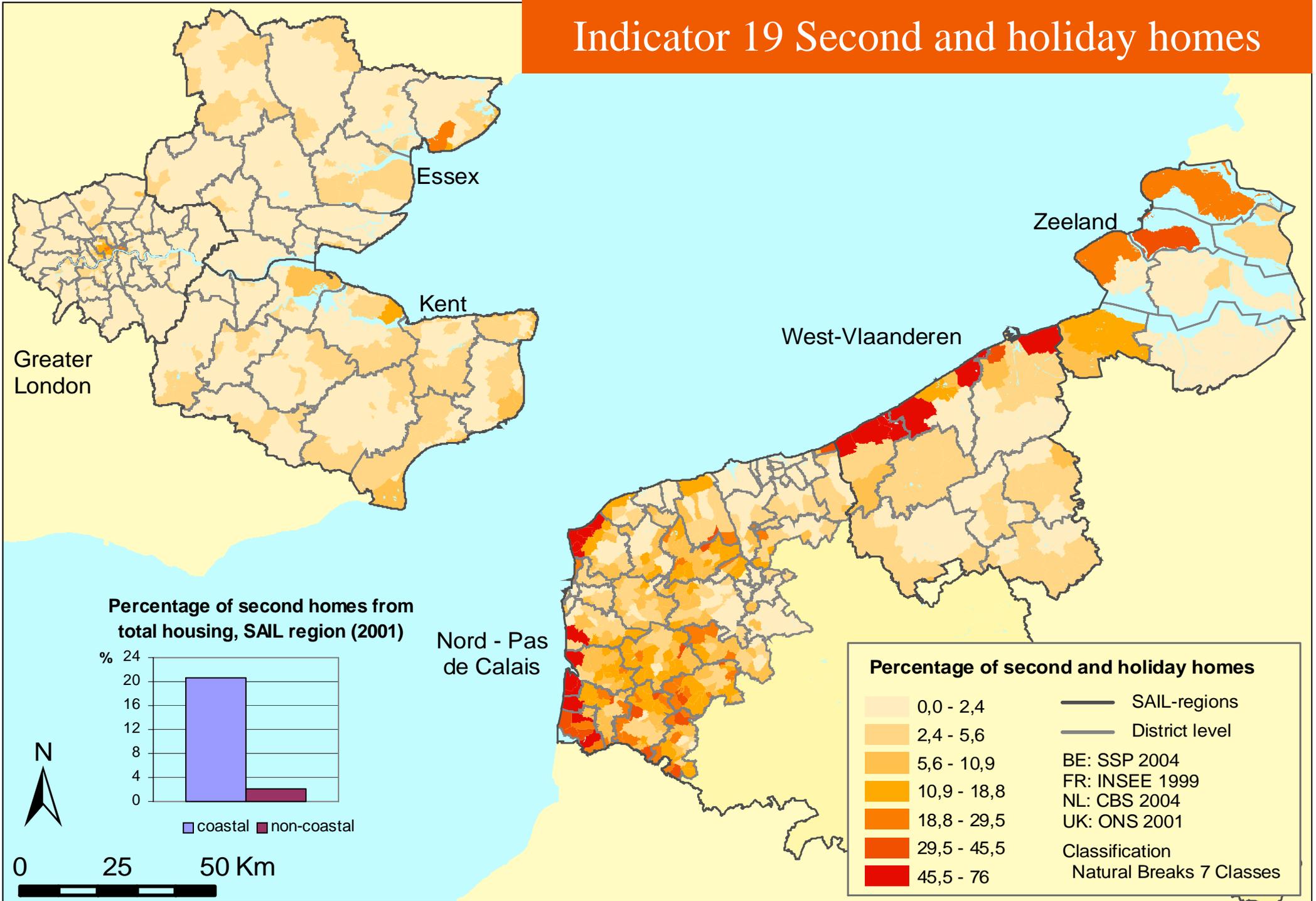


Indicator 19 Second and holiday homes



- *Percentage of second and holiday homes of the total number of dwellings*

Key Message

- Twenty per cent of residential properties located at the coast in the SAIL region are estimated to be second and holiday homes, while only 2% of all dwellings in the hinterland are used temporarily or for vacations.
- Second homes seem to be a highly localized issue along the coasts of the Southern North Sea, being especially prominent in some localities where the proportion of second and holiday homes can reach 75%. In England, only one ward registers a percentage of second homes above the SAIL average for the coastal zone.

Why monitor second and holiday homes ?

Second homes, together with retirement and other housing pressures, bring significant socio-economic changes. The demand for second and holiday homes at the coast drives up property values, often creating a shortage of affordable housing for residents, who are then forced to move away. In some areas, the high incidence of second and holiday homes may significantly change the drivers of the local economy and affect local identity. Understanding second homes and their secondary effects in tourism-based economies is essential for planning purposes. Good planning requires anticipating issues such as the under-utilization of existent communal infrastructure, the loss of social networks and often increased rates of criminal behaviour.

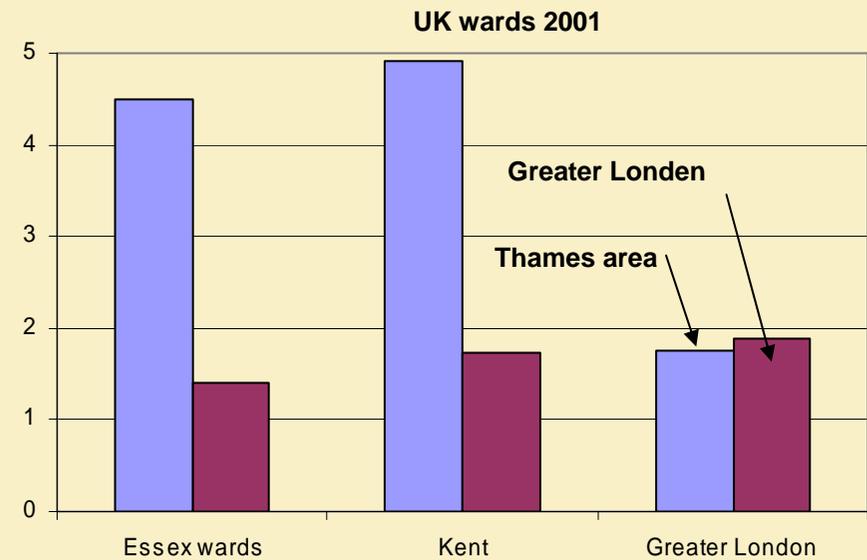
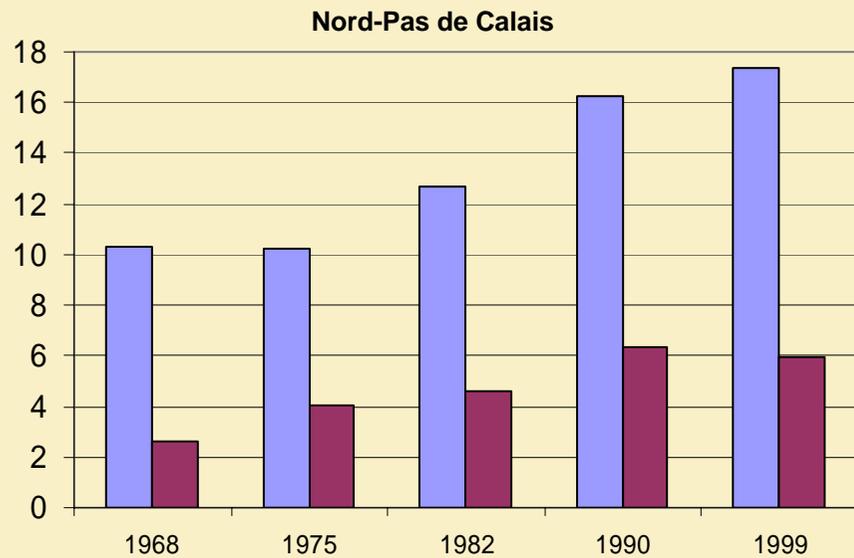
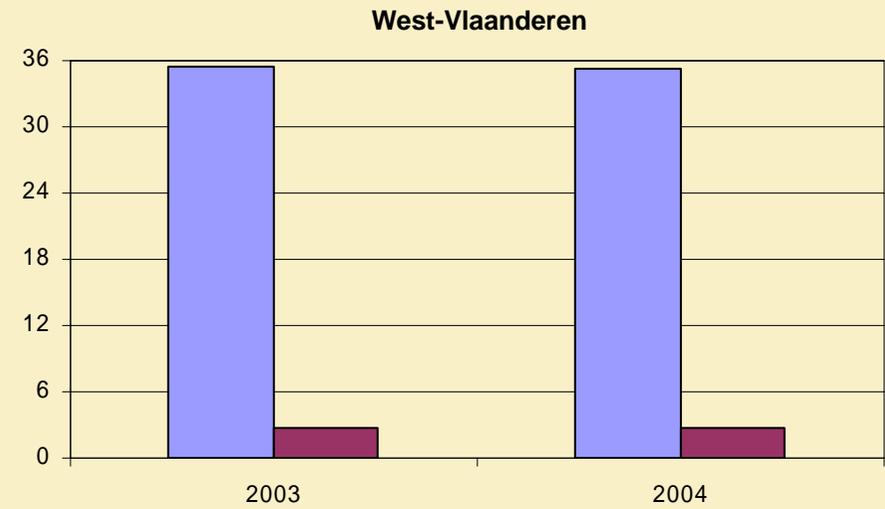
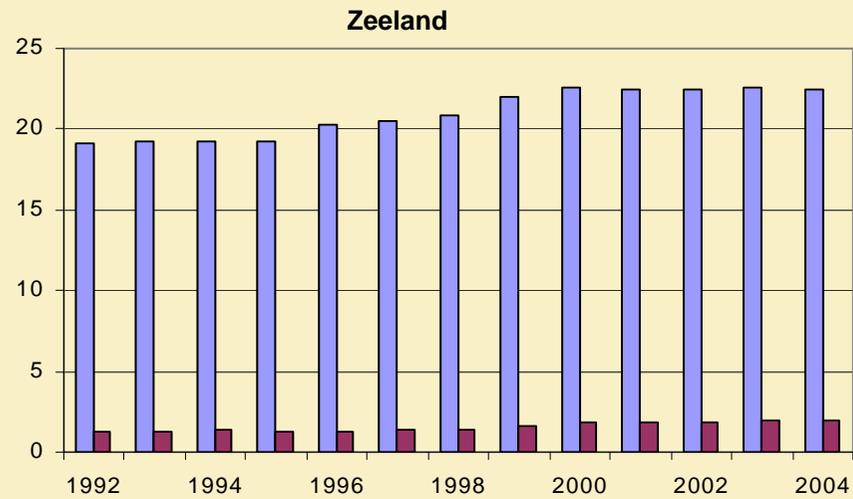
Where do the data come from?

In France, The Netherlands and the UK data on type, occupation and ownership of dwellings are collected in Census events. Categories included in Census data may differ among countries but usually include second homes, vacant homes and holiday homes. Second homes are privately owned dwellings used mainly for vacations. Holiday homes may take the form of chalets or ordinary dwellings, let out for vacations. In Belgium, the data is estimated from combined sources of the land registers (number of dwellings) and the number of households (population register).



Percentage of second homes in coastal and non-coastal municipalities

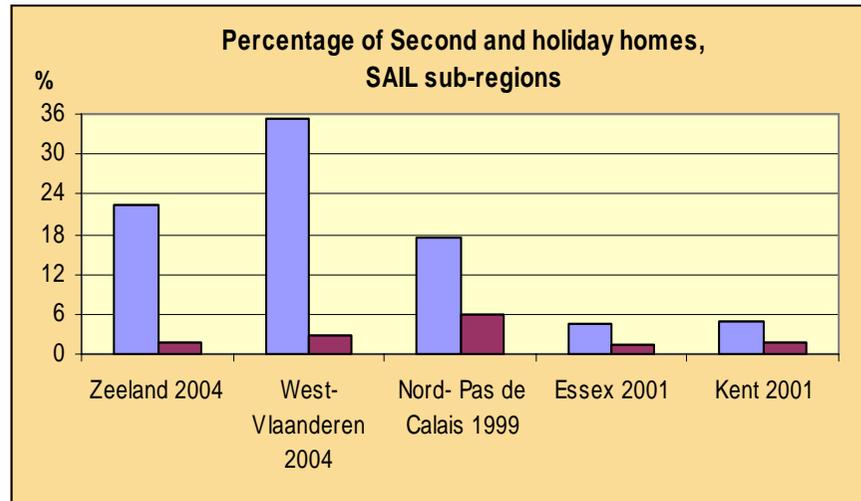
■ coastal zone ■ hinterland



What does the indicator show?

The percentage of second homes in the coastal zone of the Southern North Sea is strongly influenced by the number of second homes in the département Pas de Calais and the Belgian coast. The area of Merlimont (75%) and Le Touquet in France, and some municipalities at the Belgian coast (Middelkerke-61%) are scarcely populated during winter. In the region Nord-Pas de Calais, the percentage of second and holiday homes has increased from 10% in 1968 to 17% in 1999. In Nord-Pas de Calais alone, second homes increased from 12,280 in 1968 to 32,750 in 1999.

In Kent, Essex and the Thames area, the issue is not generalized (5% in coastal and 2% in non-coastal), but some coastal wards such as St. Osyth and Point Castle (21%) exceed the regional averages. The situation in Zeeland is a true representation of the average in the Southern North Sea region.



What are the implications for planning and managing the coast?

Second homes become an issue when there is a lack of sufficient housing for the local population, when younger and less affluent households have to compete on the market and are often forced to move away. There is a territorial impact associated with the increase in second homes, since these dwellings require an area of land that is not occupied during large part of the year. A high proportion and number of second homes are often found in areas that are popular for retirement, creating the need for services and infrastructure to respond to the demand of an older population. Some coastal municipalities have identified this trend as a competitive advantage in their tourism marketing strategies. In some areas, higher tax levies are introduced to address the problem, and locally some new development plans may even define targets or standards for the proportion of second homes to create healthy living communities.

How reliable is the indicator?

An inherent bias may be introduced in comparing between countries because of different definitions and methodologies applied in national Census. In the UK, experts suggest that as much as 50% of homes counted as ‘vacant’ are in fact second homes. In France, the different between ‘vacant’ and ‘second’ homes is also made in census data, but is not accounted for in the data presented here. Where tax levies on second homes are considerable, the bias in information may be significant. The quality of the estimations on the basis of available housing and number of resident households (Belgium) is influenced by the reliability of the estimator of ‘structural vacancy’ to account for dynamics of moving and restoring. It is also important to note that results are calculated at the municipality level. However, the percentage of second and holiday homes in the first strip along the coastline is often much higher than the average for the entire municipality.

Further reading:

Second Homes in Rural Areas of England: Revised Research Report for the Countryside Agency. Nick Gallent, Alan Mace, Mark Tewdwr-Jones. The Countryside Agency, October 2002.

Rural Homes-More than for the Weekend-23 November 2003. press release (website www.countryside.gov.uk)
Controlling Second Homes Through Planning. Nick Gallent, Mark Tewdwr-Jones and Alan Mace. University College London. Second and Holiday Homes and the Land Use Planning System. Leisure Tourism Review reports. 2002.

“Leefbaarheidstudie aan de kust “ A study of the social quality of life at the Belgian coast. Province of West-Vlaanderen. 2005.

