

**TORYGLEN 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		838	2,983	869	<b>4,690</b>
	N/hood %		17.86	63.6	18.52	
	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		778	2,796	776	<b>4,350</b>
	N/hood %		17.88	64.27	17.83	
	cf city %		16.13	69.94	13.93	

**1. POPULATION BY AGE COHORT**

**Commentary**  
 Population **decrease** of 340 (-7.82%)  
 Largely accounted for by clearance and demolition of remaining parts of North Toryglen estate

**Housing Policy Implications**  
 North Toryglen is already classed as a Transformational Regeneration Area.

**2 2011 CENSUS HOUSEHOLD COMPOSITION IN ACCOMMODATION**

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

**Total Households in neighbourhood** **2,344**

<b>A LONE PARENT HOUSEHOLDS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	476	41,315
% of city total in this Neighbourhood	1.15%	
Proportion of all households	20.30%	14.46%

<b>B LONE PARENT HOUSEHOLDS WITH DEPENDENT CHILDREN</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	300	26,513
% of city total in this Neighbourhood	1.13%	
As a percentage of ALL Lone Parent Households in N/HOOD	63.02%	
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	588	65,612
% of city total in this Neighbourhood	0.90%	
As a percentage of Households with dependent children	25.08%	22.96%

<b>D HOUSEHOLDS WITH ALL RESIDENTS OVER 65 YEARS</b>	<b>N/hood</b>	<b>City</b>
In Neighbourhood	562	48,451
% of city population all over 65 in Neighbourhood	1.16%	
<b>Proportion of all households which contain only over 65s</b>	23.98%	16.96%

<b>Single person households over 65</b>	429	36,508
(Specific Source: Census Table QS113SC Household Type by Neighbourhood)		
% of city population single over 65 in Neighbourhood	1.17%	
% of households single person over 65 as a proportion of all households	18.30%	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	659	86,728
Proportion of one person HH under 65 in N/HOOD	28.11%	30.35%

## 2. HOUSEHOLD COMPOSITION

### Commentary

At the time of the Census, the neighbourhood had one of  
**A** the highest rates of lone parenthood in the city

At the time of the Census, the proportion of lone parents  
**B** with dependent children was below the city average

At the time of the Census, the neighbourhood had an  
above average proportion of households with dependent  
**C** children

At the time of the Census, the neighbourhood had a  
**D** considerably higher proportion of all households over 65.

At the time of the Census there was a slightly lower proportion of singles under 65 compared to the city average

### Housing Policy Implications

Some distinction needs to be made between North and South Toryglen, North Toryglen is undergoing significant change. However, the fact that there is a high proportion of dependent families and older households suggests that there is a need to attract younger households in employment into the neighbourhood

## 3 HOUSEHOLD SIZE

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

	Frequency	N/hood	City
Occupied by One person	1,088	46.41%	43.13%
Occupied by Two people	648	27.64%	30.35%
Occupied by Three people	300	12.80%	13.71%
Occupied by Four people	188	8.02%	8.41%
Occupied by Five people	92	3.92%	3.16%
Occupied by Six people	14	0.60%	0.73%
Occupied by Seven people	8	0.34%	0.26%
Occupied by Eight or more people	6	0.25%	0.16%
<b>ALL OCCUPIED HOUSEHOLD SPACES</b>	<b>2,344</b>		

### 3 HOUSEHOLD SIZE

#### Commentary

There is a higher than average proportion of single person households and a lower proportion of two and three person households compared to the city average

#### Housing Policy Implications

This gives weight to the notion that housing mix in new build should be geared towards families. However consideration should also be given to a potential issue of underoccupation in existing larger properties and the need to providing more suitable properties for single elderly people

### 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)	822	229	1416			2,467
	33.32%	9.28%	57.40%			
<b>TENURE COMPARISON (Census 2011)</b>	824	161	1,342	4	13	2,344
	35.15%	6.87%	57.25%			
CITY						
<b>TENURE COMPARISON (2014)</b> (Housing Stock Estimates and Stock Change Comparator 2009/2014)	128,641	60,465	107,167	N/A	N/A	296,273
	<b>43.40%</b>	<b>20.40%</b>	<b>36.39%</b>			
<b>TENURE COMPARISON (Census 2011)</b>	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 lower than the city average. The proportion of private rented properties has increased at the expense of owner occupied stock

However there has been an increase in the supply and proportion of social rented stock

##### Housing Policy Implications

There is scope to increase the supply of owner occupied housing, possibly aimed at families where there is at least one occupant in employment. There may be scope for mid market rented provision.

#### 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>	20	0.85%	11,167	3.91%
<b>Semi detached</b>	159	6.78%	36,522	12.78%
<b>Terraced</b>	292	12.45%	33,423	11.70%
<b>Tenement</b>	1,855	79.13%	197,146	69.00%
<b>Conversion (within an original property)</b>	9	0.38%	5,540	1.90%
<b>Within a commercial building</b>	2	0.08%	1,017	0.35%
<b>Caravan/mobile structure</b>	0	0.00%	348	0.12%
<b>Shared dwelling</b>	7	0.30%	630	0.22%
	<b>2,344</b>		<b>285,793</b>	

## 5. HOUSE TYPE

### Commentary

Tenements and multi storey flats dominate the neighbourhood. There is underprovision of low density housing

### Housing Policy Implications

In order to attract families it will be necessary to provide more low density family accommodation with gardens

## 6 UNDER AND OVER OCCUPATION OF DWELLINGS

(Source: 2011 Census Neighbourhood Profiles unless otherwise stated)

### A Average Household size

N/hood	City
2	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
	1,719	202,466
1,657	96.40%	96.5%
54	3.14%	2.52%
8	0.46%	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 Underoccupation	Underoccupied %	Occupancy rating 0	Occupancy rating -1 or less	Overcrowded %
2344	420	895	1315	56.1	658	371	15.83
828	253	330	583	70.41	166	79	9.54
174	25	75	100	57.47	38	36	20.68
1342	142	490	632	47.09	454	256	19.07

**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 below the city average

There is a slightly higher density in in the 1 to 1.5

**B** persons per household group

There is significant under occupation in all tenures, and it is particularly marked in the social rented sector. Rates of overcrowding are lower across the

**C** board



### Housing Policy Implications

Measures to reduce the level of under occupation should be considered by social rented providers. There is a case to be made for providing purpose built accommodation to meet the needs of older single households

(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
59	2.51%	11,379	3.98%

### 7. HEATING TYPE

#### Commentary

Provision of central heating is above the city average. The largely post war stock in South Torglen is subject to a major thermal insulation and repair programme

#### Housing Policy Implications

None

## 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>2,547</b>	<b>293,876</b>
Vacant household spaces	202	7.93%	2.59%
Second residence/holiday home	1	0.03%	0.19%
Occupied	2344	92.00%	97.21%

### 8. VACANCIES

#### Commentary

At the time of the Census, the neighbourhood had one of the highest vacancy rates in the city

#### Housing Policy Implications

The vacancy rate is likely to have been skewed by the demolition programme in South Toryglen. The current vacancy rate should be reviewed in light of any changes since 2011

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

<b>Total Residents in neighbourhood</b>	<b>4,690</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	799	17.03%	11.37%
Day to day activity limited a little	566	12.07%	9.20%
Day to day activity not limited	3,325	70.89%	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	2,994	48.93%	69.01%
Physical disability	513	10.94%	7.82%
Mental health condition	375	7.99%	6.51%
Deafness or partial hearing loss	347	7.39%	6.08%
Blindness or partial sight loss	150	3.20%	2.49%
Learning disability	20	0.43%	0.58%
Learning difficulty	95	2.02%	2.14%
Development disorder	24	0.51%	0.64%
<b>C Provision of Care in a household</b>			
1 to 19 hours unpaid care per week	201	4.28%	4.29%
20 - 49 hours unpaid care per week	114	2.43%	1.92%
50 or more hours unpaid care per week	165	3.52%	2.88%
<b>D Long term sick or disabled 16 - 74 years of age in a household</b>	<b>404</b>	<b>11.78%</b>	<b>8.43%</b>

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

### **Commentary**

There is significant prevalence of households where

**A** at least one person has severely limited mobility

This is reflected in the high proportion of residents

**B** with a physical disability

There is a greater propensity for residents to require

**C** between 20 and 50 hours per week unpaid care

The neighbourhood has a significantly higher than average proportion of residents who are long term

**D** sick or disabled

### **Housing Policy Implications**

General health appears to be poor in this neighbourhood with a likelihood that residents require additional care and support in the home

Local providers should work with health and social care professionals to provide enhanced support for carers, and make homes more accessible in terms of mobility, particularly residents requiring to be discharged from hospital



### **Housing Policy Implications**

Some explanation is required in terms of the numbers living in the neighbourhood but not born in the UK which appears to contradict the frequency distribution. There is clearly some scope to increase the proportion of non white groups in terms of any new development

### **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>59.34%</b>	64.49%
Economically inactive	<b>40.66%</b>	35.51%
Never worked and long term unemployed	<b>11.86%</b>	9.05%
Full time students	<b>8.28%</b>	13.73%
Retired	<b>15.95%</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>35.66%</b>	49.18%

### **Commentary**

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

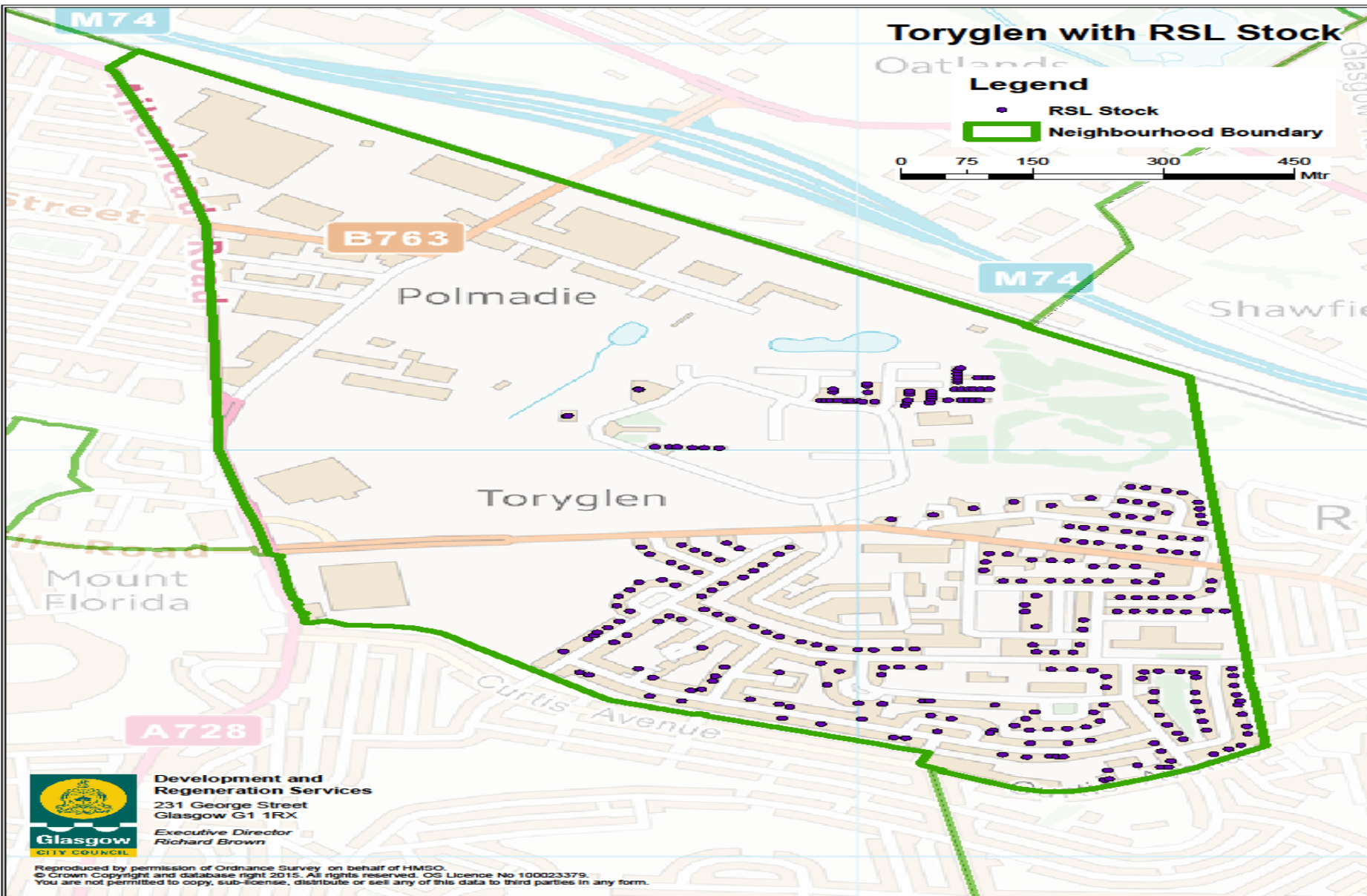
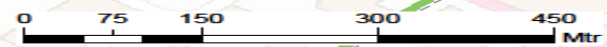
From a housing affordability perspective, those residents who have never worked or who are long term unemployed is higher than the city average

# Toryglen with RSL Stock

Oatlands

## Legend

- RSL Stock
- ▭ Neighbourhood Boundary



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