

GLASGOW'S HOUSING STRATEGY 2017 - 2022:  
NEIGHBOURHOOD PROFILES

**CATHCART & SIMSHILL NEIGHBOURHOOD**

**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		1,173	5,085	1,308	7,566
	N/hood %		15.50%	67.21%	17.29%	
	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		1,082	4,890	1,441	<b>7,413</b>
	N/hood %		14.60%	65.97%	19.44%	
	cf city %		16.13	69.94	13.93	

**1. POPULATION BY AGE COHORT**

**Commentary**

Total population **decrease**

Higher proportion of over 65s than the city average

**Housing Policy Implications**

The main issues are likely to be a rise in demand for aids and adaptations and health and social care for an ageing population

**2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION**

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

**Total Households in neighbourhood** **3,295**

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<b>A LONE PARENT HOUSEHOLDS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	260	41,315
% of city total in this Neighbourhood	0.63%	
Proportion of all households	7.89%	14.46%
<b>B LONE PARENT HOUSEHOLDS WITH DEPENDENT CHILDREN</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	133	26,513
% of city total in this Neighbourhood	0.50%	
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	785	65,612
% of city total in this Neighbourhood	1.19%	
As a percentage of Households with dependent children	23.82%	22.96%
<b>D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	755	48,451
% of city population all over 65 in Neighbourhood	1.56%	
<b>Proportion of all households which contain only over 65s</b>	<b>22.91%</b>	<b>16.96%</b>

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<b>Single person households over 65</b>	468	36,508
(Specific Source: Census Table QS113SC Household Type by Neighbourhood)		
% of city population single over 65 in Neighbourhood	1.28%	
% of households single person over 65 as a proportion of all households	14.20%	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	640	86,728
Proportion of one person HH under 65 in N/HOOD	19.42%	30.35%

**2. HOUSEHOLD COMPOSITION**

**Commentary**

The neighbourhood has a very low proportion of lone

**A** parent households

Around half of lone parent households have dependent

**B** children compared to a much higher city average

There is a very slightly higher proportion of households

**C** with dependent children than the city average

The neighbourhood has a higher proportion of households

**D** over 65

Working age singles under 65 are poorly represented. The neighbourhood does not appear to be attracting new smaller working age households, which may reflect the

**E** suburban family housing oriented nature of the area

**Housing Policy Implications**

None

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**3 HOUSEHOLD SIZE**

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

	<b>N/hood</b>	<b>City</b>
Occupied by One person	1,108	33.62%
Occupied by Two people	1,056	32.04%
Occupied by Three people	497	15.08%
Occupied by Four people	413	12.53%
Occupied by Five people	166	5.03%
Occupied by Six people	35	1.06%
Occupied by Seven people	10	0.30%
Occupied by Eight or more people	10	0.30%
<b>ALL OCCUPIED HOUSEHOLD SPACES</b>	<b>3,295</b>	

**3 HOUSEHOLD SIZE**

**Commentary**

The neighbourhood is characterised by slightly higher than average household size reflecting the suburban nature of the area

**Housing Policy Implications**

None

**4 HOUSING TENURE**

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	Owner Occupied	Private Rented	Social Rented	Shared ownership	Rent free	Total
NEIGHBOURHOOD						
<b>TENURE COMPARISON (2014)</b> (Housing Stock Estimates)	2,646	550	153			3,349
	79.00%	16.42%	4.57%			
<b>TENURE COMPARISON (Census 2011)</b>	2,710	383	169	2	31	3,295
	82.24%	11.62%	5.13%			

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CITY

<b>TENURE COMPARISON (2014)</b> (Housing Stock Estimates and Stock Change Comparator 2009/2014)	128,641 <b>43.40%</b>	60,465 <b>20.40%</b>	107,167 <b>36.39%</b>	N/A	N/A	296,273
<b>TENURE COMPARISON (Census 2011)</b>	128,436 44.95%	48,019 16.80%	104,811 36.68%	1,781 0.62%	2,646 0.93%	285,693

#### 4. HOUSING TENURE CHANGE

##### Commentary

The main changes have been a reduction in the proportion of social rented stock and the rise in the proportion of former owned (and possibly former social rented stock) being let out privately.

##### Housing Policy Implications

The reduction in the numbers of social rented houses gives cause for concern, as it reduces options for existing residents with specific housing needs to remain within the community. In addition, the area may now be out of bounds to first and second time buyers.

#### 5 HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	<b>N/hood</b>	<b>% of stock</b>	<b>City</b>	<b>% of stock</b>
<b>Detached</b>	167	5.06%	11,167	3.91%
<b>Semi detached</b>	1,236	37.51%	36,522	12.78%
<b>Terraced</b>	647	19.64%	33,423	11.70%
<b>Tenement</b>	1,183	35.90%	197,146	69.00%
<b>Conversion (within an original property)</b>	41	1.24%	5,540	1.90%
<b>Within a commercial building</b>	13	0.39%	1,017	0.35%
<b>Caravan/mobile structure</b>	3	0.09%	348	0.12%
<b>Shared dwelling</b>	5	0.15%	630	0.22%
	<b>3,295</b>		<b>285,793</b>	

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**5. HOUSE TYPE**

**Commentary**

As might be expected, the neighbourhood has a much higher proportion of family sized low density residential properties

**Housing Policy Implications**

There may be some scope for the provision of additional smaller properties

**6 UNDER AND OVER OCCUPATION OF DWELLINGS**

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

**A Average Household size**

N/hood	City
2.3	2.02

**B Dwelling Occupancy Rates**

As a proportion of households counted

*Occupied Household count*

Up to 0.5 persons per room

Over 1.0 and up to 1.5 persons per room

Over 1.5 persons per room

	N/hood	City
	2,357	202,466
2,308	97.92%	96.5%
37	1.57%	2.52%
12	0.51%	0.95%

**C Estimated rates of overcrowding and underoccupancy**

(Source: Census Table LC4106SC by Neighbourhood)

**NEIGHBOURHOOD**

All households

Owned

Private rented or living rent free

Social rented

All households	Occupancy rating +2 or more	Occupancy rating +1	Total Underoccupiation	Underoccupied %	Occupancy rating 0	Occupancy rating -1 or less	Overcrowded %
3295	1351	867	2218	67.31	712	365	11.07
2712	1305	734	2039	75.18	477	196	7.23
414	43	113	156	37.68	150	108	26.09
169	3	20	23	13.61	85	61	36.09

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**CITY**

All households	<b>285693</b>	53242	83843	<b>137085</b>	<b>47.98</b>	98916	<b>49692</b>	<b>17.39</b>
Owned	<b>130217</b>	41005	43625	<b>84630</b>	<b>64.99</b>	32838	<b>12749</b>	<b>9.79</b>
Private rented or living rent free	<b>50665</b>	4029	12217	<b>16246</b>	<b>32.07</b>	21132	<b>13287</b>	<b>26.23</b>
Social rented	<b>104811</b>	8208	28001	<b>36209</b>	<b>34.54</b>	44946	<b>23656</b>	<b>22.57</b>

**6. OVERCROWDING AND UNDER OCCUPATION**

**Commentary**

Average household size is slightly higher than the city

**A** average

**B** The majority of property is of low density

Underoccupancy is much higher than the city average in the owner occupied sector, but significantly lower in the social rented sector. Conversely, there is more overcrowding in what remains of the social rented

**C** sector

**Housing Policy Implications**

There appears to be an emerging issue of mismatch between household size and property size, affirming the need for new property construction to meet emerging needs

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	<b>N/hood</b>	<b>N/hood</b>	<b>City</b>	<b>City</b>
<b>7 HEATING TYPE</b> (Source: Census Neighbourhood Profiles)				
Occupied household spaces		3,295		
<b>Occupied household spaces with no central heating</b>	83	2.51%	11,379	3.98%

## 7. HEATING TYPE

### Commentary

There appears to be a small group of properties without central heating

### Housing Policy Implications

These properties should be identified and action taken to encourage installation of new affordable heating systems. In the long term, there may be a need to encourage insulation of privately owned properties to reduce fuel bills and wasted energy

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

*Vacant properties at a proportion of all properties*

	N/hood	N/hood	City
<b>All Household spaces</b>		<b>3,377</b>	<b>293,876</b>
Vacant household spaces	79	2.34%	2.59%
Second residence/holiday home	3	0.09%	0.19%
Occupied	3295	97.57%	97.21%

## 8. VACANCIES

### Commentary

Vacancy rate is only slightly lower than city average

### Housing Policy Implications

None. Suggests that properties are in good demand



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

<b>Total Residents in neighbourhood</b>	<b>7,566</b>		
<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	610	8.06%	11.37%
Day to day activity limited a little	720	9.52%	9.20%
Day to day activity not limited	6,236	82.42%	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	5,490	72.56%	69.01%
Physical disability	406	5.37%	7.82%
Mental health condition	227	3.00%	6.51%
Deafness or partial hearing loss	498	6.58%	6.08%
Blindness or partial sight loss	169	2.23%	2.49%
Learning disability	25	0.33%	0.58%
Learning difficulty	108	1.43%	2.14%
Development disorder	40	0.53%	0.64%
<b>C Provision of Care in a household</b>			
1 to 19 hours unpaid care per week	494	6.53%	4.29%
20 - 49 hours unpaid care per week	129	1.70%	1.92%
50 or more hours unpaid care per week	185	2.44%	2.88%
<b>D Long term sick or disabled 16 - 74 years of age in a household</b>	<b>174</b>	<b>3.03%</b>	<b>8.43%</b>

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

### **Commentary**

A much lower proportion of the population have problems or disabilities which limit day to day

#### **A** activities

With the exception of deafness, all specifically identified medical conditions are below the city

#### **B** average

Apart from higher unpaid care needs limited to less than 20 hours per week, demand on unpaid carers

#### **C** appears to be lower than the city average

The proportion of the population with a long term sickness or disability is considerably below the city

#### **D** average

### **Housing Policy Implications**

There were no obvious significant requirements at the time of the Census, but it is possible than demand for adapted housing and care may have risen in the intervening period. This may be reflected in demands on the local authority or housing association services, which should be reviewed at local level

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CENSUS  
PROFILE  
SUMMARY    **N/hood**    **City**

**ETHNICITY OF RESIDENTS** (Source: Census

**A** Neighbourhood Profiles)

**Ethnic Origin**

White British or Irish	6,971	92.13%	<b>84.56%</b>
White Other	141	1.86%	<b>3.87%</b>
Mixed or multiple ethnic groups	27	0.36%	<b>0.48%</b>
Indian	51	0.67%	<b>1.46%</b>
Pakistani	287	3.79%	<b>3.78%</b>
Bangladeshi	4	0.05%	<b>0.08%</b>
Chinese	34	0.45%	<b>1.79%</b>
Other Asian	22	0.29%	<b>0.94%</b>
African, Caribbean or Black	18	0.23%	<b>2.40%</b>
Other ethnic group	11	0.14%	<b>0.64%</b>
	<b>7,566</b>		

**B** Country of Birth

Born outside UK	435	5.75%	<b>12.24%</b>
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**C** Spoken English

Does not speak English well or at all	64	0.84%	<b>2.59%</b>
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**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 of

**B** city

The proportion of non-English speakers is lower than the

**C** city average

**Housing Policy Implications**

Neighbourhood appears to be less attractive to ethnic minority communities with the exception of one long established community. Providers should consider marketing of properties for a wider diversity of ethnic groups

**OTHER ECONOMIC AND 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>72.82%</b>	64.49%
Economically inactive	<b>27.18%</b>	35.51%
Never worked and long term unemployed	<b>3.36%</b>	9.05%
Full time students	<b>8.37%</b>	13.73%
Retired	<b>15.55%</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>75.17%</b>	49.18%

**Commentary**

The neighbourhood has a high proportion of its population in employment and has a lower proportion of students living at home. However, the neighbourhood contains one of the highest proportions of retired persons under 74 years of age in the city. There is also a very high level of car ownership

From a housing affordability perspective, the proportion of residents who have never worked or who are long term unemployed is one of the lowest in the city

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