St Breward Neighbourhood Priority Statement – Data Profile

This profile provides informative data to assist Towns / Parishes with their Neighbourhood Priority Statement. The majority of this data compares your area with the figures for Cornwall; in some cases, figures for parish level are not available and data for the relevant Community Area Partnerships (CAP) is given instead. Data is compiled from a number of sources including census data, planning data, council tax data and other sources. It will form part of the evidence base for your Neighbourhood Priority Statement.

In addition to the data in this document, you can find useful and locally specific health information for your community here Joint Strategic Needs Assessment (JSNA) - Cornwall Council

Key Data

Data Item	Parish	CAP	Cornwall
Population	1,014	46,897	570,249
Number of Dwellings*	527		287,330
New homes delivered 2014 – 2025 (% increase)	43 (8.8%)	2,740	30,761 (11.99%)
Housing Density (residences per hectare)	0.12	0.43	0.69
Affordable housing need (February 26)	32 households		23,617 households

The density can indicate how rural a parish is, more urban areas will have a higher housing density.

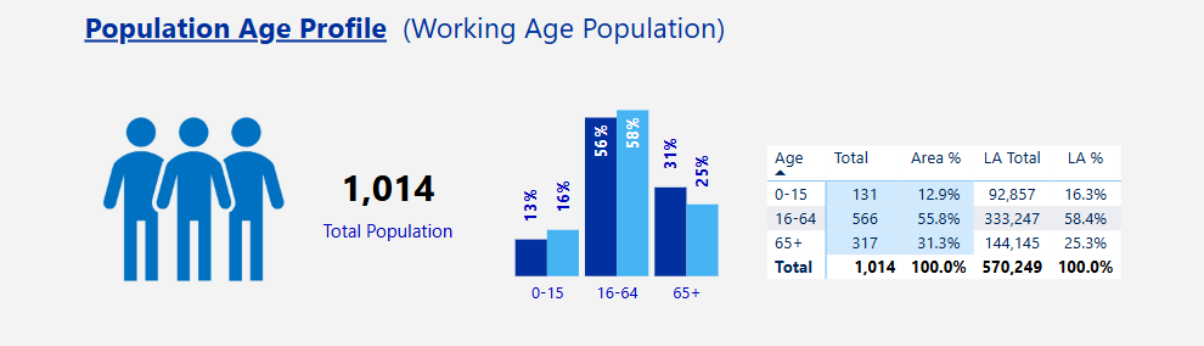
** The total number of dwellings for Cornwall is based on Valuation Office Agency (VOA) Council Tax data, which records all domestic properties assigned to a Council Tax band for taxation purposes. Parish total is drawn from our internal data set. CAP data unavailable.*

Demographics

This data will give you an overview of your parish's population distribution (with comparisons to the Cornwall level data) particularly the proportions of working age and over 65 populations. Current and projected population information can help to give you a better understanding of what kinds of services, housing, and economic needs that your parish has in the short and long term. Note that the population of the UK is expected to increase significantly[1] over the next 15 years, by almost 10%.

Population Age Profile

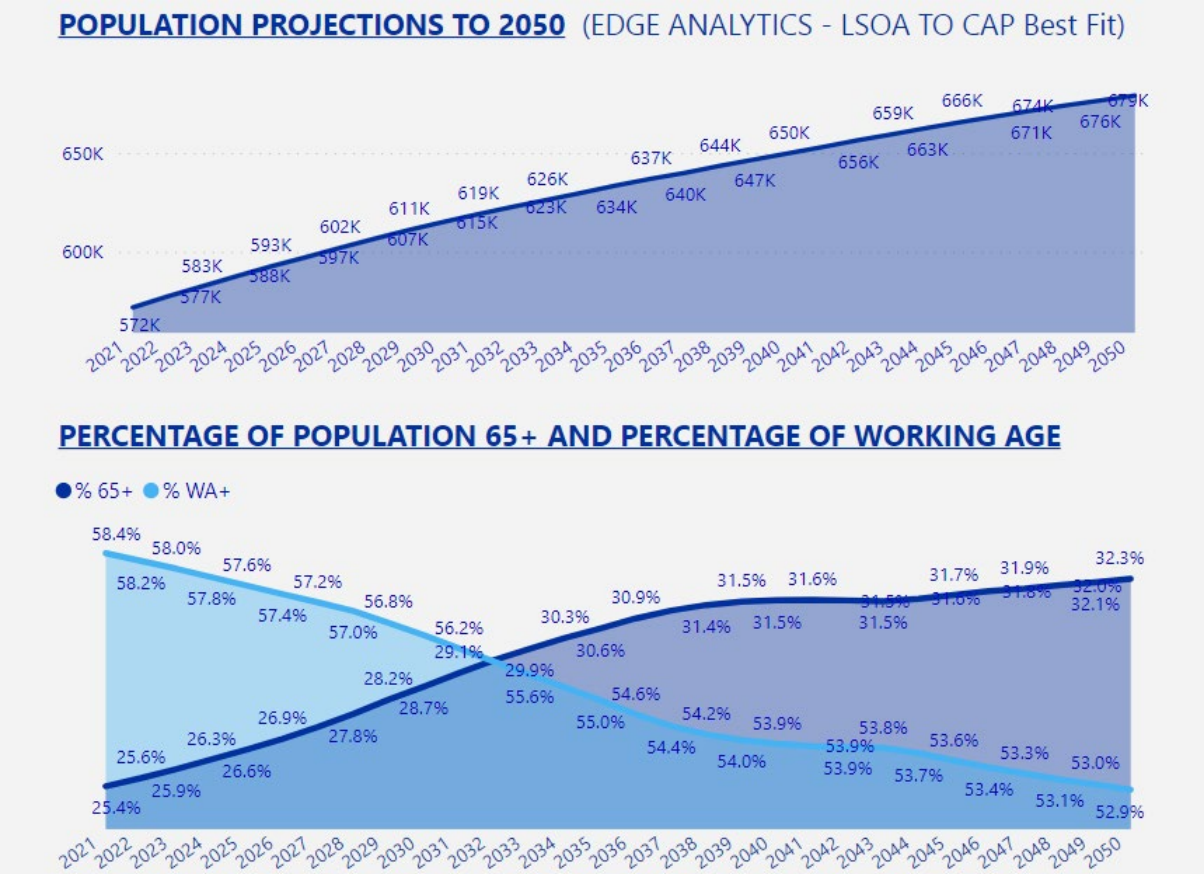
[1] National population projections - Office for National Statistics



Population Trends

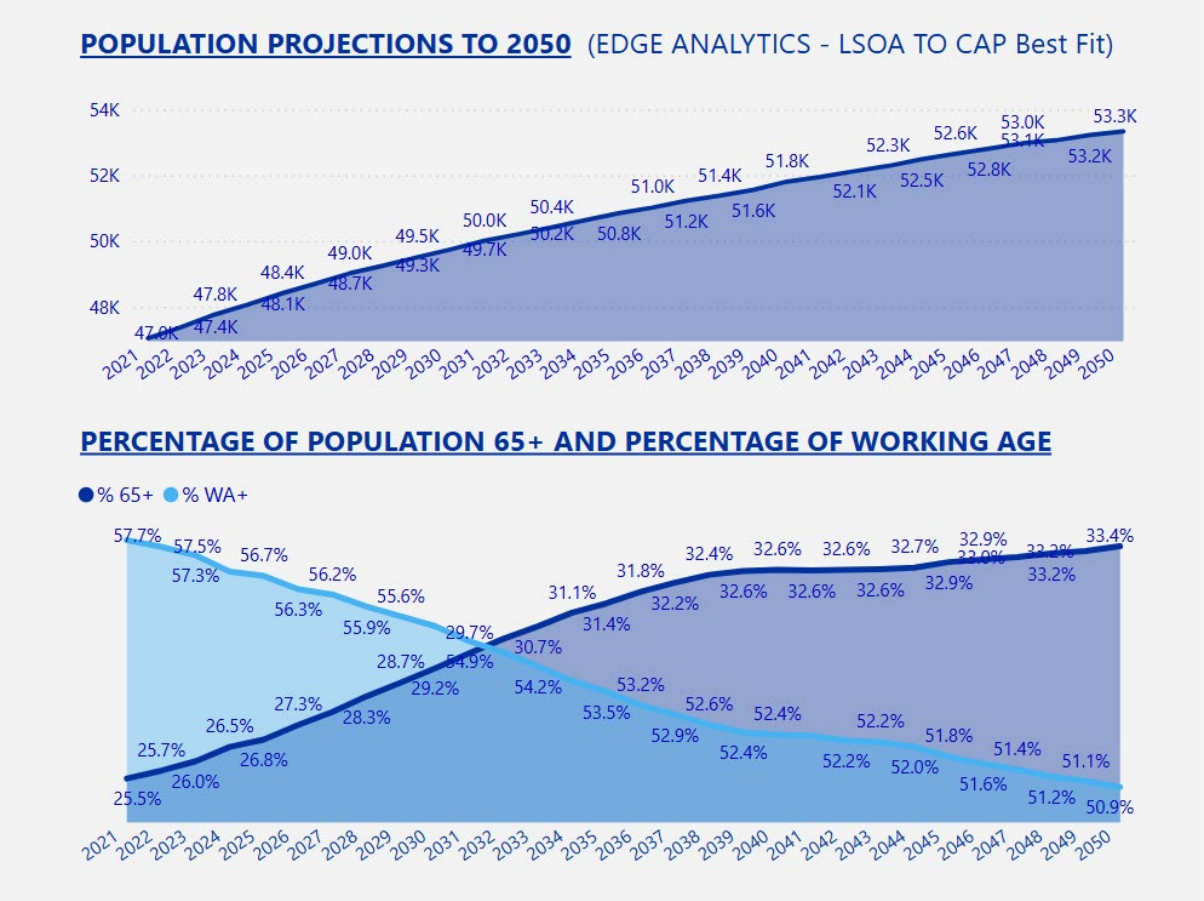
The graphs below, for Cornwall and your CAP, demonstrate the projected change in population distribution of working age and over 65s up to 2050 as well as the projected total population up to the same year.

Cornwall



It's easy to see that future projections for Cornwall indicate a significant decrease in the proportion of working age residents and a corresponding increase in the 65+ population over the 30 years. This will result in additional pressure on housing, facilities and services, as well as challenges for the economy. With higher demand on essential services there may not be sufficient workforce to support the economy and provide essential services. A higher percentage of elderly residents also means that more accessible and supported homes will be needed. To attract more workers to support the economy, we will are likely to need to build more affordable homes of all types.

Camel Valley CAP area

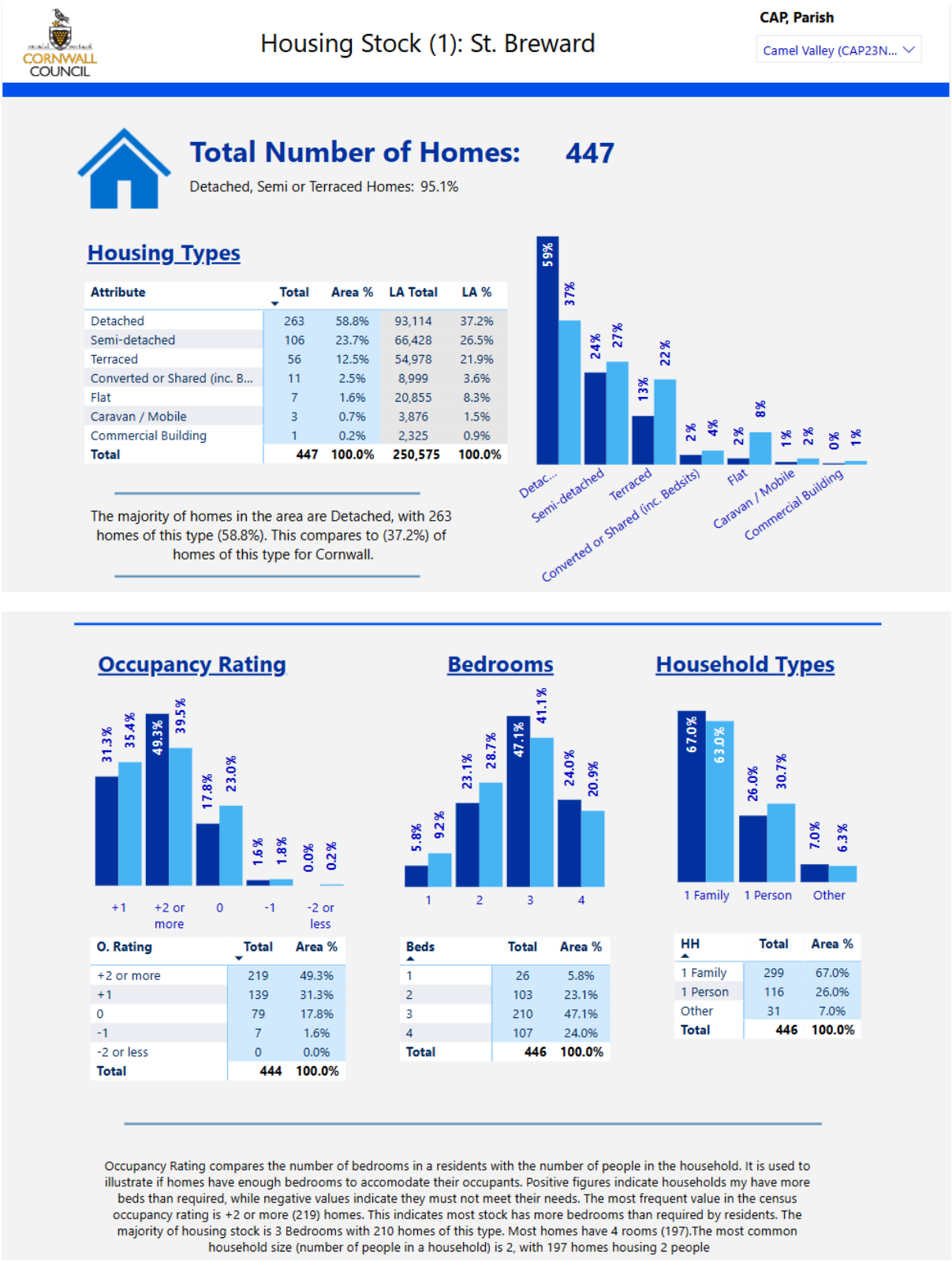


Housing

The following housing data will give you an insight into the homes in your parish (where available) compared to CAP level and Cornwall level. Information on types of home, including the number of bedrooms, density, size, tenure and house prices will help you to understand what already exists. Additionally, we will provide information on the number of affordable homes that exist in your area

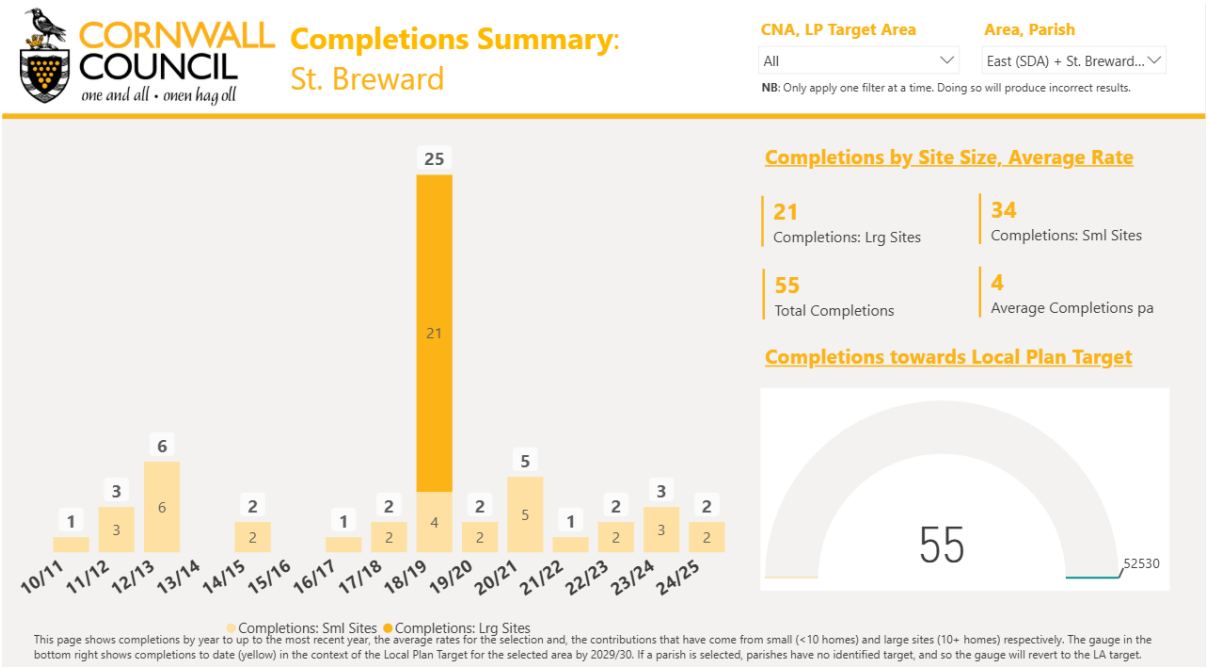
and the current level of affordable housing need. We'll also provide some information on the number and type of new homes that have been built in your area and homes that have permission but have not yet been built.

Housing Stock

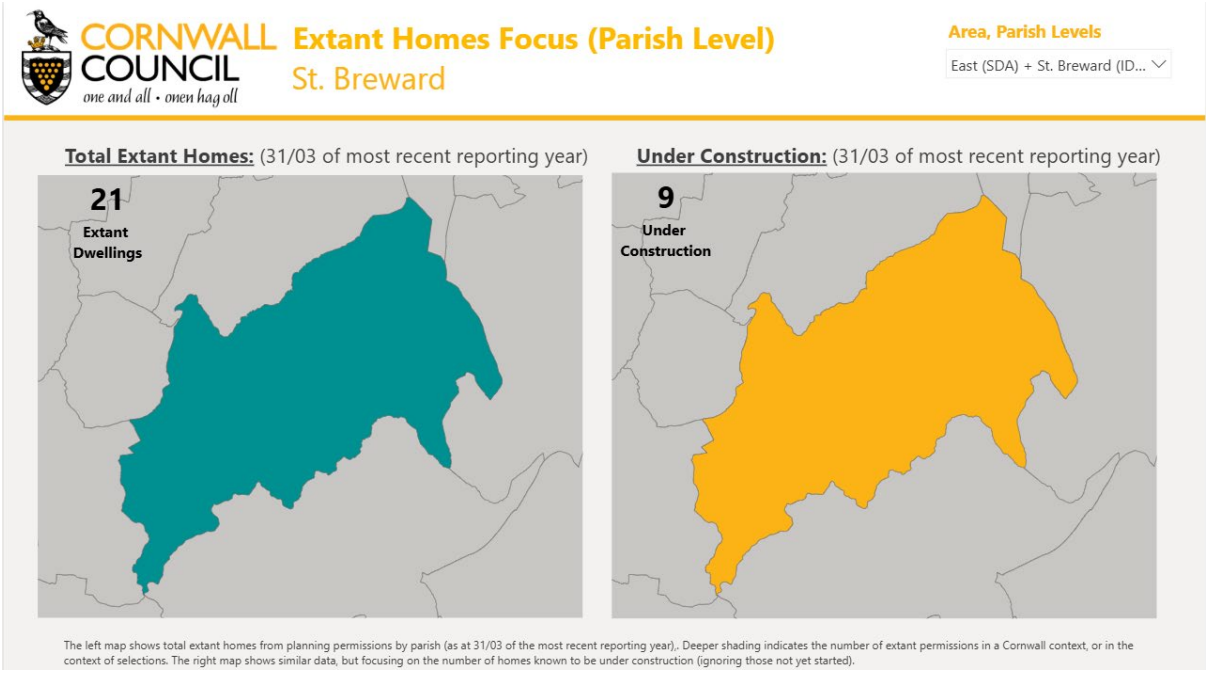


The data in this table is based on the number of households rather than dwellings; we don't have the data for homes with no usual residents. Household size refers to the number of people in a household.

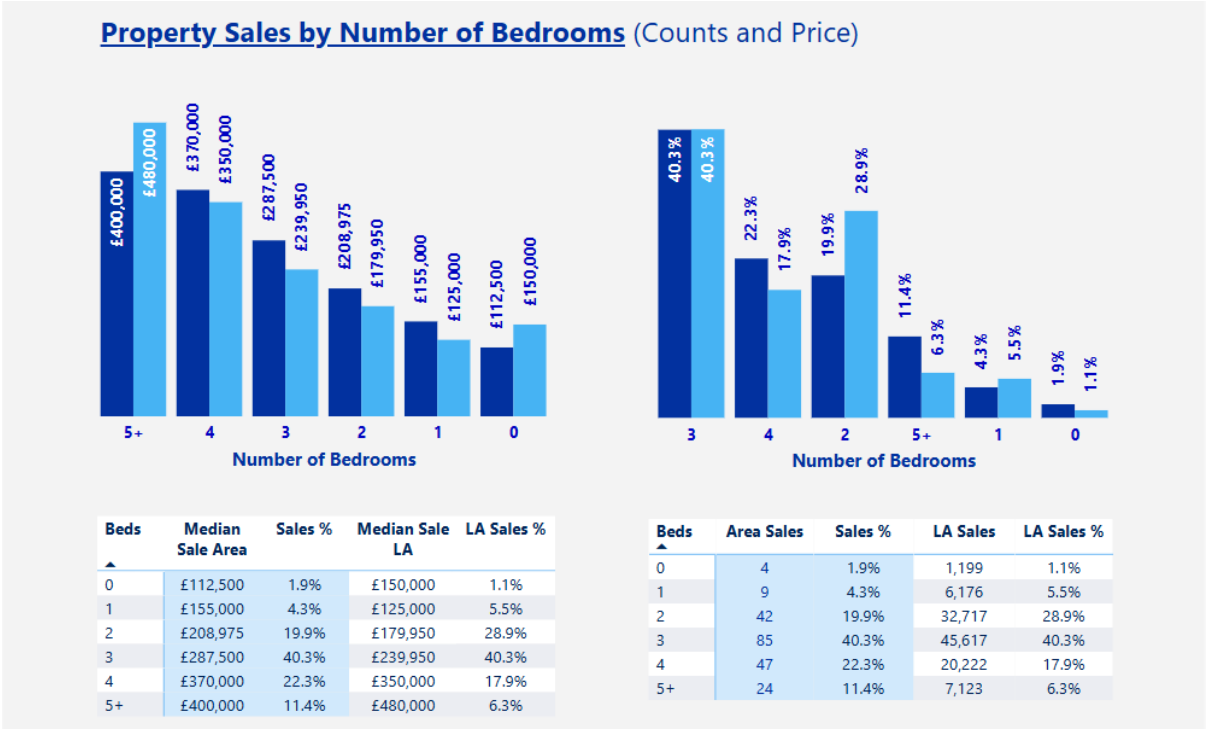
New Housing Delivery



Extant Homes



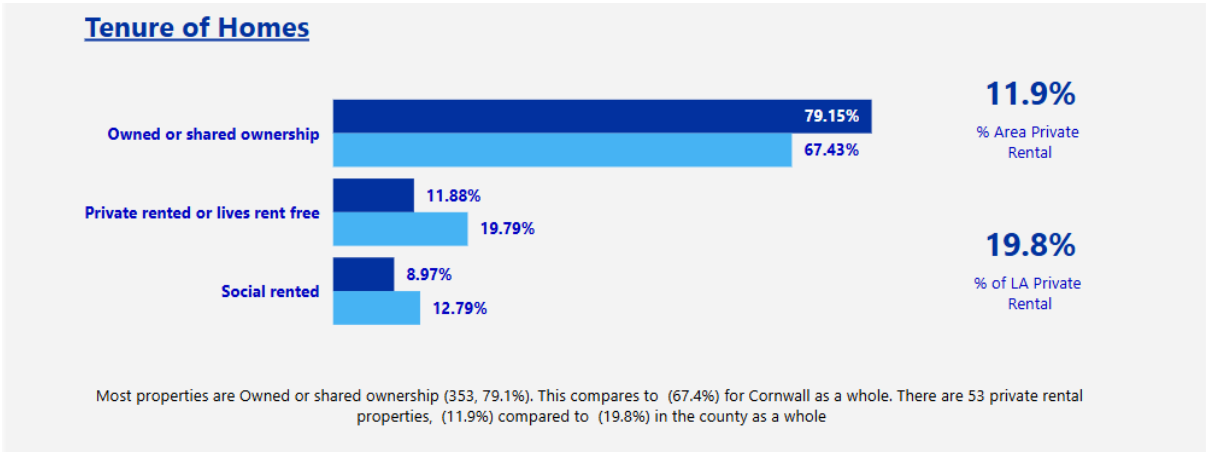
House Prices and Sales



Beds	Median Sale Area	Sales %	Median Sale LA	LA Sales %
0	£112,500	1.9%	£150,000	1.1%
1	£155,000	4.3%	£125,000	5.5%
2	£208,975	19.9%	£179,950	28.9%
3	£287,500	40.3%	£239,950	40.3%
4	£370,000	22.3%	£350,000	17.9%
5+	£400,000	11.4%	£480,000	6.3%

Beds	Area Sales	Sales %	LA Sales	LA Sales %
0	4	1.9%	1,199	1.1%
1	9	4.3%	6,176	5.5%
2	42	19.9%	32,717	28.9%
3	85	40.3%	45,617	40.3%
4	47	22.3%	20,222	17.9%
5+	24	11.4%	7,123	6.3%

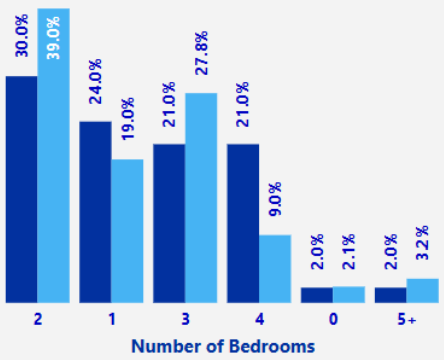
Tenure of Home

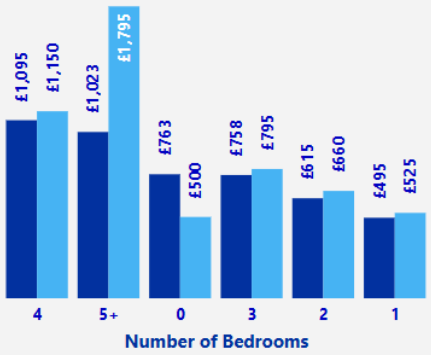


Private Rental Market

Private Rental Properties by Number of Bedrooms and Average Rental Price

Private Rental Properties: Number of Bedrooms (Counts and Price)





Beds	Area Rents	Area %	LA Rents	LA Rent %
0	2	2.0%	2,033	2.1%
1	24	24.0%	18,056	19.0%
2	30	30.0%	37,060	39.0%
3	21	21.0%	26,402	27.8%
4	21	21.0%	8,533	9.0%
5+	2	2.0%	3,034	3.2%

Beds	Area Rents	Avg Rent	LA Rents	Avg Rent LA
0	2	£763	2,033	£500
1	24	£495	18,056	£525
2	30	£615	37,060	£660
3	21	£758	26,402	£795
4	21	£1,095	8,533	£1,150
5+	2	£1,023	3,034	£1,795

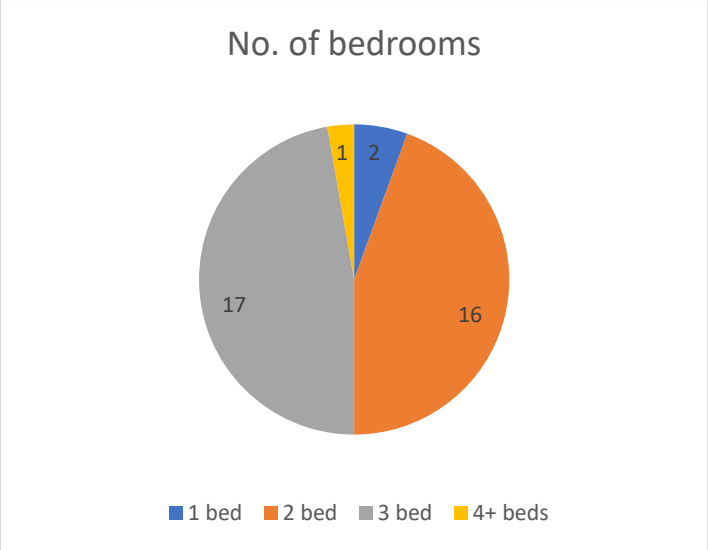
The above table (left) shows the number of private rental properties for the area, broken down by the number of bedrooms offered and equivalent prices at County level. On the right, the average (median) rental price per month for properties of each type are shown. It is important to consider how many properties average prices are drawing from, particularly at smaller geographies. The average price for a 3 bedroom rental property in the area is £758. The median price at Cornwall level for a similar property would cost approximately £795. This suggests that broadly, an average rental property in the area costs £37 less than the Cornwall average

Affordable Housing

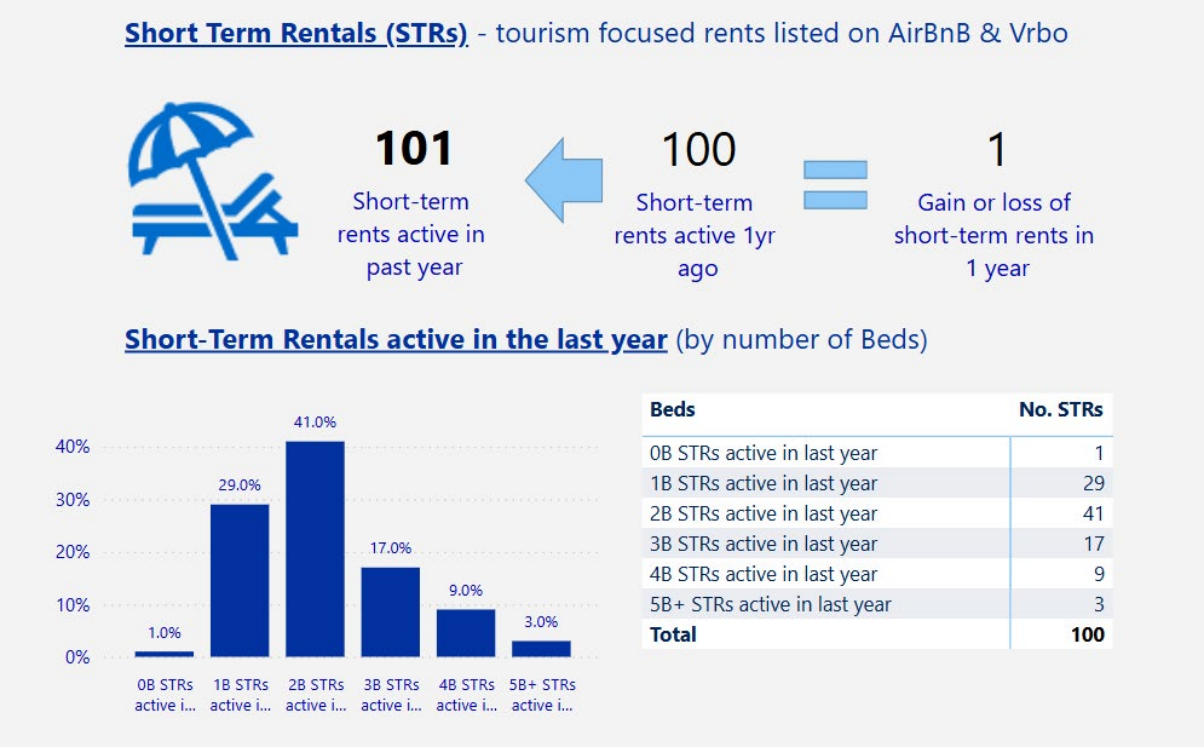
Affordable housing need changes as applicants join and leave the Homechoice register. The figures below are a snapshot for your parish in February 2026.

Households on Homechoice with a Local Connection	32
Number of existing affordable homes (to rent)	36
Percentage of total housing stock	8%
Total Number of affordable lettings (last 5 years)	6

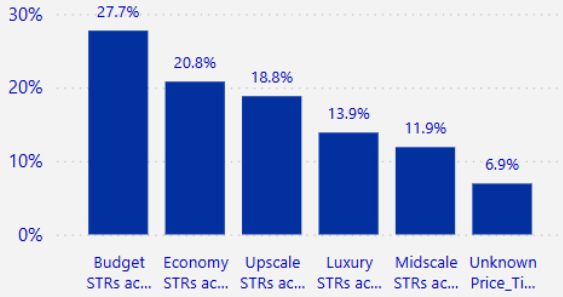
What kind of homes are affordable housing applicants eligible for in St Breward parish?



Tourist Accommodation



Short-Term Rentals active in the last year (by price tier)



Price Tier	No. STRs
Budget STRs active in last year	28
Economy STRs active in last year	21
Upscale STRs active in last year	19
Luxury STRs active in last year	14
Midscale STRs active in last year	12
Unknown Price_Tier STRs active in las...	7
Total	**101**

Other Tourist-focused Accommodation*

Hol. Accom.	Number
Holiday Let	54
Holiday/Camp Sites	2
B&Bs	0
Hotel	0

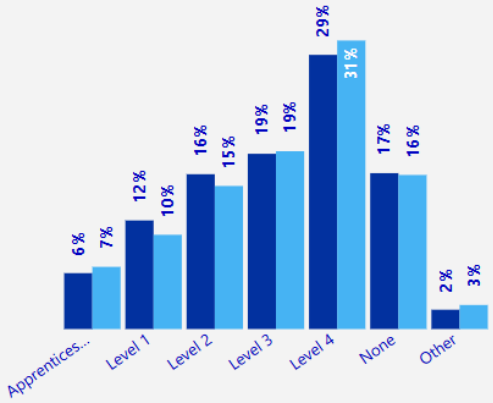
* Note that due to the nature of the original datasets, there may be some double counting between the figures in the left table and those sourced from AirBnB/Vrbo. This is because we have not yet been able to establish for example which of the 'B&B' properties are let by AirBnB specifically.

Economy

The following economy data provides information on the economic activity of your population, the types of occupation, and number of service facilities in your parish. This data can help for you to understand what kind of economic development you may need to improve economic activity and sustainability in your area.

Qualifications

Qualification Lvl	Total	Area %	LA Total	LA %
Apprenticeship	52	5.9%	31,455	6.6%
Level 1	101	11.5%	47,665	10.0%
Level 2	144	16.4%	72,356	15.2%
Level 3	163	18.6%	89,932	18.8%
Level 4	255	29.0%	145,914	30.6%
None	145	16.5%	77,912	16.3%
Other	18	2.1%	12,171	2.5%
Total	**878**	**100.0%**	**477,405**	**100.0%**



Economic Activity



Economic Activity	Total	Area %	LA Total	LA %
Active: In Employment	450	51.02%	254,214	53.3%
Economically inactive	405	45.92%	210,805	44.2%
Active: Unemployed	27	3.06%	12,372	2.6%
Total	**882**	**100.00%**	**477,391**	**100.0%**

National Statistics Socio-economic Classification (NS-SEC)



Economic activity is for all persons aged 16 and over. The economically inactive will include retired residents, students and other persons not actively working or seeking paid work.

Premises Counts

The information below gives information on the number and type of businesses / services and facilities that exist within the parish. Use local knowledge to supplement this list or to identify nearby services that are used by residents but may fall outside of the neighbourhood area.



Types and Counts of Premises in the Area

Property Type	Number
Holiday Let	54
Workshops and Light Industrial	7
Other Licensed Premises/ Vendors	4
Public and Village Halls	4
Offices and Work Studios	3
Shops and Showrooms	3
GP Surgeries and Clinics	2
Holiday/Camp Sites	2
Restaurants and Cafes	2
Retail Service Agents	2
Indoor and outdoor leisure and sporting activities	1
Primary, Junior, Infants or Middle School	1
Pubs, Bars and Nightclubs	1
Warehouses, Stores and Storage Depots	1
ATMs	0
B&Bs	0
Banks/Financial Services	0
Church Halls	0
Colleges	0
Community Service Centres	0
Dentist	0
Fast food Outlets/ Takeaways	0
Heaths and Moorlands	0
Hospitals and Hospices	0
Hotel	0
Libraries	0
Markets (Indoor and Outdoor)	0
Nursery/Creche	0
Petrol Filling Stations	0
Secondary School	0
Theatres, Cinemas, Bingo and Conference Centres	0

The table above provides counts of particular property types for the selected area. While this is a useful measure in indicating the volume of services and offerings a geography has available, it should also be recognised that on the ground access to services does not simply confirm to geographical boundaries (e.g. many people will use a GP for example outside of a selected geography because it is closer than one within that boundary.

You can also see data for main town centres here, there may be useful information about the range of services and facilities that are available within a wider area. [Town Economic Vitality Index - Cornwall Council]

Transport

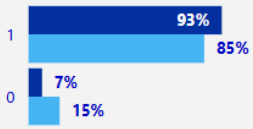
The following transport data indicates the proximity of key services by showing the travel time and distance to key services by car and walking. This provides a clear measure of which services are accessible and which are not, as well as how walkable your parish is. You can use this information to inform your decisions to improve transport routes to specific services.

Car or Van Availability



93.5%

% with car or van



'1' indicates one or more cars/vans.

	Total	Area %	LA Total	LA %
0	29	6.5%	37,618	15.0%
1	416	93.5%	212,895	85.0%
Total	**445**	**100.0%**	**250,513**	**100.0%**

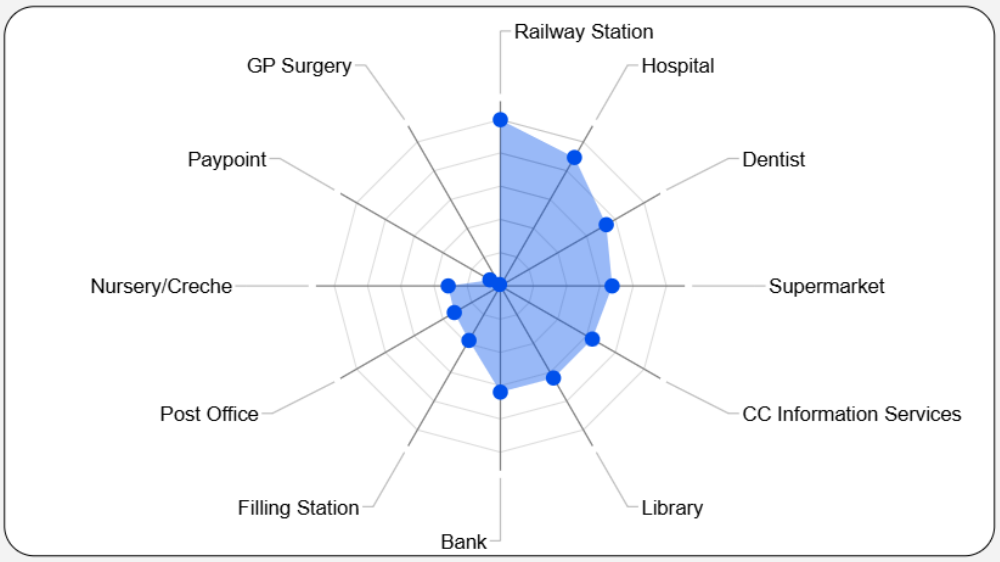
Transport Radar including Travel Time in Minutes/Distance to Key Service

St. Breward, Distance in Miles to key services: (Car)

Mode of Transport: Car

Distance / Time: Distance in Miles

Parish: St. Breward



The radar shows relative travel distances to key services from a central point in the neighbourhood area.

St. Breward, Travel Time in Mins to key services: (Car)

Parish	Bank	Secondary School	Primary School	Nursery/ Creche	Post Office	Dentist	Library	Petrol Station	GP Surgery	ATM	Supermarket	Hospital	CC Info. Services
St. Breward	5.57	8.14	0.47	4.05	4.18	9.35	7.98	5.04	0.13	0.94	8.28	11.78	7.98

St. Breward, Travel Time in Mins to key services: (Walk)

Parish	Bank	Secondary School	Primary School	Nursery/ Creche	Post Office	Dentist	Library	Petrol Station	GP Surgery	ATM	Supermarket	Hospital	CC Info. Services
St. Breward	110.48	112.40	5.99	55.50	52.81	234.22	110.34	71.81	1.89	11.34	129.35	164.46	110.33

Migration

The following migration data provides an overview of the address status of migrants to your parish over the past year. This data can help you to better understand where new residents are coming from, if they are likely to stay, and the impact that might have on housing and the economy.

Migrant Indicator

Detailed Employment Type	Area %	Total	LA Total	LA %
Address one year ago is the same as the address of enumeration	91.2%	920	504,537	89.21%
Migrant from within the UK_Address one year ago was in the UK	8.4%	85	55,355	9.79%
Address one year ago is student term-time or boarding school address in the UK	0.4%	4	3,036	0.54%
Migrant from outside the UK_Address one year ago was outside the UK	0.0%	0	2,656	0.47%

This table shows the proportion of residents who are living at the same address as last year. Note that migrants from within the UK will include people moving address within the parish or from elsewhere in Cornwall as well as people from further afield.

We provide the most up to date information available from a wide range of sources, including Cornwall Council data, census data, data from the Office for National Statistics and other external sources.