

This document was compiled by the Redruth NDP team in 2019 from available data sources. It has data on work, travel to work, housing stock, housing numbers, expenditure, shopping habits and retail floor space.

Some comments on the data are shown in highlighted blue text.

Redruth Parish size, number of households & population density 2016.

The Redruth Parish population is estimated to grow by **36%** from 2010 to 2030. In 2010 there were 12,664 people (2011 census), by 2019 LSOA population estimates show that it has grown to 16,684 (an increase of **31%**) & it is expected to grow to 17,220 by 2030, an increase of 36%.

This population growth is not evenly spread across Redruth Parish. Redruth North is growing and is anticipated to continue growing at more than twice the rate of the other wards, Redruth Central and Redruth South. See Table 1.

Table 1: Redruth Parish Population figures and estimates by ward, 2010- 2016.

Note: These figures are not available post 2016.

Year/ Ward	2010	2016	Population change	% change from 2010 figures
Redruth North Population 3 rd most deprived Ward in Cornwall, top 10% of UK.	4,376	6,538	+2,162	+49%
Redruth Central Population.	4,154	3,819	-335	-8%
Redruth South Population.	4,134	4,493	+359	+9%
Redruth Parish Total	12,664	14,896	+2,232	+18%
Reference & source	2011 Census	2016 population estimates taken from Cornwall Council website		

The population split is 49% Male/ 51% female in 2011. The age profile is slightly younger than the Cornwall average, particularly in Redruth North. There are also more over 85's, than the Cornwall average

Redruth Parish also has deprivation, with Redruth North Ward in the top 10% deprived wards in the Country. Table 2 gives evidence.

Table 2: Evidence of Deprivation (2016 figures)

Criteria	Redruth %	Cornwall %
% of children in out of work households	16%	12.1%
% of children in lone parent households	27.6	23.6
% of children living in poverty	18.8	14.8

The following figures are from EXPERIAN POPULATION & EXPENDITURE DATA & EXTRACT FROM RETAIL PLANNER. Information taken from the Roseworthy Hill Planning Application Information PA18/06111

Number of households (2016)
Redruth in Hectares

5,529
731 hectares

Density (number of persons per hectare)

16.18 (*this is 4 x greater than Camborne & 3 x greater than Pool*).

What Redruth Residents do for work?

What	Number	% (Figures are rounded)
All usual residents aged 16 to 74 in employment	5,398	100%
Wholesale and retail; repair of motor cycles and vehicles	988	18%
Human health and social work activities	892	17%
Manufacturing	609	11%
Construction	500	9%
Education	481	9%
Accommodation and food service activities	342	6%
Public administration, defence, compulsory social security	327	6%
Administrative and support service activities	276	5%
Industry: Other	219	4%
Professional, scientific and technical activities	209	4%
Transport and storage	198	4%
Financial and insurance activities	74	1%
Water supply; sewerage, waste mgt. and remediation	72	1%
Information and communication	68	1%
Real estate activities	59	1%
Agriculture, forestry and fishing	34	0.6%
Electricity, gas, steam and air conditioning supply	33	0.6%
Mining and quarrying	18	0.3%

How Redruth Residents travel to work?

What	Number	% (rounded)
All residents aged 16-74 in employ. (exc. FT student in SC, NI)	5,398	100%
Driving a car or van	3,658	68%
On foot	680	13%
Passenger in a car or van	397	7%
Work mainly at or from home	222	4%
Bus, minibus or coach	163	3%
Train	80	1.5%
Bicycle	79	1.5%
Motorcycle, scooter or moped	73	1.3%
Other method of travel to work	34	0.6%
Taxi	11	0.2%

Housing Permission & Completion Figures from Cornwall Council (2018)

CPIR Housing Numbers since 2010 (at October 2018) for the Urban area	Numbers
Housing completed since 2010	2,000
Houses permitted but not yet completed	2,600
Windfall sites expected to come forward (estimate)	500
Total for CPIR area	5,100

The additional 100 houses are expected to come through small developments.

Tolguis (land now owned by CC is the major housing site for Redruth NP)	Numbers
Number of homes in the masterplan	650
Phase 1 – number of homes permitted	375

Phase 2 – number of homes allocated but not yet permitted	280
Total Tolgus figures	655

Redruth Housing Stock Totals in 2017

Evidence from EXPERIAN POPULATION & EXPENDITURE DATA 2017 & EXTRACT FROM RETAIL PLANNER

	Number	% (rounded)
Redruth Housing Stock (Total)	5,520	100%
Whole house or bungalow: Detached	1,222	22%
Whole house or bungalow: Semi-detached	1,460	26%
Whole house or bungalow: Terraced (Inc. end-terrace)	1,798	33%
Flat etc.: Purpose-built block of flats or tenement	705	13%
Part of converted/shared house (in. bed-sits)	252	5%
Flat etc.: In a commercial building	79	1%
Caravan or other mobile or temporary structure	5	0%
Household spaces with at least one usual resident (i.e. occupied)	5,173	94%
Household spaces with no usual residents (i.e. Vacant)	347	6%
All household spaces with at least one usual resident	5,173	100%
1 person in household	1,702	33%
2 people in household	1,781	34%
3 people in household	803	16%
4 people in household	609	12%
5 people in household	193	4%
6 people in household	65	1%
7 people in household	12	0.23%
8 or more people in household	7	0.13%
Ownership of housing stock		
All households	5,173	100%
Owned: Total - Including shared ownership	3,191	62%
Owned: Total - Excluding shared ownership	3,166	61%
Owned: Owned outright	1,527	30%
Owned: Owned with a mortgage or loan	1,639	32%
Shared ownership (part owned, and part rented)	25	0.5%
Social rented: Total	789	15%
Social rented: Rented from council (Local Authority)	255	5%
Social rented: Other social rented	534	10%
Private rented: Total	1,113	22%
Private rented: Private landlord or letting agency	1,028	20%
Private rented: Employer of a household member	4	0%
Private rented: Relative or friend of household member	67	1%
Private rented: Other	14	0%
Living rent free	80	1.5%
Number of cars per household		
All households	5,173	100%
No cars or vans in household	1,130	22%
1 car or van in household	2,419	47%

2 cars or vans in household	1,265	24%
3 cars or vans in household	251	5%
4 or more cars or vans in household	108	2%

Retail Planner Consumer Retail Expenditure for Redruth 2016

Evidence from EXPERIAN POPULATION & EXPENDITURE DATA 2017 & EXTRACT FROM RETAIL PLANNER

All the figures quoted for Redruth are the lowest in the local area. Hayle, Camborne, & Pool were also reviewed.

Total Expenditure (in 2016 prices)	£55,822,422	100%
Total Comparison (<i>non-food shopping</i>)	£31,838,383	57%
Total Convenience (<i>food & drink etc</i>)	£23,984,039	43%

Total retail per household (2016)	£10,095	100%
Total Comparison (per household)	£5,758	57%
Total Convenience (per household)	£4,338	43%
Total food & non-alcoholic drinks (per household)	£2,939	29%

Total retail per person (2016)	£4,484
Total Comparison (per person)	£2,558
Total Convenience (per person)	£1,927
Total food & non-alcoholic drinks (per person)	£1,306

Restaurant & café meals	£5,302,853
Alcoholic drinks away from home	£2,447,473
Takeaway meals eaten at home	£1,484,805
Other takeaway & snack food (e.g. ice-cream, drinks)	£1,478,449

Contract catering (food)	£215,105
Residential Homes	£21,452
Home help	£273,370
Nursery Creche & Playschools	£1,035,551
Childcare payments	£1,796,484
Funeral Expenses	£149,130

All retail businesses in 2016 (Redruth)	£58,046,663	100%
Chemists	£2,689,728	5%
Confectioners, tobacconists, newsagents and supermarkets	£25,704,691	44%
Department stores	£7,363,871	13%
Other specialised stores	£15,051,596	26%
Retail sales not in stores	£5,050,720	9%
Second hand stores	£365,744	0.6%
Specialised food stores	£1,819,949	3%

Where Redruth Residents do their shopping (from Household survey)

Convenience Market Share 2014 and 2018 – Main food shopping

Premises	2014	2018
Aldi, Church Street, Camborne	6.6%	1.0%

Tesco, Wesley Street, Camborne	0%	1.2%
Lidl, Pool	8.7%	8.3%
Morrisons, Pool	15.3%	4.5%
Tesco Extra, Pool	8.4%	4.3%
Iceland, Fore Street, Redruth	5.8%	8.2%
Tesco, Tolgus Hill, Redruth	41.2%	36.3%
Aldi, Redruth	Not open	19.2%
Local shops, Redruth	0%	2.5%
Asda Penryn	3.2%	1.7%
Internet/Home delivery	6.8%	5.2%
Total	96.1%	92.5%

Convenience Market Share 2014 and 2018 – Top-up food shopping

Premises	2014	2018
Aldi, Church Street, Camborne	3.9%	0%
Lidl, Pool	7.4%	0%
Morrisons, Pool	5.3%	1%
Tesco Extra, Pool	6.5%	3.3%
Co-op, Fore Street, Redruth	10.9%	2.3%
Iceland, Fore Street, Redruth	13.7%	9.7%
Tesco, Tolgus Hill, Redruth	26.3%	23.1%
Aldi, Redruth	Not open	5.4%
Local shops, Redruth	16.5%	1.5%
Asda Penryn	0.9%	0%
Internet/Home delivery	0%	0.5%
Total	91.4%	46.7%

Redruth Town Centre

Tables below: Floorspace figures from Cornwall Retail Study Update 2015 (Table 8) Benchmark convenience turnover obtained from Global Data (formerly Verdict) projected forward to 2018 using growth in convenience expenditure derived from Experian Retail Planner Briefing Note 15 (Dec 17)

Operator	Net floorspace	Net convenience floorspace	Net comparison floorspace	Benchmark convenience goods sales density 2017 £/sqm	Benchmark convenience goods sales density 2018 £/sqm	Benchmark convenience goods turnover 2018 (£m)	Survey based turnover 2018 (from catchment) (£m)
Iceland	434	412	22	£6,396	£6,387	£2.63	£3.45
Others	1268	1141	127	£4,500	£4,496	£5.13	£1.16

From the above figures we can conclude that Iceland is busier than you would expect but the rest of Redruth Town Centre's retail space is trading at a quarter of the level you would expect.

Out of Centre Stores

Operator	Net floorspace	Net convenience floorspace	Net comparison floorspace	Benchmark convenience goods sales density 2017 £/sqm	Benchmark convenience goods sales density 2018 £/sqm	Benchmark convenience goods turnover 2018 (£m)	Survey based turnover 2018 (from catchment) (£m)
Tesco	2183	1856	327	£12,221	£12,209	£22.66	£39.17
Aldi	1003	1003	251	£10,755	£10,744	£10.78	£14.90

From the above figures we can see that the major retailers in Redruth are located outside the primary retail frontage section of the town centre. Tesco is within the town centre boundary, Aldi is not. Tesco has more Convenience floorspace than the whole town centre and is out-trading everyone. Both Tesco & Aldi are trading better than you would expect based on the survey information.

Retail units

[Source: Cornwall Council Planning].

The table below shows the number of retail units in Redruth town 2017 - 2019. Overall numbers have been static, from 192 in 2017 to 190 in 2019. The service sector made up the largest component at 43.9% in 2019, followed by Comparison stores at 29.6%.

Retail units by sector								
Sector	2017		2018		2019		Cornwall Average 2019	National Average 2018
	No	%	No	%	No	%		
Convenience	12	6.3	14	7.4	13	6.9	8.0	10
Comparison	57	29.7	55	29.1	56	29.6	38	36.9
Service	84	43.8	83	43.9	83	43.9	40.6	39
Vacant	36	18.8	34	18	35	18.5	12.6	12.9
Miscellaneous	3	1.6	3	1.6	3	1.6	0.8	1.5
Total	192	100	189	100	190	100	100	100

Note:

Convenience stores include: Bakers; Butchers; Fishmongers; Greengrocers; Delis, Health Food, Grocers, Frozen Food; Newsagent/Convenience & PO; Confectionary/Ice Cream Kiosk; Off Licence & Homebrew; Supermarket; Tobacconist Vape/ECig.

Comparison stores include: Footwear; Clothing, Accessories; Furniture, Carpets, Textiles, Antiques, Homeware; Books, Stationers, Cards, Toys, Jokes; DIY, Hardware, Household goods, Indoor Markets, Catalogue/ Discount Bric a Brac; Chemist, Health & beauty, Pharmacy, Perfumery, Skincare; Opticians/ Hearing specialist; Charity Shop; Florists & Pets & Gardening Supplies; Electrical, Computers, Office Supplies, Cameras; Art & Craft Supplies, Wool, Fabric, Dressmaking; Gifts, Craft & Retail Art Galleries; Outdoor, Camping, Fishing, Cycles, Mobility & Sports; Jewellery, Clocks & Repairs; Phone Shops, Accessories & Repairs; Car Showrooms, Car Parts, Car Hire (SG); Photos/Printing/Copying/Framers; Shoe repair, Engraving, Key Cutting, Locksmith; Music, Video, Gaming, DVD.

Services include: Restaurant / Café; Ice Cream Parlours, Milkshake & Sandwich Bars; Public Houses; Hot Food & Drink T/A; Banks & Building Societies; Estate Agents /Lettings & Property; Solicitors/

Accs./ Financial Advrs; Other Professional Services; Health & Beauty + Nails & Tanning; Barbers / Hairdressers; Betting, Pawn Shops & Amusement Arcades; Tattoo & Piercing Studios; Dry Cleaners/ Launderette; Travel Agents, Bus & Ferry Tickets; Funeral Directors.

Health Provision

Numbers of Patients registered at a GP Practice April 2013 – January 2020 (Taken from CC's website)

From 2013 - 2019, patient numbers have increased by 5%. This equates to a 1% increase per annum. The figures since January 2020 are not currently available, but if this increase continues at this level, that would be a 20% in patient numbers from 2010 – 2030.

Practice	April 13	Oct 13	Oct 14	Oct 15	Oct 16	Oct 17	Oct 18
Clinton	4135	4121	4148	4070	4430	4553	4618
Manor	11645	11559	11527	11362	11768	11863	11858
Totals	15,780	15,680	15,675	15,432	16,198	16,416	16,476
Change	n/a	- 100	- 105	- 348	+418	+636	+696
% change	n/a	- 0.06%	- 0.06%	-2.2%	+2.6%	+4%	+4.4%

Practice	Jan 2019	Apr 2019	Jul 2019	Oct 2019	Jan2020
Clinton	4649	4663	4678	4707	4678
Manor	11851	11864	11904	11925	11955
Totals	16,500	16,527	16,582	16,632	16,633
Change	+720	+747	+802	+852	+853
% change	+4.6%	+4.7%	+5%	+5.4%	+5.4%

The 2021 Cornwall Public Health Annual report estimates that the Cornwall population will grow by an additional 11% from 2019 – 2039. As housing numbers are higher in Redruth Parish, the population growth will be higher in this Parish.

These figures demonstrate how essential it is that the GP service can expand to meet the additional demand.

In 2018 there was a walk-in surgery based at Cardrew which was to be related to the community hospital at Barncoose. This closed in 2019.