

KELVINDALE & KELVINSIDE 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		1,020	5,641	1,250	7,911
	N/hood %		12.89	71.3	15.8	
	cf city %		16.12	70.03	13.85	
2014 POPULATION ESTIMATES		Age band	0 - 15	16 - 64	65+	TOTAL POP
	Frequency		979	5,546	1,400	7,925
	N/hood %		12.35	69.98	17.66	
	cf city %		16.13	69.94	13.93	

1. POPULATION BY AGE COHORT

Commentary

Total population **increase** of 14
 Fall in working age population and corresponding
 increase in over 65 population

Housing Policy Implications

Very static population

2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

Total Households in neighbourhood **3,437**

A LONE PARENT HOUSEHOLDS

	N/hood	City
In Neighbourhood	241	41,315
% of city total in this Neighbourhood	0.58%	
Proportion of all households	7.01%	14.46%

LONE PARENT HOUSEHOLDS WITH DEPENDENT

B CHILDREN	N/hood	City
In Neighbourhood	137	26,513
% of city total in this Neighbourhood	0.52%	
As a percentage of ALL Lone Parent Households in N/HOOD	56.85%	
As a percentage of ALL Lone Parent Households		64.17%

C HOUSEHOLDS WITH DEPENDENT CHILDREN

		City
In Neighbourhood	722	65,612
% of city total in this Neighbourhood	1.10%	
As a percentage of Households with dependent children in Neighbourhood	21.01%	22.96%

D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS

	N/hood	City
In Neighbourhood	684	48,451
% of city population all over 65 in Neighbourhood	1.41%	
Proportion of all households which contain only over 65s	19.90%	16.96%

Single person households over 65

	480	36,508
(Specific Source: Census Table QS113SC Household Type by Neighbourhood)		
% of city population single over 65 in Neighbourhood	1.31%	
% of households single person over 65 as a proportion of all households	13.97%	12.78%

E ONE PERSON HOUSEHOLDS UNDER 65

N/hood

City

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

ONE PERSON HOUSEHOLDS UNDER 65

879

86,728

Proportion of one person HH under 65 in N/HOOD

25.57%

30.35%

2. HOUSEHOLD COMPOSITION

Commentary

N/hood has lower than average proportion of lone

A parent households - half the city average

Proportion of lone parent households with

B dependent children is lower than the city average

N/hood has a very slightly lower proportion of

C households with dependent children than average

N/hood has a higher proportion of over 65s than the city average. This may be rising further based on 2014

D population estimates.

N/hood has a lower proportion of under 65 single

E person households than the city average

Housing Policy Implications

The above average rise in the proportion of older residents suggests that housing related support may be required in the future (e.g. aids and adaptations, personal care).

3 HOUSEHOLD SIZE

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

	Frequency	N/hood	City
Occupied by One person	1359	39.54%	43.13%
Occupied by Two people	1115	32.44%	30.35%
Occupied by Three people	480	13.97%	13.71%
Occupied by Four people	339	9.86%	8.41%
Occupied by Five people	109	3.17%	3.16%
Occupied by Six people	22	0.64%	0.73%
Occupied by Seven people	10	0.29%	0.26%
Occupied by Eight or more people	3	0.09%	0.16%
ALL OCCUPIED HOUSEHOLD SPACES	3,437		

3 HOUSEHOLD SIZE

Commentary

The proportion of two, three and four person households is slightly above the city average, perhaps reflecting the settled suburban nature of the neighbourhood

Housing Policy Implications

In spite of the stock profile, household size is smaller than might be expected

There is scope to expand the proportion of family accommodation

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)	2,695	853	55			3,603
	74.80%	23.67%	1.53%			
TENURE COMPARISON (Census 2011)	2,675	609	97	14	42	3,437
	77.83%	17.72%	2.82%			
CITY						
TENURE COMPARISON (2014) (Housing Stock Estimate)	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

Rise in number of private rented households in the N/hood. Very low proportion of social rented housing

Absolute numbers of owner occupied properties has increased - this may reflect some new provision. However this may have been provided to meet demand from smaller households

Housing Policy Implications

There is scope to increase the proportion of social rented accommodation to meet existing and projected need from the West End of Glasgow.

5 HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	N/hood	% of stock	City	% of stock
Detached	202	5.86%	11,167	3.91%
Semi detached	743	21.55%	36,522	12.78%
Terraced	309	8.96%	33,423	11.70%
Tenement	1,796	52.10%	197,146	69.00%
Conversion (within an original property)	393	11.40%	5,540	1.90%
Within a commercial building	4	0.12%	1,017	0.35%
Caravan/mobile structure	0	0.00%	348	0.12%
Shared dwelling	0	0.00%	630	0.22%
	3,447		285,793	

5. HOUSE TYPE

Commentary

Higher proportion of detached, semi detached and converted properties compared to city average

Housing Policy Implications

Higher density development may be possible, especially in terms of meeting demand from smaller retired households and individuals or households with special needs. However there is also a need to provide larger family accommodation

6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

A Average Household size

N/hood	City
2.08	2.02

B Dwelling Occupancy Rates

As a proportion of households counted

	N/hood	City
<i>Occupied Household count</i>	2,700	202,466
Up to 0.5 persons per room	2,664	98.67%
Over 1.0 and up to 1.5 persons per room	27	1.00%
Over 1.5 persons per room	9	0.33%
	2,700	

C Estimated rates of overcrowding and under occupancy

(Source: Census Table LC4106SC by Neighbourhood)

NEIGHBOURHOOD	All households	Occupancy rating +2 or more	Occupancy rating +1	Total Underoccupation	Underoccupied %	Occupancy rating 0	Occupancy rating -1 or less	Overcrowded %
All households	3437	1520	1035	2555	74.34	666	216	6.28
Owned	2689	1365	796	2161	80.36	427	101	3.76
Private rented or living rent free	651	141	219	360	55.3	215	76	11.67
Social rented	97	14	20	34	35.05	24	39	40.2
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

Average household size in the N/hood is slightly

A higher than the city average

Higher than average proportion not sharing

B bedrooms

There is a very low level of overcrowding except in the social rented tenure. There is also a high level of underoccupancy, again except in the social rented sector which is comparatively small

C in this neighbourhood

Housing Policy Implications

The provision of additional social rented housing should be considered, where this is financially feasible and assuming that sites can be found.

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	N/hood	N/hood	City	City
7 HEATING TYPE (Source: Census Neighbourhood Profiles)				
Occupied household spaces		3,437		
Occupied household spaces with no central heating	120	3.49%	11,379	3.98%

7. HEATING TYPE

Commentary

Proportion of households without central heating is marginally lower than city average

Housing Policy Implications

There may be an issue with full uptake of central heating for some households

8 VACANT PROPERTIES (Source: Census Neighbourhood Profiles)

<i>Vacant properties at a proportion of all properties</i>	N/hood	N/hood	City
All Household spaces		3,539	293,876
Vacant household spaces	80	2.26%	2.59%
Second residence/holiday home	22	0.62%	0.19%
Occupied	3,437	97.12%	97.21%

8. VACANCIES**Commentary**

Vacancy rate is only marginally lower than city average

Housing Policy Implications

None

9 HEALTH & DISABILITY (Source: Census Neighbourhood Profiles)

Total Residents in neighbourhood **7,911**

A Long term health/disability in a household	N/hood	N/hood	City
Day to day activity limited a lot	526	6.65%	11.37%
Day to day activity limited a little	653	8.25%	9.20%
Day to day activity not limited	6,732	85.10%	79.43%

B Long term health condition in a household	N/hood	N/hood	City
No condition	5,953	75.25%	69.01%
Physical disability	353	4.46%	7.82%
Mental health condition	242	3.06%	6.51%
Deafness or partial hearing loss	448	5.66%	6.08%
Blindness of partial sight loss	165	2.09%	2.49%
Learning disability	24	0.30%	0.58%
Learning difficulty	111	1.40%	2.14%
Development disorder	42	0.53%	0.64%

C Provision of Care in a household			
1 to 19 hours unpaid care per week	492	6.22%	4.29%
20 - 49 hours unpaid care per week	119	1.50%	1.92%
50 or more hours unpaid care per week	129	1.63%	2.88%

D Long term sick or disabled 16 - 74 years of age in a household			
	123	1.55%	8.43%

9. HEALTH & DISABILITY IN THE HOME

Commentary

N/hood residents have slightly better mobility

A than city average

N/hood residents have less long term health

B issues than city as a whole

N/hood residents affected more likely to require

C shorter term unpaid care

Lower proportion of long term sick and disabled

D in working age population

Housing Policy Implications

None at present

ETHNICITY OF RESIDENTS (Source: Census

A Neighbourhood Profiles)

Ethnic Origin

White British or Irish

White Other

Mixed or multiple ethnic groups

Indian

Pakistani

Bangladeshi

Chinese

Other Asian

African, Caribbean or Black

Other ethnic group

CENSUS PROFILE SUMMARY	N/hood	City
Frequency		
6,297	79.60%	84.56%
400	5.06%	3.87%
84	1.06%	0.48%
284	3.59%	1.46%
232	2.93%	3.78%
22	0.28%	0.08%
308	3.89%	1.79%
106	1.34%	0.94%
117	1.48%	2.40%
61	0.77%	0.64%
7,911		

B Country of Birth

Born outside UK	1,377	17.41%	12.24%
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C Spoken English

Does not speak English well or at all	159	2.01%	2.59%
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10. ETHNICITY

Commentary

A Higher % of non white groups than city as a whole

Higher % of those born outside the UK living in the

B N/hood

Lower % of non English speakers in N/hood compared

C to rest of city

Housing Policy Implications

None

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

11 Economic activity (All people aged 16 -74)	N/Hood %	City%
Economically active	66.70%	64.49%
Economically inactive	33.30%	35.51%
Never worked and long term unemployed	2.94%	9.05%
Full time students	21.07%	13.73%
Retired	12.85%	11.32%

12 Car Ownership	N/Hood	City
Proportion of Households with one or more cars or vans	76.81%	49.18%

Commentary

The Neighbourhood has a slightly higher proportion of its population in employment, has more students domiciled in the neighbourhood - nearly one quarter of the population, a slightly higher proportion of retired people under 74 and significantly higher levels of car ownership.

From a housing affordability perspective, those residents who have never worked or are long term unemployed is around one quarter of the city average

