West</b>	4928434	17.8%	6.0%	17.0%	21.3%	25.2%	18.6%
<b>Cornwall and Isles of Scilly</b>	501266	17.3%	5.7%	15.2%	19.7%	27.8%	20.1%
<b>Penwith</b>	63012	16.6%	5.6%	14.3%	18.8%	29.0%	21.3%
<b>Hayle</b>	7465	18.3%	5.4%	15.4%	19.8%	25.5%	21.0%

Source: 2001 Census, ONS

- 1.3 Hayle's population age profile is in line with that of Penwith and Cornwall. There is a lower proportion of young adults and more older adults in Hayle compared to the South West Region.

### Population Growth 1991 - 2001

Area	Total persons 1991	Total persons, 2001	Change 1991 - 2001
Gwinear, Gwithian and Hayle East		3,879	
Hayle North		3,723	
Hayle South		3,742	
Hayle Gwinear	4,433		
Hayle Gwithian	5,610		
<b>Hayle</b>	<b>10,043</b>	<b>11,344</b>	<b>12.95%</b>
Penwith	59,251	63,012	6.35%
Cornwall & IoS	468,425	501,267	7.01%
South West	4,609,424	4,928,434	6.92%
England & Wales	49,890,277	52,041,916	4.31%

Source: 2001 Census and 1991 Census, Small Area Statistics, ONS

- 1.4 Whilst ward boundary changes do not permit exact comparisons, the 1991 and 2001 Census population figures indicate a significant growth in population at a rate higher than the district, county and region have experienced.

<sup>1</sup> 2001 Census

<sup>2</sup> In addition to the settlements noted here there is a plethora of smaller villages and hamlets

*Dwellings*

- 1.5 The 2001 Census data provides information on the number of dwellings in Hayle. There are 3,334 dwellings in Hayle. Second home ownership is considerably lower than for the rest of the district though in line with that for the region.

**Second Home/Holiday Residence**

Area	% of Dwellings which are Second homes/Holiday homes
South West	1.8%
Cornwall	4.6%
Penwith	7.1%
Hayle	1.7%

Source: 2001 Census, ONS

- 1.6 Hayle has a lower proportion of flats than the rest of the district and region

**Dwelling Type as % of Occupied Household Space**

	Houses/bungalows	Flats	Mobile structure
South West	83.6%	15.6%	0.8%
Cornwall	87.2%	11.2%	1.6%
Penwith	84.9%	14.0%	1.1%
Hayle	88.8%	10.1%	1.1%

Source: 2001 Census, ONS

- 1.7 Owner occupied rates are similar to those in other comparison areas. In Hayle they are 71.5%, Cornwall 72.4% and England & Wales 69%. The proportion of dwellings rented from the Council are however much lower in Hayle. Only 1.1% of properties are rented from the Council, compared to 6.3% in Cornwall and 13.2% in England & Wales. This is in line with the district policy, in Penwith council rented property accounts for less than 1% of dwellings.
- 1.8 As a consequence the proportion of other social rented dwellings is high within Hayle and Penwith (14% and 12.6% respectively). This contrasts with rates between 5 and 6% in Cornwall and nationally.
- 1.9 Whilst the proportion of owner occupied households in Hayle is comparable with the proportion nationally, the standard of housing is comparatively lower with 20.4% not having central heating (compared to 8.5% nationally).

**Housing Tenure**

Area	All Occupied Dwellings	Owned	Rented from council	Other social rented	Private rented or living rent free
England & Wales	21,614,176	69.0%	13.2%	5.9%	11.8%
South West	2,082,184	73.2%	7.7%	5.8%	13.3%
Cornwall & the IoS	215,210	72.4%	6.3%	5.5%	15.7%
Penwith	28,013	69.1%	0.9%	12.6%	17.4%
Hayle	3,182	71.5%	1.1%	14.0%	13.5%

Source: 2001 Census



- 1.10 House Prices in Hayle are 8% lower than the regional average and 12% lower than the county average. With an average house price of £199,207 over the period Oct-Dec 2006, prices were considerably lower than those in nearby St Ives and Carbis Bay (both of these have average prices almost 30% above the regional and county average).

**House Prices Oct-Dec 2006**

	Detached £	Semi-Detached £	Terraced £	Flats £	Overall £
South West	318152	197795	174658	156313	216,998
Cornwall & I of Scilly	306744	196735	176942	161792	226,493
Penwith	316678	219028	193805	176943	225,164
Carbis Bay	381750	310491	218812	237033	283,536
St Ives	0	0	328966	211306	288,040
Hayle	278893	191222	159656	0	199,207

Land Registry, 2007

**Average House Prices Oct-Dec 2006**

	Overall Av Price £	% of Cornish average	% of SW average
Carbis Bay	283,536	125%	131%
St Ives	288,040	127%	133%
Hayle	199,207	88%	92%

Land Registry, 2007-06-05

*Deprivation*

- 1.11 The Index of Multiple Deprivation is used to compare levels of deprivation across all Super Output Areas (SOAs) in England. The Index includes measures of deprivation for every SOA area in England and combines a range of domains (income, employment, health deprivation and disability, education skills and training, housing and geographical access to services) into a single deprivation score for each area. The lower the rank, the more deprived the area.

**Deprivation in Hayle**

SOA	IMD ranked in England (of 32,482 SOAs)	In worst 25% SOAs in England?
E01018978	7,492	✓
E01018981	12,629	
E01018982	7,712	✓
E01018983	112,804	
E01018984	6,354	✓

Source: Index of Multiple Deprivation, Source: ODPM 2004

- 1.12 The Index indicates that Hayle is deprived relative to national and local contexts.

### *Businesses and Employment*

- 1.13 Information on the size of businesses employing people in Hayle is drawn from the Annual Business Inquiry. Information is presented for the two 2003 Hayle wards combined.
- 1.14 Note that the Annual Business Inquiry relates to people employed by organisations (public and private sector), and does not include self-employment.

### *Businesses*

#### **Employment: Businesses by Number of Employees**

<b>Area</b>	<b>1-10 employees</b>	<b>11-49 employees</b>	<b>50-199 employees</b>	<b>200 or more employees</b>	<b>Total No. of Businesses</b>
England and Wales	83.9%	12.4%	3.0%	0.7%	2140659
South					
West	84.1%	12.6%	2.7%	0.6%	212120
Penwith	85.9%	12.5%	1.3%	0.2%	2743
Cornwall					
and I of S	84.5%	13.1%	2.0%	0.4%	21279
Hayle	80.5%	16.9%	2.3%	0.4%	266

Source: ABI, 2005, Workplace Analysis

- 1.15 The Annual Business Inquiry indicates that there are 266 businesses in Hayle, of which 214 (81%) have up to ten employees and only seven (2.7%) have 50 or more employees. The key issue is the relative lack of larger businesses in Hayle, as reflected in the larger proportion of business with up to 10 employees and a smaller proportion in any of the bands over 50 employees.

### *Employees*

#### **Employment: Numbers of Employees within Businesses**

<b>Area</b>	<b>1-10 employees</b>	<b>11-49 employees</b>	<b>50-199 employees</b>	<b>200 or more employees</b>	<b>Total Employees</b>
England and Wales	20.8%	24.9%	23.8%	30.5%	23969619
South					
West	23.0%	27.2%	23.3%	26.6%	2185578
Penwith	36.5%	36.5%	15.5%	11.5%	19301
Cornwall					
and I of S	28.6%	32.6%	20.7%	18.1%	183471
Hayle	28.5%	42.6%	18.4%	10.6%	2165

Source: Annual Business Inquiry 2005, Workplace Analysis, Business Units, Nomis.

- 1.16 There are 2,165 people employed in the 266 businesses in Hayle. 72% of employees are in business with less than 50 employees. The relative lack of larger businesses in Hayle is reflected in the numbers and proportions of employees in different size businesses.

## Business Sectors

1.17 Information on the type of businesses employing people in Hayle is drawn from the Annual Business Inquiry.

### Businesses by sector in Hayle

	Agriculture & fishing	Energy & water	Manufacturing	Construction	Distribution, hotels & restaurants	Transport & communications	Banking, finance & insurance etc	Public administration, education & health	Other services	TOTAL
<b>England and Wales</b>	8,417	3,766	155,293	203,592	605,714	93,985	689,604	196,535	183,753	<b>2,140,659</b>
<b>South West</b>	1,630	525	15,033	23,402	63,196	8,816	61,352	20,638	17,528	<b>212,120</b>
<b>Cornwall and Isles of Scilly</b>	406	102	1,425	2,465	7,426	942	4,380	2,236	1,897	<b>21,279</b>
<b>Penwith</b>	87	8	168	248	1,062	110	517	267	276	<b>2,743</b>
<b>Hayle</b>	6	0	17	30	97	15	42	38	21	<b>266</b>

Source: Annual Business Inquiry 2005, Workplace Analysis, Business Units, ONS.

### Proportion of businesses by sector in Hayle

	Agriculture & fishing	Energy & water	Manufacturing	Construction	Distribution, hotels & restaurants	Transport & communications	Banking, finance & insurance etc	Public administration, education & health	Other services
<b>England and Wales</b>	0.4	0.2	7.3	9.5	28.3	4.4	32.2	9.2	8.6
<b>South West</b>	0.8	0.2	7.1	11.0	29.8	4.2	28.9	9.7	8.3
<b>Cornwall and Isles of Scilly</b>	1.9	0.5	6.7	11.6	34.9	4.4	20.6	10.5	8.9
<b>Penwith</b>	3.2	0.3	6.1	9.0	38.7	4.0	18.8	9.7	10.1
<b>Hayle</b>	2.3	0.0	6.4	11.3	36.5	5.6	15.8	14.3	7.9

Source: Annual Business Inquiry 2005, Workplace Analysis, Business Units, ONS.

- 1.18 36.5% of the 266 businesses in Hayle are in distribution, hotels and restaurants followed by 11.3% in both construction and 15.8% in banking, finance etc. The proportion in distribution, hotels and restaurants reflects the importance of this sector to the district and the county (this sector is considered to be a useful proxy for the Tourism Industry). While banking, finance and insurance is one of the more important sectors in Hayle, it is underrepresented compared to the average elsewhere.
- 1.19 Although agriculture and fishing and energy and water are relatively small sectors in Hayle, in comparison to the national average they are over represented.

## Employees by sector in Hayle

	Agriculture & fishing	Energy & water	Manufacturing	Construction	Distribution, hotels & restaurants	Transport & communications	Banking, finance & insurance etc	Public administration, education & health	Other services
<b>England and Wales</b>	54,374	113,992	2,714,692	1,085,729	5,849,853	1,456,082	5,052,948	6,401,923	1,240,024
<b>South West</b>	5,923	14,243	251,028	100,054	574,856	111,944	405,163	622,058	100,308
<b>Cornwall and Isles of Scilly</b>	798	2,046	18,481	9,661	55,958	7,401	20,220	57,964	10,942
<b>Penwith</b>	216	24	1,237	760	6,932	618	2,681	5,451	1,381
<b>Hayle</b>	6	0	269	87	616	71	171	846	98

Source: Annual Business Inquiry 2005, Workplace Analysis, Employees, ONS.

## Proportion of employees by sector in Hayle

	Agriculture & fishing	Energy & water	Manufacturing	Construction	Distribution, hotels & restaurants	Transport & communications	Banking, finance & insurance etc	Public administration, education & health	Other services
<b>England and Wales</b>	0.2	0.5	11.3	4.5	24.4	6.1	21.1	26.7	5.2
<b>South West</b>	0.3	0.7	11.5	4.6	26.3	5.1	18.5	28.5	4.6
<b>Cornwall and Isles of Scilly</b>	0.4	1.1	10.1	5.3	30.5	4.0	11.0	31.6	6.0
<b>Penwith</b>	1.1	0.1	6.4	3.9	35.9	3.2	13.9	28.2	7.2
<b>Hayle</b>	0.3	0.0	12.4	4.0	28.5	3.3	7.9	39.1	4.6

Source: Annual Business Inquiry 2005, Workplace Analysis, Employees, ONS.

- 1.20 Of the 2,164 employees in Hayle, 39.1% are employed in public administration, education and health and 28.5% in distribution, hotels and restaurants.
- 1.21 The proportion of employees in distribution, hotels and restaurants reflects the numbers of businesses in that sector in Hayle, while the proportion of employees in public administration, education and health reflects the larger size of the organisations in this sector. On average there are 22 employees per public administration, education and health organisation, followed by 15 per manufacturing business. The other sectors have average employment of six or below<sup>3</sup>.
- 1.22 While Hayle may have an overrepresentation of *businesses* in the agriculture and fishing and energy and water sectors, in terms of the *employment* supported in these sectors the differential is very much reduced between Hayle and the county and national averages.
- 1.23 Within Hayle the number of business in the banking, finance & insurance sector is a fair proportion of the total. In terms of the proportion of employment however, the sector is below average.

<sup>3</sup> Note that the data used to assemble this information does not include self employment.

## Self-employment in Hayle

Area	Self-employment as a % of Economically Active
South West	14.9
Cornwall	19.5
Penwith	23
Hayle	16.2

- 1.24 Self employment in Hayle is lower than in both the district and county. There are 517 self employed people within Hayle.

### *Economic Activity*

	South West		Cornwall & I of S		Penwith		Hayle	
ALL PEOPLE	3534458		359707		45090		5242	
Economically - Active	2386266	67.5%	226983	63.1%	27018	59.9%	3197	61.0%
Employed Part-time	556235	25.2%	58772	28.2%	7690	31.6%	819	28.4%
Employed - Full-time	1649206	74.8%	149436	71.8%	16678	68.4%	2067	71.6%
Unemployed	90803	3.8%	11725	5.2%	1897	7.0%	228	7.1%
Self-employed	356431	14.9%	44255	19.5%	6205	23.0%	517	16.2%

Census, 2001, ONS

- 1.25 Self-employment within Hayle is lower than in both the district and county (16.2% as compared to 23% in Penwith and 19.5% in Cornwall). There are 517 self-employed people within Hayle.
- 1.26 Economic activity rates in Hayle are slightly higher than those for Penwith (61% as compared to 60%), they are lower than those for Cornwall (63.1%), the South West (67.5%) and England and Wales (66.5%).
- 1.27 A relatively high level of part-time working is also an issue - rates are lower than for the district (28.4% compared to 31.6%) but are still higher than for Cornwall and the South West.

### *Earnings*

- 1.28 Earnings data is taken from an annual sample survey of the earnings of employees in Great Britain. Currently it is only possible to obtain earnings information at district level (2006 data).

## Earnings

Area	Residence Based Gross Weekly Pay (£)	Workplace Based Gross Weekly Pay (£)
England & Wales	451.6	450.4
South West	423.5	417.0
Cornwall	364.1	357.1
Penwith	345.1	334.8

Annual Survey of Hours and Earnings, 2006

- 1.29 This indicates average weekly pay of £345.10 in Penwith <sup>4</sup> in comparison to £364.10 in Cornwall (6% higher), £423.50 in the South West (22% higher) and £451.60 in England and Wales (31% higher).
- 1.30 Previously it was possible to obtain data at ward level (2003). This indicated that the average gross weekly pay across Hayle was lower than local and national comparators, two-thirds less than the national average and 25% less than the Cornish average.

## Skills

- 1.31 There is a low skilled population within Hayle. 35.1% of people have no qualifications, compared to 28.1% in Cornwall and 29.1% in England and Wales. The proportion of people with the highest level qualifications (4/5 - degree level) is significantly lower than comparison areas (10.5% in contrast to 15.8% in Cornwall and 19.8% in England and Wales). Notably, Penwith has relatively high levels of highly qualified residents (16.1%) though clearly a low proportion choose to live in Hayle. This may present issues in terms of providing an appropriately skilled local workforce for the new employment within Hayle Harbour. Attracting more highly skilled people to the new residential provision would alleviate this problem to some degree though clearly upskilling of the existing workforce should be seen as an important issue.

## Skills Levels

	England & Wales	South West	Cornwall & I of S	Penwith	Hayle
ALL PEOPLE	37607438	3534458	359707	45090	5241
No qualifications	29.1%	26.2%	28.9%	29.8%	35.1%
Level 1 Qualifications	16.6%	17.7%	17.4%	16.7%	18.8%
Level 2 Qualifications	19.4%	21.4%	22.1%	21.8%	20.9%
Level 3 Qualifications	8.3%	8.6%	7.4%	6.9%	5.9%
Level 4/5 Qualifications	19.8%	18.8%	15.8%	16.1%	10.5%
Other qualifications/ level unknown	6.9%	7.2%	8.5%	8.7%	8.8%

Census 2001. ONS

- 1.32 Hayle has a low proportion of residents working in higher level professional occupations (AB) (12.4% as compared to 16.7% in Cornwall and 22% in England & Wales). It has high levels of residents working in semi skilled/unskilled positions (D)

<sup>4</sup> Residence based, ASHE, 2006

(20.4% compared to 17% in the County and 17.2% nationally) and high levels are also claiming state benefit, unemployed or employed within the lowest grade positions (E) (20.4% against 17% in Cornwall and 16% in England and Wales). This has obvious implications in terms of the earning capacity of residents and ability to afford housing.

### Socio-Economic Classification

	England & Wales	South West	Cornwall & I of S	Penwith	Hayle
ALL PEOPLE	40666546	3882983	400,482	50,728	5,887
AB. Higher and intermediate managerial/administrative/professional	22.0%	21.2%	16.7%	14.8%	12.4%
C1. Supervisory, clerical, junior managerial/administrative/professional	29.7%	31.4%	30.5%	31.5%	27.5%
C2. Skilled manual workers	15.1%	16.2%	18.7%	18.1%	19.3%
D. Semi-skilled and unskilled manual workers	17.2%	16.0%	16.9%	17.0%	20.4%
E. On state benefit, unemployed, lowest grade workers	16.1%	15.2%	17.1%	18.6%	20.4%

Census 2001, ONS

### Unemployment

#### Unemployment claimant count in Hayle

		Jan 05	July 05	Jan06	July 06	Jan 07
England & Wales	rate	2.3	2.3	2.5	2.5	2.6
South West	rate	1.5	1.4	1.6	1.6	1.7
Cornwall & I of S	rate	2.1	1.6	2.1	1.8	2.2
Penwith	rate	2.7	1.9	2.7	2.0	3.1
Hayle	rate	2.6	1.9	2.8	2.1	3.3
	number	111	81	117	90	140

Claimant Count, NOMIS, 2007

- 1.33 There were 140 people claiming unemployment benefit in Hayle in January 2007. This is nearly 20% more than the figure at the same time in 2006. During the winter Hayle and Penwith have higher claimant rates than Cornwall, the South West and England and Wales. In summer months, the claimant rate drops to below the national rate. The figures displayed above illustrate the seasonal nature of unemployment in Cornwall (i.e. it is significantly higher in winter than summer). This is linked to the importance of the seasonal tourism industry and also to seasonal agricultural employment.

## Travel to Work

### Travel to Work Patterns

	England & Wales	South West	Cornwall & I of S	Penwith	Hayle
ALL PEOPLE	23,627,752	2,286,107	214,258	25,015	2,960
Less than 2km	20.0%	24.1%	25.1%	27.8%	27.3%
2km to less than 5km	20.0%	19.1%	13.8%	13.1%	10.9%
5km to less than 10km	18.2%	15.6%	13.7%	12.9%	13.2%
10km to less than 20 km	15.2%	13.4%	15.6%	12.1%	19.9%
20km to less than 40km	7.7%	6.4%	7.0%	7.6%	8.4%
40km to less than 60km	2.2%	1.8%	1.3%	1.1%	0.8%
60km and over	2.7%	3.2%	3.0%	3.1%	2.5%
Other	13.9%	16.4%	20.5%	22.3%	16.9%

Census 2001, ONS

- 1.34 Travel to work patterns in Hayle are relatively similar to that of Cornwall. 38.9% of people travel less than 5km to work (38.9% in Cornwall), contrasting to 40.9% in Penwith and 40% in England and Wales.



### *Summary*

- Hayle has a population of 7,465 people. In common with the rest of Cornwall there are fewer young adults and more older adults than the national average.
- There are 3,334 dwellings in Hayle. A lower proportion of these dwellings are flats and second/holiday homes than for comparison areas. Few dwellings are available to rent from the Council within the town however the proportion of other social rented property is high (most likely as a consequence of few Council houses).
- Hayle demonstrates a need for regeneration - it is in the 10% most deprived areas in Cornwall and the three of the SOAs within the town are within the 25% most deprived wards in England.
- House prices in Hayle are lower than for Penwith and surrounding towns but still high in comparison with national levels. Given relatively low average earnings, affordability of housing is a key issue.
- There are 267 businesses in Hayle, employing 2,165 people. In addition there are 517 self employed people, giving a total of 2,682 people working in Hayle. Most of the businesses in Hayle are small (10 employees or less), although there are seven businesses with over 50 employees.
- Approximately, 37% of the businesses in Hayle are in the distribution, hotels and restaurant sector. Although public administration, education and health make up 14% of the businesses/organisations, they account for 39% of the employed workforce.
- Self-employment within the town is lower than in both the district and county.
- Economic activity rates (at 61%) are slightly higher than for Penwith but lower than county or regional averages.
- Penwith earnings are lower than the Cornish average and historically, Hayle earnings have been lower than Penwith averages.
- Skills levels within the town are low. 35.1% have no qualifications and there are high levels of people working in semi-skilled/unskilled positions or employed within the lowest grade positions.
- There are 140 people claiming unemployment benefit in Hayle. This rate is seasonal but during the winter is almost double that of the region.
- Within Penwith TTWA there are relatively low levels of productivity which could reflect the dominance of tourism industries (traditionally low value) within the area.