

<b>CITY CENTRE &amp; MERCHANT CITY NEIGHBOURHOOD</b>
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**1 POPULATION PROFILE 3-YEAR CHANGE**

(Sources: 2011 Census Neighbourhood Profiles and 2014 Population Estimates by Neighbourhood)

<b>2011 CENSUS</b>		<b>Age band</b>	<b>0 - 15</b>	<b>16 - 64</b>	<b>65+</b>	<b>TOTAL POP</b>
	Frequency		701	14,310	1,413	<b>16,424</b>
	N/hood %		4.27	87.12	8.6	
	cf city %		16.12	70.03	13.85	
<b>2014 POPULATION ESTIMATES</b>		<b>Age band</b>	<b>0 - 15</b>	<b>16 - 64</b>	<b>65+</b>	<b>TOTAL POP</b>
	Frequency		890	14,609	1,377	<b>16,876</b>
	N/hood %		5.27	86.57	8.16	
	cf city %		16.13	69.94	13.93	

**1. POPULATION BY AGE COHORT****Commentary**

Total population **increase** by 452 (just under 3%)  
 Increase accounted for in the rise of working age residents in the N/hood and a higher proportion of children. Fall in the number and proportion of over 65s

**Housing Policy Implications**

As might be expected, the city centre attracts working households. The rise in the proportion of children, however suggests that there may be scope for the provision of more family accommodation.

## 2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

<b>Total Households in neighbourhood</b>	<b>8,013</b>	
<b>A LONE PARENT HOUSEHOLDS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	348	41,315
% of city total in this Neighbourhood	0.84%	
Proportion of all households	4.34%	14.46%
<b>LONE PARENT HOUSEHOLDS WITH DEPENDENT</b>		
<b>B CHILDREN</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	178	26,513
% of city total in this Neighbourhood	0.67%	
As a percentage of ALL Lone Parent Households in N/HOOD	51.15%	
As a percentage of ALL Lone Parent Households		64.17%
<b>C HOUSEHOLDS WITH DEPENDENT CHILDREN</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	468	65,612
% of city total in this Neighbourhood	0.71%	
As a percentage of Households with dependent children in Neighbourhood	5.84%	22.96%

<b>D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	1,011	48,451
% of city population all over 65 in Neighbourhood	2.09%	
<b>Proportion of all households which contain only over 65s</b>	12.62%	16.96%
<b>Single person households over 65</b>	862	36,508
(Specific Source: Census Table QS113SC Household Type by Neighbourhood)		
% of city population single over 65 in Neighbourhood	2.36%	
% of households single person over 65 as a proportion of all households	10.76%	12.78%
<b>E ONE PERSON HOUSEHOLDS UNDER 65</b>	<b>N/hood</b>	<b>City</b>
(Specific Source: Census Table QS113SC Household Type by Neighbourhood)		
ONE PERSON HOUSEHOLDS UNDER 65	3747	86,728
Proportion of one person HH under 65 in N/HOOD	46.76%	30.35%

## **2. HOUSEHOLD COMPOSITION**

### **Commentary**

N/hood has significantly lower than average

**A** proportion of lone parent households

Proportion of lone parent households with dependent

**B** children is significantly lower than the rest of the city

N/hood has lower proportion of households with

**C** dependent children than city average

N/hood has a lower proportion single person over 65s

**D** than the city average

N/hood has a significantly higher proportion of under

**E** 65 single person households than the city average

### **Housing Policy Implications**

Demand appears to be rising which suggests that the neighbourhood has the potential to attract newly forming households and those seeking "city centre living" from across the region

### 3 HOUSEHOLD SIZE

(Specific Source: Census Table QS406SC Household Size by Neighbourhood)

	Frequency	N/hood	City
Occupied by One person	4609	57.52%	43.13%
Occupied by Two people	2547	31.79%	30.35%
Occupied by Three people	515	6.43%	13.71%
Occupied by Four people	225	2.81%	8.41%
Occupied by Five people	82	1.02%	3.16%
Occupied by Six people	20	0.25%	0.73%
Occupied by Seven people	9	0.11%	0.26%
Occupied by Eight or more people	6	0.07%	0.16%
<b>ALL OCCUPIED HOUSEHOLD SPACES</b>	<b>8,013</b>		

#### 3 HOUSEHOLD SIZE

##### Commentary

One and two person households are higher than the city average, as might be expected

##### Housing Policy Implications

There may be scope to attract larger households

## 4 HOUSING TENURE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

NEIGHBOURHOOD	Owner Occupied	Private Rented	Social Rented	Shared ownership	Rent free	Total
<b>TENURE COMPARISON (2014)</b> (Housing Stock Estimates)	2,499	3,432	2,546			8,477
	<b>29.47%</b>	<b>40.48%</b>	<b>30.03%</b>			
<b>TENURE COMPARISON (Census 2011)</b>	2,060	3,214	2,489	56	194	8,013
	<b>25.71%</b>	<b>40.10%</b>	<b>31.06%</b>			
CITY						
<b>TENURE COMPARISON (2014)</b> (Housing Stock Estimates)	128,641	60,465	107,167	N/A	N/A	296,273
	<b>43.40%</b>	<b>20.40%</b>	<b>36.39%</b>			
<b>TENURE COMPARISON (Census 2011)</b>	128,436	48,019	104,811	1,781	2,646	285,693
	44.95%	16.80%	36.68%	0.62%	0.93%	

### 4. HOUSING TENURE CHANGE

#### Commentary

Growth in owner occupation

Much higher private rented sector than city average

Slight fall in proportion of social rented housing

#### Housing Policy Implications

There appears to be demand for all housing tenures. Demand may be outstripping supply.

**5 HOUSE TYPE**

	<b>N/hood</b>	<b>% of stock</b>	<b>City</b>	<b>% of stock</b>
<b>Detached</b>	28	0.35%	11,167	3.91%
<b>Semi detached</b>	49	0.61%	36,522	12.78%
<b>Terraced</b>	72	0.90%	33,423	11.70%
<b>Tenement</b>	7,299	91.09%	197,146	69.00%
<b>Conversion (within original property)</b>	142	1.77%	5,540	1.90%
<b>Within a commercial building</b>	325	4.06%	1,017	0.35%
<b>Caravan/mobile structure</b>	2	0.02%	348	0.12%
<b>Shared dwelling</b>	96	1.20%	630	0.22%
	<b>8,013</b>		<b>285,793</b>	

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

**5. HOUSE TYPE**

**Commentary**

Very high proportion of tenemental properties compared to the city average (This includes existing social rented multi storey and recently constructed or converted high rise blocks). Also reflects the high proportion of residential properties within commercial buildings.

Not much provision of traditional family sized housing

**Housing Policy Implications**

The opportunity to develop city centre sites at lower densities is likely to be limited by the availability and value of land, which means that if larger dwellings are to be provided, these may have to be flatted.

## 6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

### A Average Household size

N/hood	City
1.60	2.02

### B Dwelling Occupancy Rates

As a proportion of households counted

	N/hood	City
<i>Occupied Household count</i>	5,675	202,466
Up to 0.5 persons per room	5,528	97.41%
Over 1.0 and up to 1.5 persons per room	81	1.43%
Over 1.5 persons per room	66	1.16%

### Estimated rates of overcrowding and underoccupancy

(Source: Census Table LC4106SC by Neighbourhood)

C

#### NEIGHBOURHOOD

All households  
Owned  
Private rented or living rent free  
Social rented

All households	Occupancy rating +2 or more	Occupancy rating +1	Total U/occupation	U/occupied %	Occupancy rating 0	Occupancy rating -1 or less	Over crowded %
8013	528	1388	1916	23.91	3608	2489	31.06
2116	266	478	744	35.16	900	472	22.31
3408	158	475	633	18.57	1374	1401	41.11
2489	104	435	539	21.65	1334	616	24.75

#### CITY

All households  
Owned  
Private rented or living rent free  
Social rented

285693	53242	83843	137085	47.98	98916	49692	17.39
130217	41005	43625	84630	64.99	32838	12749	9.79
50665	4029	12217	16246	32.07	21132	13287	26.23
104811	8208	28001	36209	34.54	44946	23656	22.57



**6. OVERCROWDING AND UNDER OCCUPATION**

**Commentary**

Under average household size

Higher than average proportion not sharing bedrooms

Overcrowding is particularly high in the private rented sector, and also higher than might have been expected in the social rented sector.

Underoccupation is much lower than city averages

**Housing Policy Implications**

Efforts need to be made to address the overcrowding issues. Specific areas of the city centre may have to be surveyed

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

**7 HEATING TYPE**

Occupied household spaces

**Occupied household spaces with no central heating**

	N/hood	N/hood	City	City
Occupied household spaces		8,013		
<b>Occupied household spaces with no central heating</b>	630	7.86%	11,379	3.98%

**7. HEATING TYPE**

**Commentary**

Proportion of households without central heating close to city average

**Housing Policy Implications**

Older properties are likely to require some insulation. It may be difficult to assess the extent of the requirement given the range of house types in the city centre

**8 VACANT PROPERTIES** (Source: Census Neighbourhood Profiles)

<i>Vacant properties at a proportion of all properties</i>	<b>N/hood</b>	<b>N/hood</b>	<b>City</b>
<b>All Household spaces</b>		8,491	<b>293,876</b>
Vacant household spaces	386	4.55%	2.59%
Second residence/holiday home	92	1.08%	0.19%
Occupied	8013	94.37%	97.21%

**8. VACANCIES**

**Commentary**

Number of vacant properties nearly twice the city average

**Housing Policy Implications**

The reasons for the extent of vacancies require to be explored and also whether or not these vacancies are concentrated in particular sub sectors of the different housing markets operating within the city centre

**9 HEALTH & DISABILITY** (Source: Census Neighbourhood Profiles)

<b>Total Residents in neighbourhood</b>	16,424		
<b>A Long term health/disability in a household</b>	<b>N/hood</b>	<b>N/hood</b>	<b>City</b>
Day to day activity limited a lot	1,330	8.10%	11.37%
Day to day activity limited a little	1,148	6.99%	9.20%
Day to day activity not limited	13,946	84.91%	79.43%
<b>B Long term health condition in a household</b>	<b>N/hood</b>	<b>N/hood</b>	<b>City</b>
No condition	12,697	77.31%	69.01%
Physical disability	858	5.22%	7.82%
Mental health condition	898	5.47%	6.51%
Deafness or partial hearing loss	631	3.84%	6.08%
Blindness of partial sight loss	343	2.09%	2.49%
Learning disability	55	0.33%	0.58%
Learning difficulty	432	2.63%	2.14%
Development disorder	55	0.33%	0.64%
<b>C Provision of Care in a household</b>			
1 to 19 hours unpaid care per week	396	2.41%	4.29%
20 - 49 hours unpaid care per week	157	0.96%	1.92%
50 or more hours unpaid care per week	161	0.98%	2.88%
<b>D Long term sick or disabled 16 - 74 years of age in a household</b>	794	4.83%	8.43%

## **9. HEALTH & DISABILITY IN THE HOME**

### **Commentary**

N/hood residents have slightly better mobility than city average

N/hood residents have slightly less long term health issues than city as a whole

N/hood residents affected more likely to require shorter term unpaid care

Lower proportion of long term sick and disabled in working age population

### **Housing Policy Implications**

Any future developments should ensure adequate wheelchair use and mobility access in order to include physically impaired individuals and groups to access housing in the city centre

<b>ETHNICITY OF RESIDENTS</b> (Source: Census Neighbourhood Profiles)	CENSUS PROFILE SUMMARY		City
	N/hood	Frequency	
<b>A Ethnic Origin</b>			
White British or Irish	68.14%	11,192	<b>84.56%</b>
White Other	9.19%	1,510	<b>3.87%</b>
Mixed or multiple ethnic groups	0.94%	154	<b>0.48%</b>
Indian	3.20%	526	<b>1.46%</b>
Pakistani	2.15%	353	<b>3.78%</b>
Bangladeshi	0.15%	25	<b>0.08%</b>
Chinese	8.39%	1,378	<b>1.79%</b>
Other Asian	2.42%	398	<b>0.94%</b>
African, Caribbean or Black	2.98%	490	<b>2.40%</b>
Other ethnic group	2.42%	398	<b>0.64%</b>
		<b>16,424</b>	
<b>B Country of Birth</b>			
Born outside UK	30.24%	4,966	<b>12.24%</b>
<b>C Spoken English</b>			
Does not speak English well or at all	3.43%	564	<b>2.59%</b>

**10. ETHNICITY**

**Commentary**

Much higher proportions of ethnic groups across the board. Higher proportion of Chinese residents than the city on average

Much higher proportions of those born outside the UK living in the N/hood

Higher proportion in the N/hood of residents who cannot speak English well or at all

**Housing Policy Implications**

The main policy focus is likely to be on encouraging take up of English language learning opportunities, integration of existing communities and provision of advice on housing options

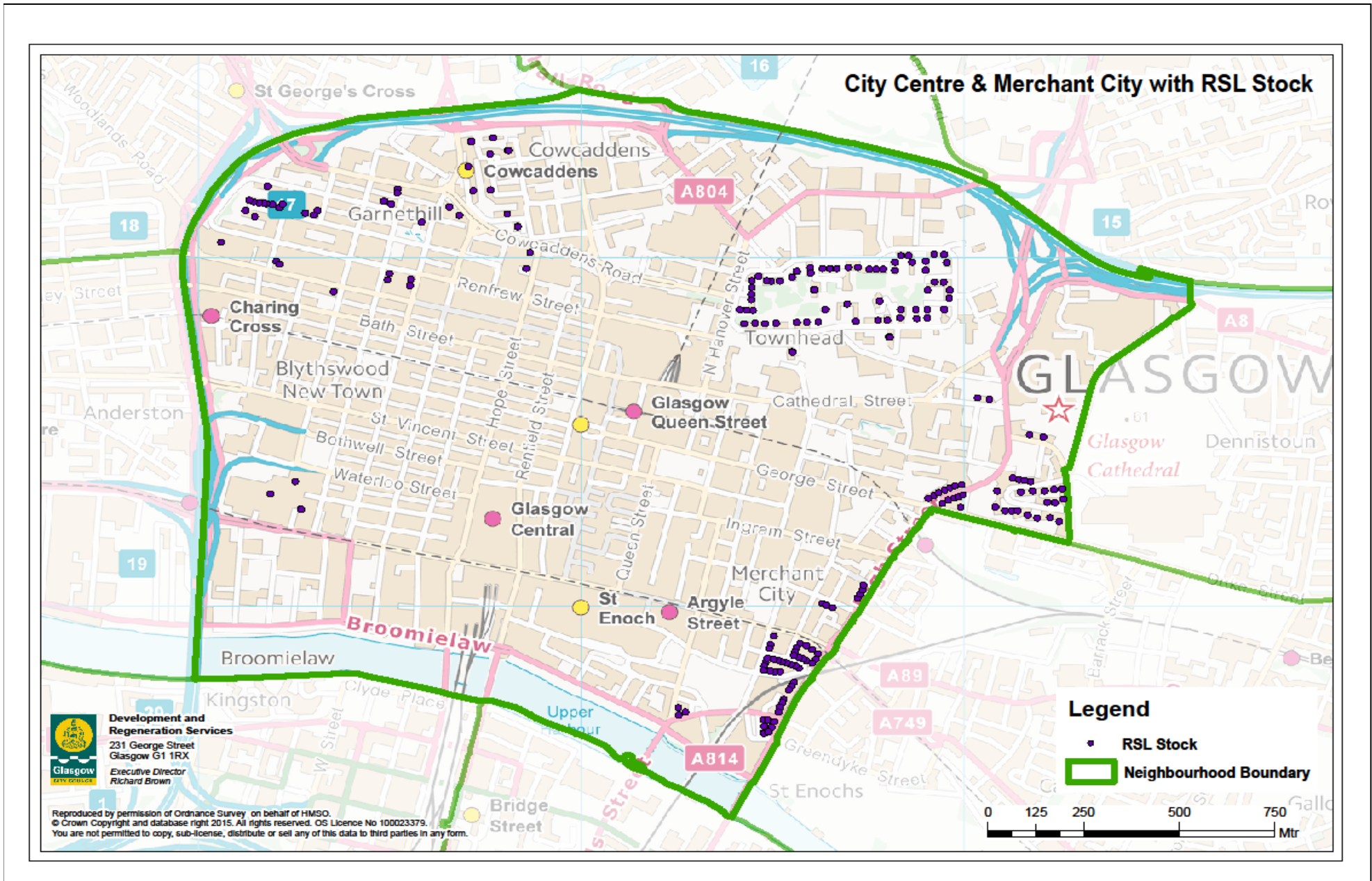
**OTHER ECONOMIC & SOCIAL INDICATORS RELATED TO HOUSING COSTS AND THE LOCAL ENVIRONMENT**

<b>11 Economic activity (All people aged 16 -74)</b>	<b>N/Hood %</b>	<b>City%</b>
Economically active	<b>54.27%</b>	64.49%
Economically inactive	<b>45.72%</b>	35.51%
Never worked and long term unemployed	<b>5.32%</b>	9.05%
Full time students	<b>47.86%</b>	13.73%
Retired	<b>5.54%</b>	11.32%
<b>12 Car Ownership</b>	<b>N/Hood</b>	<b>City</b>
Proportion of Households with one or more cars or vans	<b>29.09%</b>	49.18%

**Commentary**

The Neighbourhood has a lower proportion of its population in employment, but has far and away the highest proportion of students domiciled within the neighbourhood - nearly half of all residents. There is a lower proportion of retired people under 74 and lower levels of car ownership.

From a housing affordability perspective, those residents who have never worked is just over half the city average



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