

HAGHILL & CARNTYNE 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		1,191	5,391	1,351	7,933
	N/hood %		15.01	67.95	17.03	
	cf city %		16.12	70.03	13.85	
2014 POPULATION ESTIMATES		Age band	0 - 15	16 - 64	65+	TOTAL POP
	Frequency		1,312	5,576	1,280	8,168
	N/hood %		16.06	68.27	15.67	
	cf city %		16.13	69.94	13.93	

1. POPULATION BY AGE COHORT

Commentary

Population has increased by 228 (just under 3%)
 Previously characterised as an area with a high proportion of over 65s, the neighbourhood is moving towards the city average with increases in working age and child populations.

Housing Policy Implications

The size and types of housing stock should be reviewed to determine if it is capable of coping with this shift in demographic change

2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

Total Households in neighbourhood	4,179	
A LONE PARENT HOUSEHOLDS	N/hood	City
In Neighbourhood	709	41,315
% of city total in this Neighbourhood	1.72%	
Proportion of all households	17.19%	14.46%
B LONE PARENT HOUSEHOLDS WITH DEPENDENT CHILD	N/hood	City
In Neighbourhood	427	26,513
% of city total in this Neighbourhood	1.61%	
As a percentage of ALL Lone Parent Households in N/HOOD	60.22%	
As a percentage of ALL Lone Parent Households		64.17%
C HOUSEHOLDS WITH DEPENDENT CHILDREN	N/hood	City
In Neighbourhood	845	65,612
% of city total in this Neighbourhood	1.29%	
As a percentage of Households with dependent children	20.22%	22.96%
D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS	N/hood	City
In Neighbourhood	754	48,451
% of city population all over 65 in Neighbourhood	1.56%	
Proportion of all households which contain only over 65s	18.04%	16.96%

Single person households over 65	558	36,508
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(Specific Source: Census Table QS113SC Household Type by Neighbourhood)

% of city population single over 65 in Neighbourhood	1.53%	
% of households single person over 65 as a proportion of all households	13.35%	12.78%

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	1441	86,728
Proportion of one person HH under 65 in N/HOOD	34.48%	30.35%

2. HOUSEHOLD COMPOSITION

Commentary

Neighbourhood has a higher than average proportion
A of lone parent households compared to city average
 Lone parent households with dependent children
 make up a lower proportion of lone parent
B households compared to the city average

Neighbourhood has a lower proportion of households
C with dependent children than city average
 Neighbourhood has a higher proportion of single over
D 65s than city average

Neighbourhood has a higher proportion of single
E households under 65 than city average

Housing Policy Implications

There is a mixed picture in respect of household types. On the one hand, there is still a substantial single elderly population who may require health care and other housing related support but on the other, there appears to be a move towards some more re-population by families

3 HOUSEHOLD SIZE

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

	Frequency	N/hood	City
Occupied by One person	1,999	47.83%	43.13%
Occupied by Two people	1,256	30.05%	30.35%
Occupied by Three people	552	13.21%	13.71%
Occupied by Four people	267	6.39%	8.41%
Occupied by Five people	87	2.08%	3.16%
Occupied by Six people	12	0.28%	0.73%
Occupied by Seven people	5	0.12%	0.26%
Occupied by Eight or more people	1	0.02%	0.16%
ALL OCCUPIED HOUSEHOLD SPACES	4,179		

3 HOUSEHOLD SIZE

Commentary

Apart from a slightly higher level of one-person households, average occupation rates are broadly similar to the city average

Housing Policy Implications

It may be desirable to provide housing to attract more 3 and 4 person households

HOUSING TENURE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	Owner Occupied	Private Rented	Social Rented	Shared ownership	Rent free	Total
4 NEIGHBOURHOOD						
TENURE COMPARISON (2014) (Housing Stock Estimates)	1,595 35.05%	1,016 22.32%	1,939 42.61%			4,550
TENURE COMPARISON (Census 2011)	1,536 36.75%	786 18.80%	1,788 42.78%	35	34	4,179
CITY						
TENURE COMPARISON (2014) (Housing Stock Estimate)	128,641 43.40%	60,465 20.40%	107,167 36.39%	N/A	N/A	296,273
TENURE COMPARISON (Census 2011)	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

Owner occupation has fallen most likely as a result of owned properties converting to private renting. Social renting has increased marginally

Housing Policy Implications

Housing providers (including private landlords) may need to look for alternative ways of addressing growing demand and matching this with new supply in a variety of tenures and house sizes

HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

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	N/hood	% of stock	City	% of stock
Detached	57	1.23%	11,167	3.91%
Semi detached	604	13.10%	36,522	12.78%
Terraced	392	8.50%	33,423	11.70%
Tenement	3,441	74.62%	197,146	69.00%
Conversion (within an original property)	17	0.37%	5,540	1.90%
Within a commercial building	2	0.04%	1,017	0.35%
Caravan/mobile structure	90	1.95%	348	0.12%
Shared dwelling	8	0.17%	630	0.22%
	4,611		285,793	

5. HOUSE TYPE
Commentary
 Dominance of tenement form reflects the main Inner Glasgow suburban characteristic of the Western half of the neighbourhood.

Housing Policy Implications
 There is a reasonable representation of family housing which could be expanded if suitable sites can be found and developed.

6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

A Average Household size

N/hood	City
1.86	2.02

B Dwelling Occupancy Rates

As a proportion of households counted

	N/hood	City
<i>Occupied Household count</i>	3,106	202,466
Up to 0.5 persons per room	2,905	93.52%
Over 1.0 and up to 1.5 persons per room	89	2.86%
Over 1.5 persons per room	22	0.71%

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	4179	383	1280	1663	39.79	1656	860	20.58
Owned	1571	220	632	852	54.23	479	240	15.27
Private rented or living rent free	820	47	130	177	21.58	400	243	29.63
Social rented	1788	116	518	634	35.46	777	377	21.08
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

A Average household size is well below the city average

There is higher than average density suggesting **B** that overcrowding is more likely, particularly in tenemental stock

There is higher than average estimated overcrowding particularly in the private sector but higher levels of underoccupancy in the social rented sector. It is likely that there is **C** underoccupation among older households living in the Eastern end of the Neighbourhood in the garden suburb houses built in the 1920s and 1930s, with the pressure on tenemental stock at the Western end of the neighbourhood.

Housing Policy Implications

The neighbourhood comprises two clear but related settlements. To what extent can housing providers reconcile needs of householders to alleviate overcrowding and make properties more accessible to families?

(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
Occupied household spaces		4,179		
Occupied household spaces with no central heating	246	5.88%	11,379	3.98%

7. HEATING TYPE

Commentary

There is a higher proportion of properties without central heating than the city average

Housing Policy Implications

In addition to the lower uptake of central heating, there is also likely to be a need for improved insulation and other energy efficiency members at both ends of the Neighbourhood

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		4,353	293,876
Vacant household spaces	170	3.90%	2.59%
Second residence/holiday home	4	0.09%	0.19%
Occupied	4,179	96.00%	97.21%

8. VACANCIES

Commentary

There is a higher empty property rate than might have been expected, given the relatively high demand from newly forming households

Housing Policy Implications

The reasons for a high rate of void properties needs to be explored. Is this to do with property condition, cost of renting, or unpopularity of certain streets or house types?

9 HEALTH & DISABILITY (Source: Census Neighbourhood Profiles)

Total Residents in neighbourhood	7,933		
A Long term health/disability in a household	N/hood	N/hood	City
Day to day activity limited a lot	1,384	17.45%	11.37%
Day to day activity limited a little	957	12.06%	9.20%
Day to day activity not limited	5,592	70.49%	79.43%
B Long term health condition in a household	N/hood	N/hood	City
No condition	5,006	63.10%	69.01%
Physical disability	871	10.98%	7.82%
Mental health condition	684	8.62%	6.51%
Deafness or partial hearing loss	573	7.23%	6.08%
Blindness of partial sight loss	269	3.39%	2.49%
Learning disability	59	0.74%	0.58%
Learning difficulty	190	2.40%	2.14%
Development disorder	54	0.68%	0.64%
C Provision of Care in a household			
1 to 19 hours unpaid care per week	309	3.89%	4.29%
20 - 49 hours unpaid care per week	179	2.25%	1.92%
50 or more hours unpaid care per week	320	4.03%	2.88%
D Long term sick or disabled 16 - 74 years of age in a household	661	10.88%	8.43%

9. HEALTH & DISABILITY IN THE HOME

Commentary

A high proportion of the population relative to the rest of the city have a limiting health

A condition

Reflecting the above, the neighbourhood has higher than average proportions of residents

B with significant health and disability issues

Higher than average proportions of the

C population are dependent on an unpaid carer

The Neighbourhood has a higher than average proportion of the population of working age who

D are long term sick or disabled.

Housing Policy Implications

It is recommended that an assessment of current housing stock be undertaken in respect of its suitability to sustain independent living as far as possible and that care and other support arrangements are co-ordinated through the Health & Social Care Partnership

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

ETHNICITY OF RESIDENTS (Source: Census

A Neighbourhood Profiles)

Ethnic Origin

	Frequency		
White British or Irish	7,109	89.61%	84.56%
White Other	388	4.89%	3.87%
Mixed or multiple ethnic groups	15	0.19%	0.48%
Indian	47	0.59%	1.46%
Pakistani	56	0.70%	3.78%
Bangladeshi	7	0.08%	0.08%
Chinese	96	1.21%	1.79%
Other Asian	44	0.55%	0.94%
African, Caribbean or Black	137	1.72%	2.40%
Other ethnic group	34	0.42%	0.64%
	7,933		

B Country of Birth

Born outside UK	720	9.07%	12.24%
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C Spoken English

Does not speak English well or at all	236	2.97%	2.59%
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10. ETHNICITY

Commentary

Higher than average city proportion of white British or

A Irish

A lower than average proportion of residents were

B born outside of the UK

Levels of spoken English amongst ethnic groups is

C close to the city average

Housing Policy Implications

No policy implications, however ethnic populations are likely to grow. Could some demand be met using Empty Homes Fund?

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	62.33%	64.49%
Economically inactive	37.67%	35.51%
Never worked and long term unemployed	11.42%	9.05%
Full time students	9.10%	13.73%
Retired	13.57%	11.32%

12 Car Ownership	N/Hood	City
Proportion of Households with one or more cars or var	39.65%	49.18%

Commentary

The Neighbourhood has a slightly lower proportion of its population in employment, a low proportion of students living at home, a slightly higher proportion of retired persons under 74 years of age and lower levels of car ownership

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

