

POLLOKSHAWS & MANSEWOOD 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		1,873	6,991	2,017	10,881
	N/hood %		17.21%	64.25%	18.54%	
	cf city %		16.12	70.03	13.85	
2014 POPULATION ESTIMATES		Age band	0 - 15	16 - 64	65+	TOTAL POP
	Frequency		1,865	6,851	2,017	10,733
	N/hood %		17.38%	63.83%	18.79%	
	cf city %		16.13	69.94	13.93	

1. POPULATION BY AGE COHORT

Commentary

Total population **decrease of 148 (-1.3%)**

Decrease likely to be attributed to regeneration in Pollokshaws Transformational Regeneration Area

Housing Policy Implications

Replacement stock should reflect local and city wide demographic change translated into housing need and meet re-provisioning need

2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

Total Households in neighbourhood **5,332**

A LONE PARENT HOUSEHOLDS	N/hood	City
In Neighbourhood	759	41,315
% of city total in this Neighbourhood	1.84%	
Proportion of all households	14.23%	14.46%

B LONE PARENT HOUSEHOLDS WITH DEPENDENT CHILDREN	N/hood	City
In Neighbourhood	478	26,513
% of city total in this Neighbourhood	1.80%	
As a percentage of ALL Lone Parent Households in N/HOOD	62.98%	
As a percentage of ALL Lone Parent Households		64.17%

C HOUSEHOLDS WITH DEPENDENT CHILDREN	N/hood	City
In Neighbourhood	1,278	65,612
% of city total in this Neighbourhood	1.95%	
As a percentage of Households with dependent children	23.97%	22.96%

D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS	N/hood	City
In Neighbourhood	1,291	48,451
% of city population all over 65 in Neighbourhood	2.66%	
Proportion of all households which contain only over 65s	24.21%	16.96%

Single person households over 65 993 36,508

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

% of city population single over 65 in Neighbourhood 2.72%

% of households single person over 65 as a proportion of all households	18.62%	12.78%
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E ONE PERSON HOUSEHOLDS UNDER 65

N/hood City

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

ONE PERSON HOUSEHOLDS UNDER 65	1,399	86,728
Proportion of one person HH under 65 in N/HOOD	26.24%	30.35%

2. HOUSEHOLD COMPOSITION

Commentary

The neighbourhood has a lower than average proportion of
A single parent households

The neighbourhood has a lower proportion of lone parent households with dependent children compared to the city
B average

The overall proportion of households with dependent
C children is slightly lower than the city average

The neighbourhood has a much higher proportion of over
D 65 year old households compared to the city average

The neighbourhood also has a lower proportion of single person under 65 households compared to the city as a
E whole

Housing Policy Implications

Any new development should take account of the changing composition of the population and encourage younger households to move in to the area

3 HOUSEHOLD SIZE

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

	Frequency	N/hood	City
Occupied by One person	2,392	44.86%	43.13%
Occupied by Two people	1,440	27.01%	30.35%
Occupied by Three people	777	14.57%	13.71%
Occupied by Four people	461	8.65%	8.41%
Occupied by Five people	189	3.54%	3.16%
Occupied by Six people	50	0.94%	0.73%
Occupied by Seven people	12	0.23%	0.26%
Occupied by Eight or more people	11	0.21%	0.16%
ALL OCCUPIED HOUSEHOLD SPACES	5,332		

3 HOUSEHOLD SIZE

Commentary

Largest proportion of the N/hood are single person householders, which is slightly higher than the city average.

Housing Policy Implications

Household composition is closely aligned to the city average. However given the suburban nature of the area, there is scope to accommodate larger families in low density properties

4 HOUSING TENURE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	Owner Occupied	Private Rented	Social Rented	Shared ownership	Rent free	Total
NEIGHBOURHOOD						
TENURE COMPARISON (2014) (Housing Stock Estimates)	2,617 47.51%	842 15.29%	2,049 37.20%			5,508
TENURE COMPARISON (Census 2011)	2,642 49.55%	594 11.14%	1,973 37.00%	73 1.37%	50 0.94%	5,332
CITY						
TENURE COMPARISON (2014) (Housing Stock Estimates and Stock Change Comparator 2009/2014)	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

Majority of the households in the N/hood are owner occupiers, which is slightly higher than the city average

The proportion of social rented accommodation is slightly higher than the city average and private renting proportion is lower than the city as a whole, however it has increased in recent years

Housing Policy Implications

None

5 HOUSE TYPE

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

	N/hood	% of stock	City	% of stock
Detached	179	3.36%	11,167	3.91%
Semi detached	346	6.49%	36,522	12.78%
Terraced	942	17.67%	33,423	11.70%
Tenement	3,771	70.72%	197,146	69.00%
Conversion (within an original property)	59	1.11%	5,540	1.90%
Within a commercial building	12	0.23%	1,017	0.35%
Caravan/mobile structure	2	0.04%	348	0.12%
Shared dwelling	21	0.39%	630	0.22%
	5,332		285,793	

5. HOUSE TYPE

Commentary

The largest proportion of the N/hood residents are living in tenemental properties, which is slightly above the city average. This includes the substantial remaining blocks of multi storey and deck access flats

A higher proportion of residents are also living in terraced properties, which is higher than the city as a whole. The neighbourhood includes a mix of property types in Mansewood, Eastwood, Auldhouse and Hillpark

Housing Policy Implications

There is already a very good range and mix of property types in the neighbourhood. However any new build should be designed around forming households and the needs of existing residents who may wish to transfer to a different size and type of property across the localities

6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

A Average Household size

N/hood	City
2.04	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
	3,827	202,466
3,723	97.28%	96.5%
78	2.04%	2.52%
26	0.68%	0.95%
3,827		

C Estimated rates of overcrowding and underoccupancy ²

(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 Underoccupation	Underoccupied %	Occupancy rating 0	Occupancy rating -1 or less	Overcrowded %
5332	1339	1643	2982	55.93	1579	771	14.46
2715	1053	902	1955	72	549	211	7.77
644	95	191	286	44.41	235	123	19.1
1973	191	550	741	37.55	795	437	22.15

CITY

All households

Owned

Private rented or living rent free

Social rented

285693	53242	83843	137085	47.98	98916	49692	17.39
130217	41005	43625	84630	64.99	32838	12749	9.79
50665	4029	12217	16246	32.07	21132	13287	26.23
104811	8208	28001	36209	34.54	44946	23656	22.57

6. OVERCROWDING AND UNDER OCCUPATION

Commentary

- A** Average household size is in line with the city average
Occupied household space is similar to the city
B average.

- Overcrowding is lower than the city average. There is
C a degree of underoccupation in all tenures

Housing Policy Implications

In order to attract in more younger households and meet the needs of a growing single elderly population, some consideration should be given to an appropriate housing size and type mix in any new build on gap sites

(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
	5,332		
224	4.20%	11,379	3.98%

7. HEATING TYPE

Commentary

The proportion of households without central heating in the N/hood is higher than in the city as a whole

Housing Policy Implications

The reasons for lower levels of central heating provision should be explored. Similarly, given the range of house types in the neighbourhood, a more in depth analysis by locality and house type should be undertaken to measure the extent of poor thermal insulation and fuel poverty

8 VACANT PROPERTIES (Source: Census Neighbourhood Profiles)

Vacant properties at a proportion of all properties

	N/hood	N/hood	City
All Household spaces		5,593	293,876
Vacant household spaces	253	4.52%	2.59%
Second residence/holiday home	8	0.14%	0.19%
Occupied	5,332	95.33%	97.21%

8. VACANCIES

Commentary

Higher proportion of vacant properties in the area

Housing Policy Implications

The reasons for the much higher vacancy rate need to be explored. It is possible that at the time of the Census there were cleared properties in the area awaiting demolition. However if this was not the case, some further analysis is required.

9 HEALTH & DISABILITY (Source: Census Neighbourhood Profiles)

Total Residents in neighbourhood	10,881		
A Long term health/disability in a household	N/hood	N/hood	City
Day to day activity limited a lot	1,373	12.62%	11.37%
Day to day activity limited a little	1,233	11.33%	9.20%
Day to day activity not limited	8,275	76.05%	79.43%
B Long term health condition in a household	N/hood	N/hood	City
No condition	7,256	66.69%	69.01%
Physical disability	868	7.98%	7.82%
Mental health condition	678	6.23%	6.51%
Deafness or partial hearing loss	778	7.15%	6.08%
Blindness of partial sight loss	294	2.70%	2.49%
Learning disability	63	0.58%	0.58%
Learning difficulty	215	1.98%	2.14%
Development disorder	89	0.82%	0.64%
C Provision of Care in a household			
1 to 19 hours unpaid care per week	561	5.16%	4.29%
20 - 49 hours unpaid care per week	216	1.99%	1.92%
50 or more hours unpaid care per week	365	3.35%	2.88%
D Long term sick or disabled 16 - 74 years of age in a household	625	7.80%	8.43%

9. HEALTH & DISABILITY IN THE HOME

Commentary

N/hood residents have more mobility issues

A compared to the city average

N/hood residents have also have slightly higher proportions of long-term conditions compared to the

B city average

N/hood residents affected are more likely to require

C both shorter and longer long term unpaid care

The proportion of the population which is reported as being long term sick or disabled is lower than the city

D average

Housing Policy Implications

The focus should be on ensuring that residents with health issues are able to live independently within their own homes

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

ETHNICITY OF RESIDENTS (Source: Census

A Neighbourhood Profiles)

Ethnic Origin

	Frequency			
White British or Irish	8,972	82.46%	84.56%	8,972
White Other	370	3.40%	3.87%	370
Mixed or multiple ethnic groups	67	0.62%	0.48%	67
Indian	172	1.58%	1.46%	172
Pakistani	606	5.57%	3.78%	606
Bangladeshi	6	0.06%	0.08%	6
Chinese	99	0.91%	1.79%	99
Other Asian	124	1.14%	0.94%	124
African, Caribbean or Black	376	3.46%	2.40%	376
Other ethnic group	89	0.82%	0.64%	89
	10,881			

B Country of Birth

Born outside UK	1,330	12.22%	12.24%
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C Spoken English

Does not speak English well or at all	298	2.74%	2.59%
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10. ETHNICITY

Commentary

Varied proportion of ethnicities in the area, including a

A higher proportion of Pakistani, African, Caribbean or Black

Similar proportion to that of the city of residents who are

B born outside the UK

Slightly higher proportion of residents who do not speak

C English well or at all, compared to the city average

Housing Policy Implications

The area is likely to continue to be popular with in migrants and those with refugee status

The housing needs of these groups need to be better understood to allow planning for future housing need

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	63.53%	64.49%
Economically inactive	36.47%	35.51%
Never worked and long term unemployed	8.53%	9.05%
Full time students	8.51%	13.73%
Retired	15.53%	11.32%

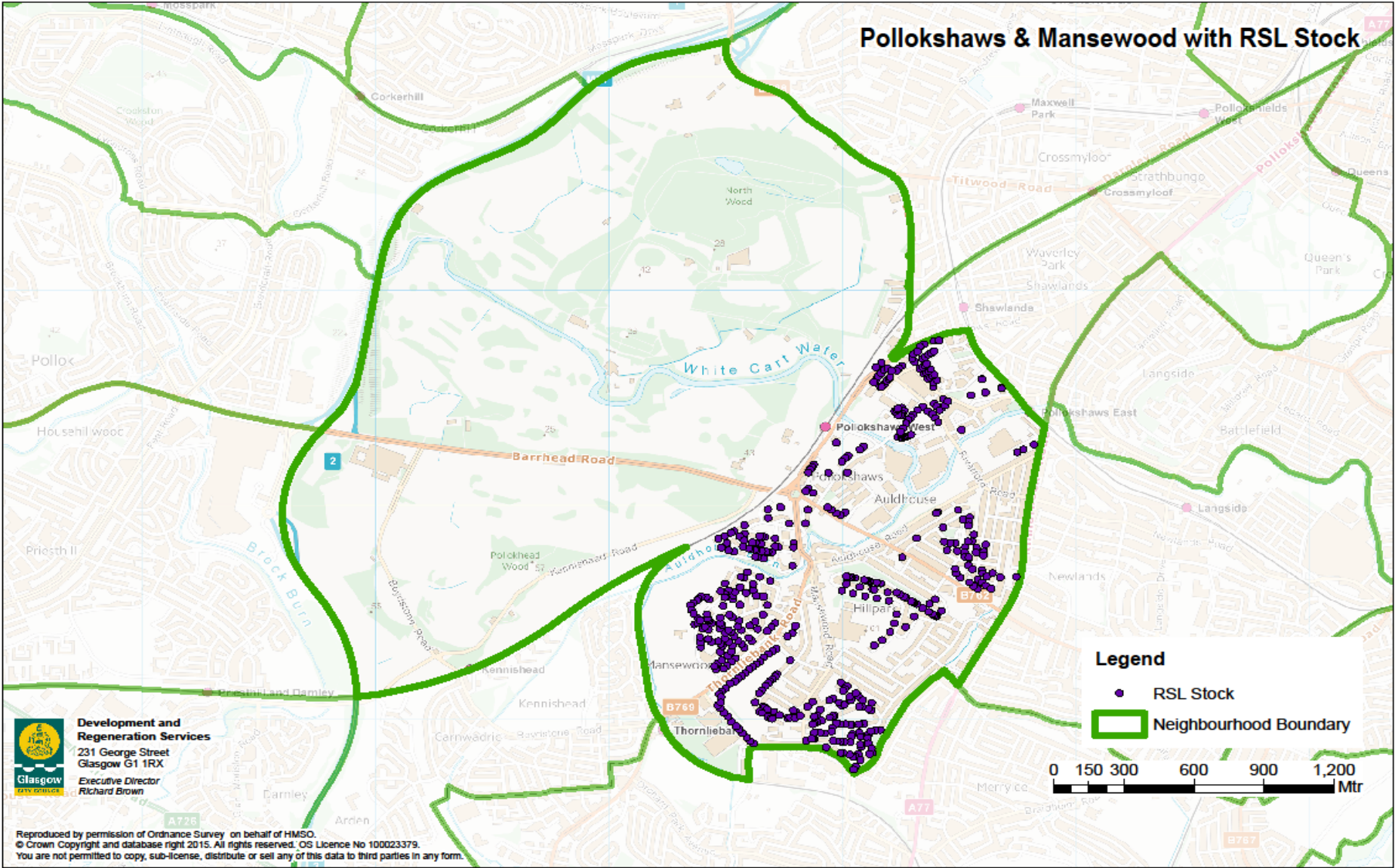
12 Car Ownership	N/Hood	City
Proportion of Households with one or more cars or vans	52.12%	49.18%

Commentary

The Neighbourhood has a slightly below the average proportion of its population in employment. There is a lower proportion of students living at home. The neighbourhood has a significantly higher than average proportion of retired persons under 74 years of age. There is also a higher level of car ownership than the city average.

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

Pollokshaws & Mansewood with RSL Stock



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