

RIDDRIE & CRANHILL 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		1,847	7,618	2,451	11,916
	Neibhd %		15.50%	63.93%	20.57%	
	cf city %		16.12	70.03	13.85	
2014 POPULATION ESTIMATES		Age band	0 - 15	16 - 64	65+	TOTAL POP
	Frequency		1,846	7,517	2,415	11,778
	Neibhd %		15.67%	63.82%	20.50%	
	cf city %		16.13	69.94	13.93	

1. POPULATION BY AGE COHORT

Commentary

Total population **decrease** of 138. High proportion of over 65s

Housing Policy Implications

Given the largely suburban nature of this neighbourhood, there is a need to meet the needs of larger working households to encourage settlement and boost population

2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

Total Households in neighbourhood 5,346

GLASGOW'S HOUSING STRATEGY 2017 - 2022 : NEIGHBOURHOOD PROFILES

A LONE PARENT HOUSEHOLDS	N/hood	City
In Neighbourhood	1,027	41,315
% of city total in this Neighbourhood	2.48%	
Proportion of all households	19.21%	14.46%

B LONE PARENT HOUSEHOLDS WITH DEPENDENT CHILDREN	N/hood	City
In Neighbourhood	601	26,513
% of city total in this Neighbourhood	2.27%	
As a percentage of ALL Lone Parent Households in N/HOOD	58.52%	
As a percentage of ALL Lone Parent Households		64.17%

C HOUSEHOLDS WITH DEPENDENT CHILDREN	N/hood	City
In Neighbourhood	1,307	65,612
% of city total in this Neighbourhood	1.99%	
As a percentage of Households with dependent children	24.45%	22.96%

D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS	N/hood	City
In Neighbourhood	1433	48,451
% of city population all over 65 in Neighbourhood	2.95%	
Proportion of all households which contain only over 65s	26.80%	16.96%

Single person households over 65 1093 36,508

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

% of city population single over 65 in Neighbourhood 2.99%

% of households single person over 65 as a proportion of all households	20.44%	12.78%
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E ONE PERSON HOUSEHOLDS UNDER 65

N/hood	City
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(Specific Source: Census Table QS113SC Household Type by Neighbourhood)

ONE PERSON HOUSEHOLDS UNDER 65	1170	86,728
Proportion of one person HH under 65 in N/HOOD	21.88%	30.35%

2. HOUSEHOLD COMPOSITION

Commentary

There is a higher proportion of lone parent families than **A** the city average

The proportion of lone parent families which include **B** dependent children is below the city average

There is a higher proportion of families with dependent **C** children than the city average

Households aged 65 or over make up more than quarter **D** of all households, well above the city average

The proportion of single person households under 65 is **E** much lower than the city average.

Housing Policy Implications

There may be a need to try to create more of a balance between households with families, younger single households and older single households

3 HOUSEHOLD SIZE

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

	Frequency	N/hood	City
Occupied by One person	2,263	42.33%	43.13%
Occupied by Two people	1,608	30.08%	30.35%
Occupied by Three people	778	14.55%	13.71%
Occupied by Four people	483	9.03%	8.41%
Occupied by Five people	172	3.22%	3.16%
Occupied by Six people	22	0.41%	0.73%
Occupied by Seven people	14	0.26%	0.26%
Occupied by Eight or more people	6	0.11%	0.16%
ALL OCCUPIED HOUSEHOLD SPACES	5,346		

3 HOUSEHOLD SIZE

Commentary

The proportion of one person households is only just below the city average. However this may be accounted for by the relatively small proportion of single households under 65. Occupancy is otherwise close to the city average or better.

Housing Policy Implications

Some adjustment to the stock profile or approach to rehousing may change the housing balance for the better

4 HOUSING TENURE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	Owner Occupied	Private Rented	Social Rented	Shared ownershi p	Rent free	Total
NEIGHBOURHOOD						
TENURE COMPARISON (2014) (Housing Stock Estimates)	2,350	519	2,727			5,596
	41.99%	9.27%	48.73%			
TENURE COMPARISON (Census 2011)	2,360	320	2,618	21	27	5,346
	44.14%	5.98%	48.97%			
CITY						
TENURE COMPARISON (2014) (Housing Stock Estimates ar Stock Change Comparator 2009/2014)	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

Owner occupation is just below the city average. There has been a gain of around 200 dwellings since 2011 principally in the private rented sector. It is not clear how this has occurred given the small reduction in owner occupation and the increase in social rented stock

Housing Policy Implications

None

5 HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

Nhood	% of stock	City	% of stock
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Detached	77	1.44%	11,167	3.91%
Semi detached	1,412	26.41%	36,522	12.78%
Terraced	370	6.92%	33,423	11.70%
Tenement	3,444	64.42%	197,146	69.00%
Conversion (within an original property)	31	0.58%	5,540	1.90%
Within a commercial building	5	0.09%	1,017	0.35%
Caravan/mobile structure	4	0.07%	348	0.12%
Shared dwelling	3	0.06%	630	0.22%
	5,346		285,793	

5. HOUSE TYPE

Commentary

The neighbourhood has a high representation of semi detached properties but a lower proportion of terraced and detached. This may simply be the result of the construction of non traditional larger family dwellings in the inter and immediate post war period.

Housing Policy Implications

Tenements are less dominant reflecting the suburban nature of this neighbourhood. Further work is required to assess the potential for new family housing at lower density and housing for the elderly population with support at medium densities.

6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

N/hood City

A Average Household size

2.04 2.02

B Dwelling Occupancy Rates

As a proportion of households counted

	N/hood	City
<i>Occupied Household count</i>	3,869	202,466
Up to 0.5 persons per room	3,732	96.45%
Over 1.0 and up to 1.5 persons per room	106	2.74%
Over 1.5 persons per room	31	0.80%
	3,869	

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 Underoccupation	Underoccupied %	Occupancy rating 0	Occupancy rating -1 or less	Overcrowded %
All households	5346	929	2072	3001	56.13	1518	827	15.47
Owned	2381	615	1030	1645	69.08	528	208	8.73
Private rented or living rent free	347	32	121	153	44.09	125	69	19.88
Social rented	2618	282	921	1203	45.95	865	550	21
CITY								
All households	285693	53242	83843	137,085	47.98	98916	49692	17.39
Owned	130217	41005	43625	84,630	64.99	32838	12749	9.79
Private rented or living rent free	50665	4029	12217	16,246	32.07	21132	13287	26.23
Social rented	104811	8208	28001	36,209	34.54	44946	23656	22.57

6. OVERCROWDING AND UNDER OCCUPATION

Commentary

Average household size is very close to the city

A average

B Densities per room are close to city averages

There is less overcrowding in the neighbourhood compared to city averages, however underoccupancy is high across the tenures, probably reflecting the nature of the population given the larger number of properties containing more than 2

C bedrooms

Housing Policy Implications

Some housing need for larger families could be met should larger properties become available for sale or let

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

7 HEATING TYPE (Source: Census Neighbourhood Profiles)

Occupied household spaces

Occupied household spaces with no central heating

	N/hood	N/hood	City	City
		5,346		
	133	2.48%	11,379	3.98%

7. HEATING TYPE

Commentary

The number of properties without central heating is proportionately lower than the city average. However it is known that many of the properties in the neighbourhood are of non traditional construction

Housing Policy Implications

Fuel poverty is likely to be prevalent in this area given the costs of heating larger sized properties which are underoccupied. Efforts should be concentrated on improving insulation and the affordability of fuel.

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		5,521	293,876
Vacant household spaces	172	3.11%	2.59%
Second residence/holiday home	3	0.05%	0.19%
Occupied	5,346	96.83%	97.21%

8. VACANCIES
Commentary
 Vacancy rate is above the city average

Housing Policy Implications
 Reasons for the higher vacancy rate need to be explored

9 HEALTH & DISABILITY (Source: Census Neighbourhood Profiles)

Total Residents in neighbourhood **11,916**

A Long term health/disability in a household	N/hood	N/hood	City
Day to day activity limited a lot	2,341	19.64%	11.37%
Day to day activity limited a little	1,584	13.29%	9.20%
Day to day activity not limited	7,991	67.06%	79.43%

B Long term health condition in a household	N/hood	N/hood	City
No condition	7,022	58.92%	69.01%
Physical disability	1,501	12.59%	7.82%
Mental health condition	1,035	8.68%	6.51%
Deafness or partial hearing loss	1,047	8.78%	6.08%
Blindness of partial sight loss	438	3.67%	2.49%
Learning disability	114	0.95%	0.58%
Learning difficulty	301	2.52%	2.14%

Development disorder	76	0.63%	0.64%
C Provision of Care in a household			
1 to 19 hours unpaid care per week	500	4.19%	4.29%
20 - 49 hours unpaid care per week	302	2.53%	1.92%
50 or more hours unpaid care per week	463	3.88%	2.88%
D Long term sick or disabled 16 - 74 years of age in a household			
	1,109	12.65%	8.43%

9. HEALTH & DISABILITY IN THE HOME

Commentary

Neighbourhood has a higher proportion of residents

A whose day to day activities are limited

The proportion of the population with a long term health condition is higher in this neighbourhood than the city average, possibly accounted for by the high proportion of over 65s with the prevailing illnesses being age related (Physical disability,

B deafness, sight impairment)

A higher proportion of individuals need unpaid care than the city average across two of the three bands

C of unpaid care

There is a substantially higher incidence of residents of working age who have a disability or long term

D health condition compared to the city average.

Housing Policy Implications

It is likely that more resources will be required to assist residents in this neighbourhood to continue to live as independently as possible. There is a case to be made for the increased provision of localised sheltered or supported accommodation.

ETHNICITY OF RESIDENTS (Source: Census

A Neighbourhood Profiles)

Ethnic Origin

	Frequency	N/hood	City
White British or Irish	11,047	92.70%	84.56%
White Other	401	3.36%	3.87%
Mixed or multiple ethnic groups	16	0.13%	0.48%
Indian	50	0.41%	1.46%
Pakastani	66	0.55%	3.78%
Bangladeshi	3	0.02%	0.08%
Chinese	58	0.48%	1.79%
Other Asian	64	0.53%	0.94%
African, Caribbean or Black	180	1.51%	2.40%
Other ethnic group	31	0.26%	0.64%
	11,916		

B Country of Birth

Born outside UK	731	6.13%	12.24%
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C Spoken English

Does not speak English well or at all

270

2.26%

2.59%

10. ETHNICITY

Commentary

Neighbourhood has a lower than average non white
A population

A relatively small proportion of residents were born
B outside the UK (around half of the city average)

The proportion of residents whose English is not spoken
C well or at all is around the city average

Housing Policy Implications

There is some scope for housing providers in the the
neighbourhood to encourage a more diverse group
of residents to settle in the area

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	53.67%	64.49%
Economically inactive	46.33%	35.51%
Never worked and long term unemployed	13.76%	9.05%
Full time students	6.33%	13.73%
Retired	15.70%	11.32%

12 Car Ownership	N/Hood	City
Proportion of Households with one or more cars or vans	44.52%	49.18%

Commentary

The neighbourhood has a lower proportion of its population in employment and a low proportion of students living at home. The neighbourhood has one of the highest proportions of residents under 74 who are retired. Car ownership levels are below the city average.

From a housing affordability perspective, those residents who have never worked or are long term unemployed is considerably higher than the city average

