

DRUMCHAPEL NEIGHBOURHOOD

1 POPULATION PROFILE 3-YEAR CHANGE

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

| 2011 CENSUS | | Age band | 0 - 15 | 16 - 64 | 65+ | TOTAL POP |
|----------------------------------|-----------|-----------------|---------------|----------------|------------|------------------|
| | Frequency | | 3,247 | 8,469 | 1,344 | 13,060 |
| | N/hood % | | 24.86 | 64.85 | 10.29 | |
| | cf city % | | 16.12 | 70.03 | 13.85 | |
| 2014 POPULATION ESTIMATES | | Age band | 0 - 15 | 16 - 64 | 65+ | TOTAL POP |
| | Frequency | | 3,085 | 8,192 | 1,505 | 12,782 |
| | N/hood % | | 24.13 | 64.1 | 11.77 | |
| | cf city % | | 16.13 | 69.94 | 13.93 | |

1. POPULATION BY AGE COHORT

Commentary

Total population **decrease** of 278 (2%)

Higher child population than average for city but still falling; proportion of over 65s increasing. Working age population lower than city average and has declined

Housing Policy Implications

Suggests requirement for an increase in housing supply to boost population base and support school rolls.

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NEIGHBOURHOOD PROFILES

2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

Total Households in neighbourhood **5,707** (Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

A LONE PARENT HOUSEHOLDS

| | N/hood | City |
|---------------------------------------|---------------|-------------|
| In Neighbourhood | 1,634 | 41,315 |
| % of city total in this Neighbourhood | 3.95% | |
| Proportion of all households | 28.63% | 14.46% |

LONE PARENT HOUSEHOLDS WITH DEPENDENT

B CHILDREN

| | N/hood | City |
|---|---------------|-------------|
| In Neighbourhood | 1,190 | 26,513 |
| % of city total in this Neighbourhood | 4.49% | |
| As a percentage of ALL Lone Parent Households in N/HOOD | 72.82% | |

As a percentage of ALL Lone Parent Households 64.17%

C HOUSEHOLDS WITH DEPENDENT CHILDREN

| | N/hood | City |
|--|---------------|-------------|
| In Neighbourhood | 2,137 | 65,612 |
| % of city total in this Neighbourhood | 3.25% | |
| As a percentage of Households with dependent children in Neighbourhood | 37.44% | 22.96% |

D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS

| | N/hood | City |
|---|---------------|-------------|
| In Neighbourhood | 715 | 48,451 |
| % of city population all over 65 in Neighbourhood | 1.47% | |
| Proportion of all households which contain only over 65s | 12.53% | 16.96% |

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NEIGHBOURHOOD PROFILES

Single person households over 65 589 36,508

(Specific Source: Census Table QS113SC Household Type by Neighbourhood)

| | | |
|---|--------|--------|
| % of city population single over 65 in Neighbourhood | 1.61% | |
| % of households single person over 65 as a proportion of all households | 10.32% | 12.78% |

| E ONE PERSON HOUSEHOLDS UNDER 65 | N/hood | City |
|--|---------------|-------------|
| ONE PERSON HOUSEHOLDS UNDER 65 | 1507 | 86,728 |
| Proportion of one person HH under 65 in N/HOOD | 26.40% | 30.35% |

2. HOUSEHOLD COMPOSITION

Commentary

N/hood has significantly higher than average proportion

A of lone parent households

Proportion of lone parent households with dependent

B children is higher than rest of city

N/hood has a higher proportion of households with

C dependent children than city average

N/hood contains lower proportion of all-over 65

D households than city average and single over 65s

Lower than city average proportion of one person

E households under 65

Housing Policy Implications

Housing providers should consider balance of provision and support mechanisms to ensure sustained tenancies.

Also should consider supply of properties with sufficient bedspaces to meet the needs of larger families

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NEIGHBOURHOOD PROFILES

3 HOUSEHOLD SIZE

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

| | N/hood | City |
|--------------------------------------|--------------|--------|
| Occupied by One person | 2,096 | 36.72% |
| Occupied by Two people | 1,567 | 27.45% |
| Occupied by Three people | 1,068 | 18.71% |
| Occupied by Four people | 594 | 10.40% |
| Occupied by Five people | 287 | 5.02% |
| Occupied by Six people | 64 | 1.12% |
| Occupied by Seven people | 23 | 0.40% |
| Occupied by Eight or more people | 8 | 0.14% |
| ALL OCCUPIED HOUSEHOLD SPACES | 5,707 | |

3 HOUSEHOLD SIZE

Commentary

One and two person households lower than city average

Housing Policy Implications

There is an urgent need to encourage newly forming households into the area. The higher proportion of larger families compared to city averages suggests continuing demand for larger dwellings. Local providers need to consider and address any mismatch between supply and demand.

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NEIGHBOURHOOD PROFILES

4 HOUSING TENURE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

| NEIGHBOURHOOD | Owner Occupied | Private Rented | Social Rented | Shared ownership | Rent free | Total |
|---|----------------|----------------|---------------|------------------|-----------|---------|
| TENURE COMPARISON (2014) (Housing Stock Estimates) | 1,145 | 287 | 4,390 | | | 5,822 |
| | 19.67% | 4.93% | 75.40% | | | |
| TENURE COMPARISON (Census 2011) | 1,200 | 192 | 4,226 | 67 | 22 | 5,707 |
| | 21.03% | 3.36% | 74.04% | | | |
| CITY | | | | | | |
| TENURE COMPARISON (2014) (Housing Stock Estimates) | 128,641 | 60,465 | 107,167 | N/A | N/A | 296,273 |
| | 43.40% | 20.40% | 36.39% | | | |
| TENURE COMPARISON (Census 2011) | 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

In spite of the increase in housing supply, the neighbourhood has a lower than average level of owner occupation, which is also falling

Steady increase in private rented stock, although this makes up a small proportion of total stock

Relative increase in proportion of social rented provision

Housing Policy Implications

Social rented provision remains dominant. Providers should consider tenure diversification in new build schemes e.g. mid market rent, low cost home ownership with the aim of increasing population in the neighbourhood

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5 HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

| | N/hood | % of stock | City | % of stock |
|---|---------------|-------------------|----------------|-------------------|
| Detached | 189 | 3.31% | 11,167 | 3.91% |
| Semi detached | 1,014 | 17.76% | 36,522 | 12.78% |
| Terraced | 749 | 13.12% | 33,423 | 11.70% |
| Tenement | 3,716 | 65.11% | 197,146 | 69.00% |
| Conversion (within an original property) | 25 | 0.43% | 5,540 | 1.90% |
| Within a commercial building | 8 | 0.14% | 1,017 | 0.35% |
| Caravan/mobile structure | 1 | 0.01% | 348 | 0.12% |
| Shared dwelling | 5 | 0.09% | 630 | 0.22% |
| | 5,707 | | 285,793 | |

5. HOUSE TYPE

Commentary

Neighbourhood is overwhelmingly tenement, although it does have a higher proportion of terraced and semi detached properties than the city as a whole.

Housing Policy Implications

New development should be at lower densities to consolidate and improve on variety and flexibility of house types to attract incomers and meet local need

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NEIGHBOURHOOD PROFILES

6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

| | N/hood | City |
|---------------------------------|---------------|-------------|
| A Average Household size | 2.25 | 2.02 |

B Dwelling Occupancy Rates

As a proportion of households counted

| | N/hood | City |
|---|---------------|-------------|
| <i>Occupied Household count</i> | 3,683 | 202,466 |
| Up to 0.5 persons per room | 3,485 | 94.62% |
| Over 1.0 and up to 1.5 persons per room | 160 | 4.34% |
| Over 1.5 persons per room | 38 | 1.03% |
| | 3,683 | |

C Estimated rates of overcrowding and underoccupancy

(Source: Census Table LC4106SC by Neighbourhood)

| NEIGHBOURHOOD | 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 % |
|------------------------------------|----------------|-----------------------------|---------------------|--------------------|--------------|--------------------|-----------------------------|----------------|
| All households | 5707 | 726 | 1682 | 2408 | 42.19 | 2254 | 1045 | 18.31 |
| Owned | 1267 | 333 | 494 | 827 | 65.27 | 300 | 140 | 11.04 |
| Private rented or living rent free | 214 | 23 | 62 | 85 | 39.72 | 97 | 32 | 14.95 |
| Social rented | 4226 | 370 | 1126 | 1496 | 35.39 | 1857 | 873 | 20.65 |
| CITY | | | | | | | | |
| All households | 285693 | 53242 | 83843 | 137085 | 47.98 | 98916 | 49692 | 17.39 |
| Owned | 130217 | 41005 | 43625 | 84630 | 64.99 | 32838 | 12749 | 9.79 |
| Private rented or living rent free | 50665 | 4029 | 12217 | 16246 | 32.07 | 21132 | 13287 | 26.23 |
| Social rented | 104811 | 8208 | 28001 | 36209 | 34.54 | 44946 | 23656 | 22.57 |

6. OVERCROWDING AND UNDER OCCUPATION

Commentary

- A** Higher than average household size
Similar to average proportion not sharing
- B** bedrooms
Overcrowding slightly below city average in social rented sector but higher in owner occupied properties. Underoccupation higher than city
- C** average in all sectors

Housing Policy Implications

Less than half of all social rented provision appears to meet actual household requirements. Providers could organise surveys to test for mismatch, review letting arrangements and consider new provision.

7 HEATING TYPE

| | N/hood | N/hood | City | City |
|--|--------|--------|--------|-------|
| Occupied household spaces | 5,707 | | | |
| Occupied household spaces with no central heating | 114 | 1.99% | 11,379 | 3.98% |

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

7. HEATING TYPE

Commentary

Proportion of households without central heating lower than city average

Housing Policy Implications

Further work is required to assess the suitability of these heating systems in terms of affordability and related insulation and other energy saving measures which could be applied to reduce costs for residents and reduce CO2 emissions

8 VACANT PROPERTIES (Source: Census Neighbourhood Profiles)

Vacant properties at a proportion of all properties

| | N/hood | N/hood | City |
|-------------------------------|--------|--------------|----------------|
| All Household spaces | | 5,801 | 293,876 |
| Vacant household spaces | 88 | 1.51% | 2.59% |
| Second residence/holiday home | 6 | 0.10% | 0.19% |
| Occupied | 5707 | 98.37% | 97.21% |

8. VACANCIES

Commentary

Vacancy rate is lower than city average

Housing Policy Implications

None. Suggests that properties are in good demand

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NEIGHBOURHOOD PROFILES

9 HEALTH & DISABILITY (Source: Census Neighbourhood Profiles)

Total Residents in neighbourhood **13,060**

| A Long term health/disability in a household | N/hood | N/hood | City |
|---|---------------|---------------|--------------|
| Day to day activity limited a lot | 2,162 | 37.88% | 11.37% |
| Day to day activity limited a little | 1,353 | 23.67% | 9.20% |
| Day to day activity not limited | 9,545 | 73.08% | 79.43% |
| B Long term health condition in a household | N/hood | N/hood | City |
| No condition | 8,614 | 65.96% | 69.01% |
| Physical disability | 1,261 | 9.65% | 7.82% |
| Mental health condition | 1,167 | 8.93% | 6.51% |
| Deafness or partial hearing loss | 702 | 5.37% | 6.08% |
| Blindness of partial sight loss | 352 | 2.69% | 2.49% |
| Learning disability | 103 | 0.79% | 0.58% |
| Learning difficulty | 391 | 2.99% | 2.14% |
| Development disorder | 165 | 1.26% | 0.64% |
| C Provision of Care in a household | | | |
| 1 to 19 hours unpaid care per week | 662 | 5.06% | 4.29% |
| 20 - 49 hours unpaid care per week | 146 | 1.11% | 1.92% |
| 50 or more hours unpaid care per week | 182 | 1.39% | 2.88% |
| D Long term sick or disabled 16 - 74 years of age in a household | 1,272 | 13.80% | 8.43% |

9. HEALTH & DISABILITY IN THE HOME

Commentary

N/hood residents have significantly poorer mobility

A than city average

N/hood residents have more long term health

B issues than city as a whole

N/hood residents affected more likely to require

C shorter term unpaid care

Very high proportion of long term sick and disabled

D in working age population

Housing Policy Implications

Local providers should work with health and social care professionals to provide enhanced support for carers, and make homes more accessible in terms of mobility, particularly residents requiring to be discharged from hospital

A ETHNICITY OF RESIDENTS (Source: Census Neighbourhood Profiles)

Ethnic Origin

| | | N/hood | City |
|---------------------------------|---------------|---------------|---------------|
| White British or Irish | 12,186 | 93.30% | 84.56% |
| White Other | 236 | 1.80% | 3.87% |
| Mixed or multiple ethnic groups | 27 | 0.20% | 0.48% |
| Indian | 26 | 0.19% | 1.46% |
| Pakistani | 116 | 0.88% | 3.78% |
| Bangladeshi | 3 | 0.02% | 0.08% |
| Chinese | 90 | 0.69% | 1.79% |
| Other Asian | 60 | 0.45% | 0.94% |
| African, Caribbean or Black | 283 | 2.16% | 2.40% |
| Other ethnic group | 33 | 0.25% | 0.64% |
| | 13,060 | | |

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B Country of Birth

Born outside UK

721 5.52% **12.24%**

C Spoken English

Does not speak English well or at all

267 2.04% **2.59%**

10. ETHNICITY COMMENTARY

Commentary

Higher proportion of White (British or Irish) than city as

A a whole

Lower proportion of residents born outside UK than rest

B of city

Similar proportion of non English speakers in N/hood

C compared to rest of city

Housing Policy Implications

Neighbourhood appears to be less attractive to ethnic minority communities. Providers should consider marketing of properties for a wider diversity of ethnic groups

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

11 Economic activity (All people aged 16 -74)

| | N/Hood % | City% |
|---------------------------------------|-----------------|--------------|
| Economically active | 60.00% | 64.49% |
| Economically inactive | 40.00% | 35.51% |
| Never worked and long term unemployed | 12.55% | 9.05% |
| Full time students | 7.72% | 13.73% |
| Retired | 10.18% | 11.32% |

12 Car Ownership

| | N/Hood | City |
|--|---------------|-------------|
| Proportion of Households with one or more cars or vans | 38.60% | 49.18% |

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Commentary

The Neighbourhood has much lower proportion of its population in employment. Students account for around 8% of the population which is below the city average. The proportion of retired people under 74 is slightly lower than the city average. Car ownership is lower than the city average

From a housing affordability perspective, the proportion of residents who have never worked or are long term unemployed is well above the city average.

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