

The Highland Council

City of Inverness Area Committee – 4 March 2014

Agenda Item	5
Report No	CIA/03/14

Population Change in the City of Inverness Area 2001 to 2011

Report by Director of Planning and Development

Summary

This report is provided for information and summarises some early results from the 2011 Census, giving local information on the number and ages of people living within the Inverness City Area. It compares these figures with those from 2001 to show that the population of the Inverness City Area has grown by 17.8% (compared to the Highland average of 11.1%) with an increase in five out of seven Wards, and at a local level in 52 out of 90 data zones. Local population growth is strongly linked to the building of new homes. The City Area shares some features of an ageing population with the rest of Highland, but the workforce is younger than both the Highland and Scotland averages.

1. Background

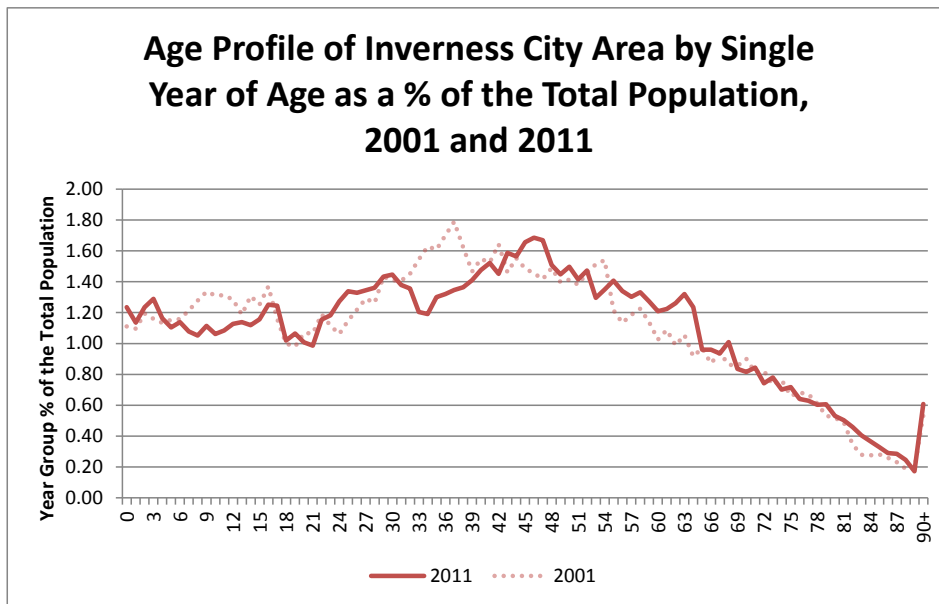
1.1. Publication of the results from the 2011 Census began in December 2012, and the most recent published in November and December 2013 gave the first detailed results for “census output areas”, the smallest areas for which results are published. These detailed results have enabled us to prepare the first 2011 Census profiles and these are available for Wards, Associated School Groups, Community Councils and Settlement Zones on our website at:

[link to census profiles](#)

1.2. This report returns to some earlier results and looks at how the age profile of the Inverness City area population and the total numbers have changed at a local level (datazones). These changes are summarised in Briefing Note 57 which is attached at **Appendix 2**.

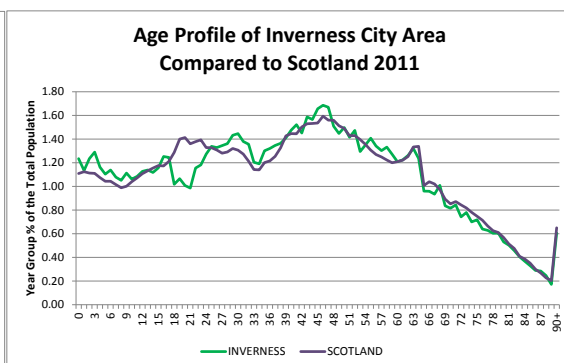
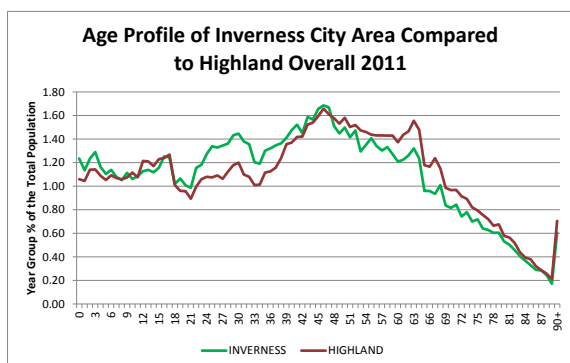
2. The Changing Age Structure of our Population

2.1 The age profile of the City area in 2001 was less biased towards the older age groups than the Highland profile given in first chart in **Appendix 2**. For the City area in 2001 there was a pronounced peak at age 36 rather than the Highland “plateau” spanning the 36 to 54 age groups, and although the profile has generally moved ten years to the right the proportion of people aged over 55 is lower than the Highland average. The result is that the City Area does not have a particular peak of people moving into retirement over the next decade.



2.2 The 2011 dip in the profile in the 30 to 41 age group shows how the working age population has become slightly biased towards the older age groups, although the percentage of young people aged 18 to 29 is slightly higher than in 2001. Despite the increase in the birth rate since 2002 we have a lower percentage of children aged 16 and under.

2.3 If we compare the City Area profile with the Highland average, the City Area has a significantly higher proportion of the population in the 18 to 47 age range than Highland and a lower proportion in the 47+ age range. A comparison with Scotland shows that we have more people in each year of the 25 to 38 year age range, and in most years of the 39 to 47 year range. This shows that the City Area has a comparatively young work force that should prove attractive to companies looking to relocate.



2.4 The relatively balanced age profile is not a surprise and is consistent with migration information for the last decade showing that the Inverness Area gains adults of all ages without the slight bias towards older age groups seen in some of our rural areas.

2.5 The age profile of the population is variable at a local level with around 30% of people of retirement age in Lochardil, parts of Dalneigh and Clachnaharry and

less than 10% in the main expansion areas of the City, South Kessock and Central & Longman.

3 Population Change by Ward

3.1 The table below shows the change in the total population in each Ward between 2001 and 2011 together with the number of new homes built during the decade. Inverness South includes the major expansion areas of Slackbuie, Inshes, Milton of Leys and Westhill and has more than doubled with growth of 115%, and there was also strong growth of 22% in Aird and Loch Ness. Growth in Inverness West was marginal at 2% and the population of both Inverness Millburn and Culloden & Ardersier fell slightly.

Ward Name	2001 Census Total Population	2011 Census Total Population	Change 2001 to 2011 Number	Change 2001 to 2011 Percent	Number of New Homes Built
Aird and Loch Ness	8,873	10,831	1,958	22.1	911
Inverness West	8,419	8,558	139	1.7	359
Inverness Central	13,378	14,767	1,389	10.4	603
Inverness Ness-Side	10,013	10,508	495	4.9	300
Inverness Millburn	8,272	8,185	-87	-1.1	40
Culloden and Ardersier	11,175	11,139	-36	-0.3	292
Inverness South	7,078	15,214	8,136	114.9	3,128
Inverness City Area	67,208	79,202	11,994	17.8	5,633
Highland	208,914	232,132	23,218	11.1	13,648

4 Population Change in Main Settlements

4.1 The table below shows that Inverness City has grown at an equal pace either side of the A9, and that all main settlements apart from Ardersier have seen significant growth. Housing land is available in Ardersier but the ground conditions are challenging and this probably contributes to low growth here.

Settlement Zone	2001	2011	change	% change
Inverness Total	53,157	62,470	9,312	17.5
<i>Inverness (west of A9)</i>	41,578	48,801	7,223	17.4
<i>Inverness (Culloden, east of A9)</i>	11,580	13,669	2,089	18.0
Beauly	1,522	1,809	287	18.9
Drumnadrochit	1,300	1,698	397	30.5
Ardersier	1,566	1,631	64	4.1
Kiltarlity	1,137	1,324	187	16.4
Kirkhill	834	1,048	214	25.6
Fort Augustus	646	810	164	25.4

5 Local Population Change by Data Zone

5.1 **Appendix 2** shows that high levels of population growth have occurred in areas where there has been significant house building, although the growth in some rural areas such as Balnain and Strathnairn is perhaps greater than we might expect from the number of new homes, and suggests a change in the types

and sizes of families living in the area. Zones with the most significant decline tend to be in areas that have seen little economic growth and / or are fully developed urban areas with little new housing, where a generally stable population base has aged and household sizes fallen.

- 5.2 Where there has been little recent house building, population decline has been most marked in areas where there was significant expansion in the late 1970s through to the 90s: this includes the areas of Inverness such as Culloden, Kinmylies / Scorguie, Drakies, Holm and Lochardil. In the older expansion areas of the 1950s through to the early 70s such as Hilton, the population has been stable or seen a modest increase.
- 5.3 The difference between the two generations of expansion area is that families moving to the more recent areas have seen their children leave home, the parents have tended to remain, and property turnover has been inadequate to refresh the population base. In the older areas, the parents are beginning to age and seek more suitable accommodation, with the result that the population base is beginning to refresh and bring in new families.
- 5.4 **Aird and Loch Ness.** The overall population grew by 22% with an increase in 12 out of 13 data zones. The strongest growth has been in Beauly Rural (46%) and Drumnadrochit (41%) with the lowest growth in Beauly West (5%) and a marginal fall in Beauly East (1%).
- 5.5 **Inverness West.** The overall population grew by 2% with an increase in 4 out of 11 data zones. The greatest increases were in Inverness West (20%) and Inverness Ballifeary (18%) with falling population throughout most of Kinmylies and Scorguie where there was minimal new house building
- 5.6 **Inverness Central.** Overall growth was close to the Highland average at 10% with an increase in 5 out of 14 data zones. The highest growth of 64% was in Inverness Central & Longman where we have seen new flatted developments plus a strong private rented sector. There is conjecture that houses in multiple occupancy might have played a part in population growth but we do not have reliable, consistent, information on their contribution. There has also been strong growth in Merkinch East (34%), mainly resulting from new housing, and South Kessock (22%) where there was no new housing in the decade and no simple reason for the increase in this relatively stable area of mainly council owned housing.
- 5.7 **Inverness Ness-side.** Overall growth was modest at 5% with an increase in 8 out of 12 data zones and a marked north – south divide between marginal falls in established areas such as Crown, Holm and Lochardil and strong growth around the southern distributor road. The highest growth was in Ness Castle (74%) where 266 new houses were built, and Castle Heather North (30%) where there were no new houses, but significant growth in the private rented sector resulted in high occupancy rates.
- 5.8 **Inverness Millburn.** With only 40 new houses built in the decade there was a marginal fall of 1% overall, but with an increase in 5 out of 10 data zones.

Crown East grew by 11 % and Raigmore West by 7% (mainly forces accommodation) while Drakies North, Drakies South and Raigmore South each fell by 10%.

- 5.9 ***Inverness South.*** The Ward covers Highland's main growth area and the population grew by 115% with increases in 8 out of 10 data zones. The highest rate of growth was in the Inverness South data zone covering Slackbuie and part of Milton of Leys, where the number of households grew from 223 to 1,332 and the population increased by 530%. Westhill East grew by 299%; Inshes by 236% and Castle Heather South by 185%. The established areas of Cradlehall South and Inshes Wood each had marginal falls of 2%.
- 5.10 ***Culloden and Ardersier.*** The population of the ward fell marginally by 0.3% as the construction of 292 new houses did not make up for the falling occupancy rate in the existing housing that was built during the 1970s, 80s and 90s. Croy grew by 23%, Ardersier by 13% and Cawdor by 7% with small increases in two Culloden data zones, but the remainder of Culloden fell with the greatest falls in Walker Crescent (-14%) and Smithton North East (-13%).

6 Resource Implications

- 6.1 There are no direct resource implications arising from this report, but the imminent rise in the number of retired people reinforces the anticipated need for increased expenditure on care of the elderly in the future.

7 Equalities, Legal, Risk and Climate Change Implications

- 7.1 There are no equalities, legal, risk or climate change implications for The Highland Council arising from this factual report.

Recommendation

The Committee is asked to note that the last decade has seen strong population growth of 18%, higher than the Highland average, and also that:

- i. The population has tended to fall slightly in areas that have seen limited new house building, and in these areas there is evidence of population "cycles";
- ii. the Census results show that the City Area has a comparatively young work force although it does share some features of an ageing population with the rest of Highland; and
- iii. the strong links between economic growth, new house building and population growth.

Designation: Director of Planning and Development

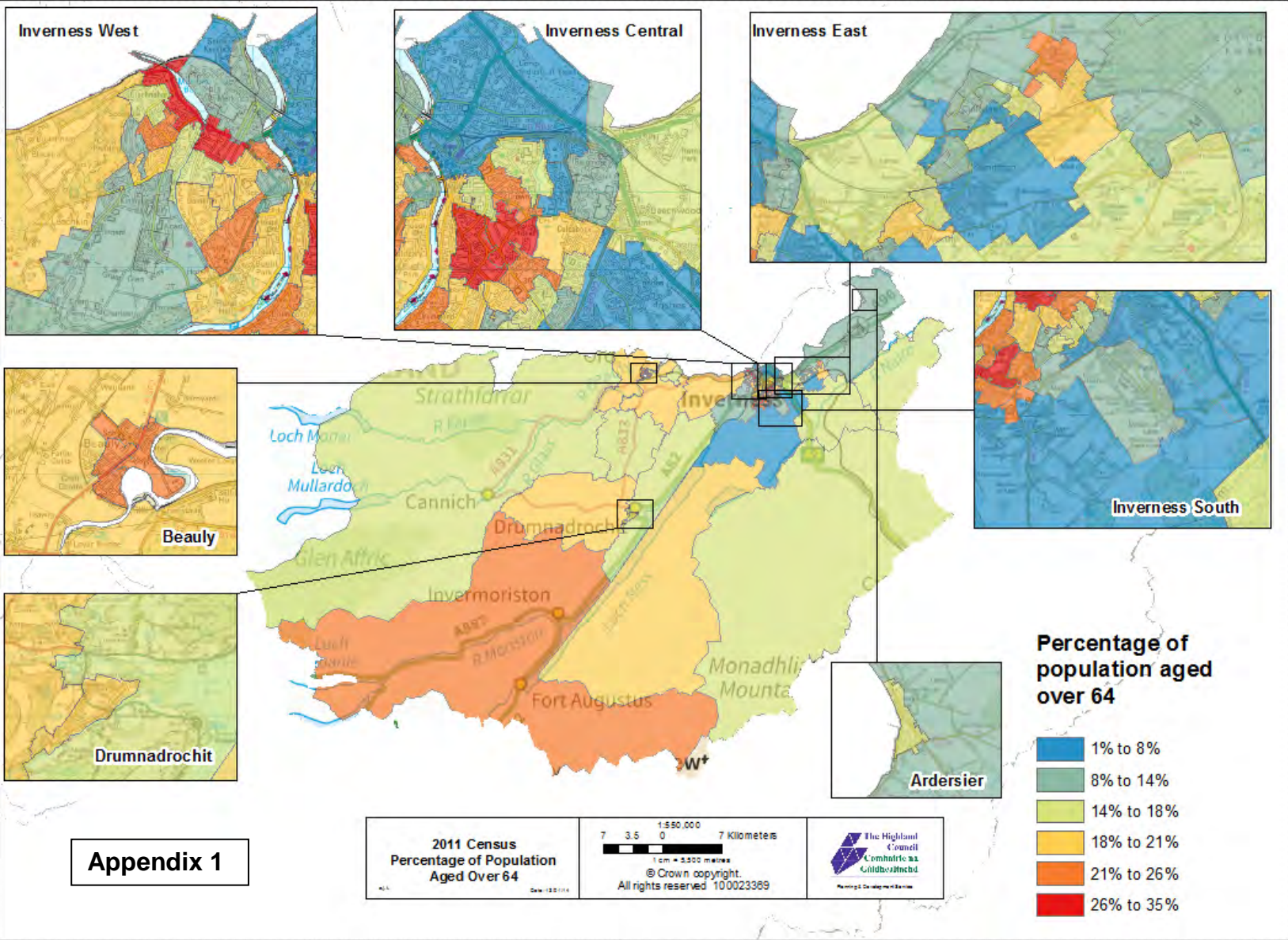
Date: 14 February 2014

Author: Cameron Thomas

Background Papers:

Appendix 1: Percentage of People Aged Over 65, by data Zone 2011 Census

Appendix 2: Briefing Note 57: 2011 Census – Population Change in Highland 2001 to 2011



2011 CENSUS – POPULATION CHANGE IN HIGHLAND 2001 TO 2011

September 2013

SUMMARY

According to figures from National Records of Scotland:

- The population of Highland has “aged” much as expected since 2001.
- We have a large number of people in the 55 to 65 age group and should see a steady increase in the number of retired people.
- The strongest population growth has been in Inverness South and Aird & Loch Ness Wards.
- The population of Wick, Inverness Millburn, Thurso and Culloden & Ardersier Wards have declined.
- At a local level population growth has resulted mainly from the building of new homes.
- Despite strong growth overall the population of 96 out of 292 data zones has fallen.
- The future publication of results starting on 26th September will give detailed information at a local level.

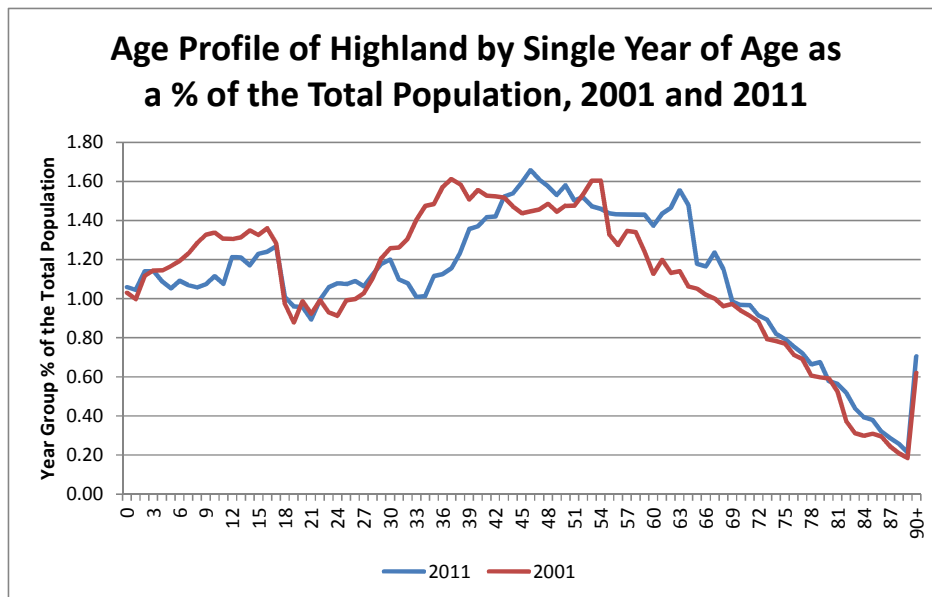
Introduction

National records of Scotland (NRS) began to publish results from the 2011 Census in December 2012 and the first two releases showed that the population of Highland had grown from 208,914 in 2001 to 232,132 in 2011. The most recent releases “1C” on 23rd July and “1C part 2” on 15th August give the population of Highland by single year of age and gender, and estimates of the 2011 total population and number of households for datazones and census output areas. More detailed results will be available in subsequent releases starting in late September but these releases allow us to see how our population has aged, and the distribution of growth across Highland. This Briefing Note looks at our changing age profile, population change in Wards and datazones, and identifies those Wards where the change was greater than expected from population estimates “rolled forward” from the 2001 Census. Two maps showing the distribution of change are given at the end of this note.

Our Ageing Population

The chart below shows that for the most part the age profile has moved by 10 years to the right which is what we might expect. Two particular areas of interest are:

- The percentage of children aged 16 had fallen in 2011 reflecting generally lower birth rates, except that ages three and under are similar to 2001 as a result of the increase in birth rates that started in the middle of the decade.
- The percentage of over 60s is slightly higher in 2011 but we have a “peak” of people aged between 55 and 65 who are about to move into retirement with the result that we should expect to see a steady rise in the number of people of retirement age in Highland.



Population Change by Ward

The table below shows the change in the total population in each Ward between 2001 and 2011 together with the number of new homes built during the decade. As might be expected the largest growth has been in the expansion areas of Inverness with an increase of 8,136 in Inverness South (115%) and 1,958 in Aird and Loch Ness (22%). Badenoch & Strathspey, Nairn, Landward Caithness, Black Isle, Dingwall & Seaforth and Inverness Central have all seen strong growth around or above the Highland average while growth in Tain & Easter Ross, Cromarty Firth and the rural west has been more modest. Growth in Sutherland has been marginal, and four Wards – Wick, Inverness Millburn, Thurso and Culloden & Ardersier – have all experienced population decline. Within Caithness we have seen a general trend of population drift from the urban areas of Thurso and Wick into Rural Caithness and this, in combination with low economic growth, accounts for the decline in the two towns. Inverness Millburn is fully developed with little land for new housing while in Culloden & Ardersier the relatively modest volume of new housing has not kept pace with the ageing and declining population in the growth areas of the 1980s and 90s.

Ward	Ward Name	2001 Census Total Population	2011 Census Total Population	Change 2001 to 2011 Number	Change 2001 to 2011 Percent	Number of New Homes Built
1	North, West and Central Sutherland	5,827	5,928	101	1.7	265
2	Thurso	7,830	7,762	-68	-0.9	203
3	Wick	7,232	6,954	-278	-3.8	160
4	Landward Caithness	10,525	11,770	1,245	11.8	752
5	East Sutherland and Edderton	7,642	7,916	274	3.6	322
6	Wester Ross, Strathpeffer & Lochalsh	11,220	11,865	645	5.7	635
7	Cromarty Firth	11,506	12,545	1,039	9.0	563
8	Tain and Easter Ross	8,646	9,265	619	7.2	371
9	Dingwall and Seaforth	11,742	12,985	1,243	10.6	707
10	Black Isle	8,928	9,954	1,026	11.5	466
11	Eilean a' Cheò	9,445	10,177	732	7.8	883
12	Caol and Mallaig	7,688	8,213	525	6.8	400
13	Aird and Loch Ness	8,873	10,831	1,958	22.1	911
14	Inverness West	8,419	8,558	139	1.7	359
15	Inverness Central	13,378	14,767	1,389	10.4	603
16	Inverness Ness-Side	10,013	10,508	495	4.9	300
17	Inverness Millburn	8,272	8,185	-87	-1.1	40
18	Culloden and Ardersier	11,175	11,139	-36	-0.3	292
19	Nairn	10,660	12,234	1,574	14.8	799
20	Inverness South	7,078	15,214	8,136	114.9	3,128
21	Badenoch and Strathspey	11,672	13,588	1,916	16.4	1,042
22	Ft William and Ardnamurchan	11,143	11,774	631	5.7	447
	Highland	208,914	232,132	23,218	11.1	13,648

Population Change by Data Zone

The table below gives a more detailed breakdown of change by datazone# for the top twenty “winners and losers” in Highland. With an average growth across Highland of 11% we might expect to see an increase in most areas, but in fact 96 out of 292 data zones have experienced decline. In general it confirms that high levels of population growth have occurred in areas where there has been significant house building, although the growth in rural areas such as Beaully Rural, Killen & Raddery and Spean Bridge suggests a change in the types and sizes of families living in the area. Zones with the most significant decline tend to be in areas that have seen little economic growth and / or are fully developed urban areas with little new housing, where a generally stable population base has aged and household sizes fallen.

Information for [all data zones in Highland](#) is available on our web site.

Zone	Data Zone Name	2001 Census Total Population	2011 Census Total Population	Change 2001 to 2011 Number	Change 2001 to 2011 Percent	Numer of New Homes Built
S01003778	Inverness South	512	3,225	2,713	529.9	1,083
S01003819	Westhill East	613	2,446	1,833	299.0	670
S01003792	Inverness Inshes	680	2,286	1,606	236.2	593
S01003784	Inverness Castle Heather South	580	1,655	1,075	185.3	350
S01003888	Nairn East Rural	633	1,633	1,000	158.0	410
S01003755	Aviemore West	724	1,626	902	124.6	419
S01003781	Inverness Ness Castle	648	1,129	481	74.2	266
S01003828	Inverness East	696	1,145	449	64.5	218
S01003853	Inverness Central & Longman	763	1,253	490	64.2	247
S01003995	Thurso Rural	876	1,312	436	49.8	186
S01003843	Beaully Rural	651	953	302	46.4	78
S01003769	Drumnadrochit	671	946	275	41.0	122
S01003808	Portree North	666	936	270	40.5	99
S01003912	Dingwall Tulloch	685	945	260	38.0	68
S01003903	Killen & Raddery	664	901	237	35.7	74
S01003905	Culbokie	864	1,166	302	35.0	109
S01003742	Spean Bridge	527	711	184	34.9	76
S01003867	Muir of Ord South East	1,009	1,357	348	34.5	160
S01003849	Inverness Merkinch East	756	1,015	259	34.3	128
S01003921	Alness Dalmore	775	1,038	263	33.9	109
	Highland	208,914	232,132	23,218	11.1	13,648
S01003831	Inverness Scorguie South	641	584	-57	-8.9	0
S01003800	Portree West	697	633	-64	-9.2	42
S01003833	Inverness Central North West	593	537	-56	-9.4	23
S01003813	Inverness Drakies North	946	856	-90	-9.5	0
S01003964	Brora Rural	535	483	-52	-9.7	22
S01003822	Inverness Raigmore South	739	666	-73	-9.9	4
S01003799	Inverness Drakies South	841	756	-85	-10.1	1
S01003886	Nairn Academy	580	519	-61	-10.5	0
S01003779	Skye East & Raasay	560	501	-59	-10.5	21
S01003963	Achiltibuie	535	474	-61	-11.4	27
S01003979	Wick South West	645	569	-76	-11.8	1
S01003765	Kyle of Lochalsh	739	649	-90	-12.2	9
S01003809	Inverness Kinmylies South	768	674	-94	-12.2	0
S01003836	Smithton North East	589	513	-76	-12.9	14
S01003985	Wick Hillhead North	862	743	-119	-13.8	4
S01003858	Culloden Walker Crescent	621	534	-87	-14.0	0
S01003978	Wick South Head	610	512	-98	-16.1	2
S01003973	Kinlochbervie & Achfary	544	450	-94	-17.3	8
S01003977	Wick Pultneytown South	595	491	-104	-17.5	1
S01004001	Castletown	798	620	-178	-22.3	5

NRS build up datazones from postcode areas, and the boundaries of these postcodes can change through time with the result that there can be inconsistencies between the 2001 and 2011 population base. Postcode changes are most significant in high growth areas such as Inverness where the scale of the overall population increase is much greater than the relatively subtle changes resulting from postcode boundary changes. Elsewhere, postcodes have been relatively stable.

Changes in communal establishments – such as the opening and closing of care homes or student accommodation – can play a big part in population change at a local level but are not thought to be significant in the top twenty figures given in this Note. More information will be available in later releases of Census results.

Comparison with “Rolled Forward” Population Estimates

Mid Year Estimates produced by NRS together with the more detailed Small Area Population Estimates provide a basis for service planning and performance monitoring. As Highland has the most significant variance between the 2001 based rolled forward mid year estimates and 2011 Census population of all Councils in Scotland, the difference may be of more than academic interest. The table below shows the variance for each Ward.

NRS has produced a reconciliation report which is available [here](#). They assign most of the difference for Council areas to problems in estimating migration within the UK from records of registrations with GPs, and international migration from the International Passenger Survey. The 2001 and 2011 Census estimates and records of births and deaths are felt to be generally robust. In Highland Wards, the greatest variance is in:

- Inverness South where the scale of house building and population growth has lead to a large number of GP registrations with inevitable scope for error; and
- Inverness Central where the 630 new homes that have been built were almost all flats, and this together with the City Centre location plus deprived areas in Merkinch has probably resulted in a mobile population with a high proportion of young people who often do not register with GPs (particularly young males).

Ward Name	Mid Year Estimates - Change 2001 to 2011 Number	Census - Change 2001 to 2011 Number	Variance - Census Change - Mid Year Estimate Change
Aird and Loch Ness	1,778	1,958	180
Badenoch and Strathspey	1,334	1,916	582
Black Isle	726	1,026	300
Caol and Mallaig	204	525	321
Cromarty Firth	231	1,039	808
Culloden and Ardersier	-177	-36	141
Dingwall and Seaforth	679	1,243	564
East Sutherland and Edderton	323	274	-49
Eilean a' Cheò	656	732	76
Ft William and Ardnamurchan	291	631	340
Inverness Central	273	1,389	1,116
Inverness Millburn	-225	-87	138
Inverness Ness-Side	-32	495	527
Inverness South	6,991	8,136	1,145
Inverness West	-211	139	350
Landward Caithness	838	1,245	407
Nairn	944	1,574	630
North, West and Central Sutherland	-269	101	370
Tain and Easter Ross	177	619	442
Thurso	-614	-68	546
Wester Ross, Strathpeffer & Lochalsh	149	645	496
Wick	-616	-278	338
Grand Total	13,450	23,218	9,768

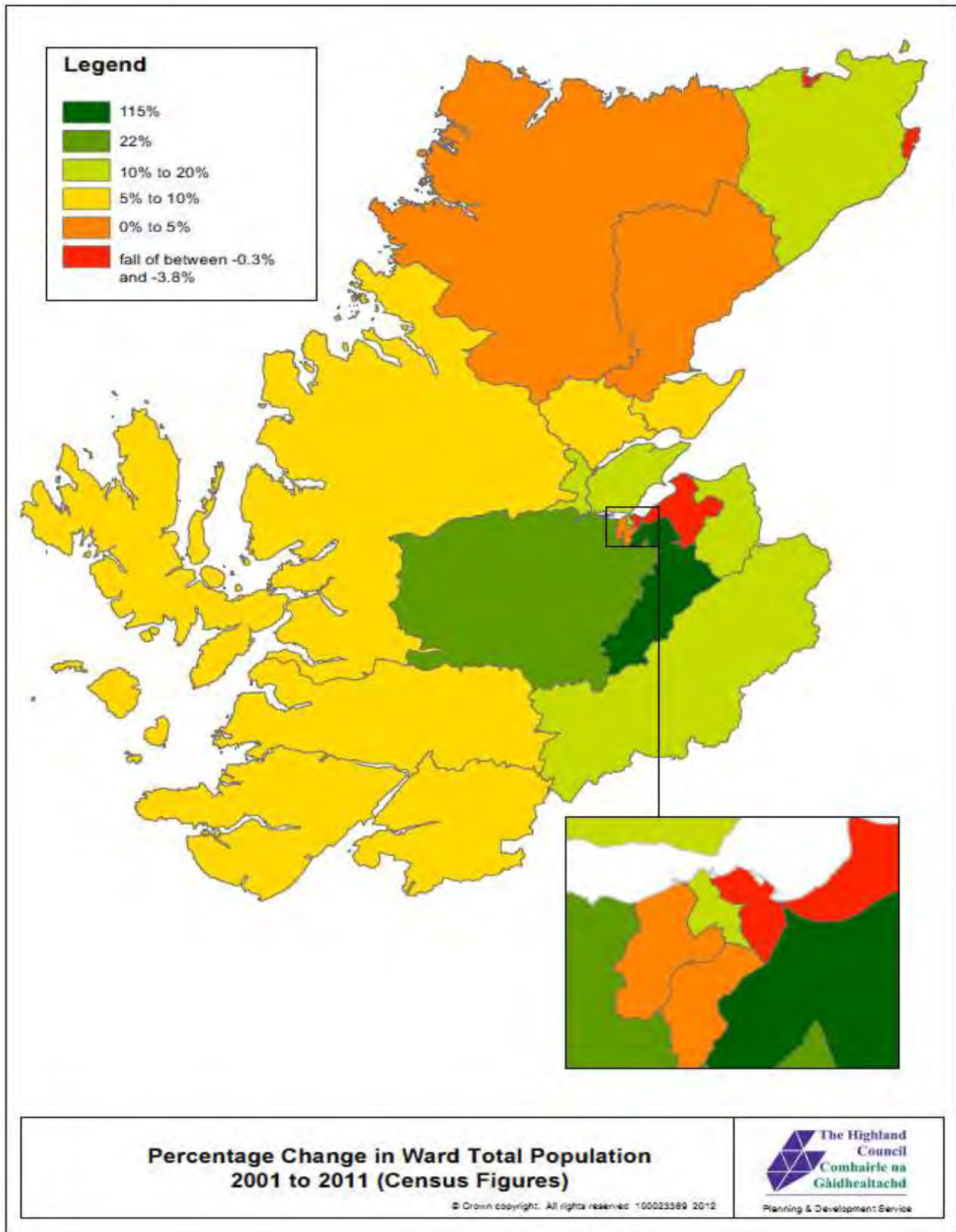
Future Plans

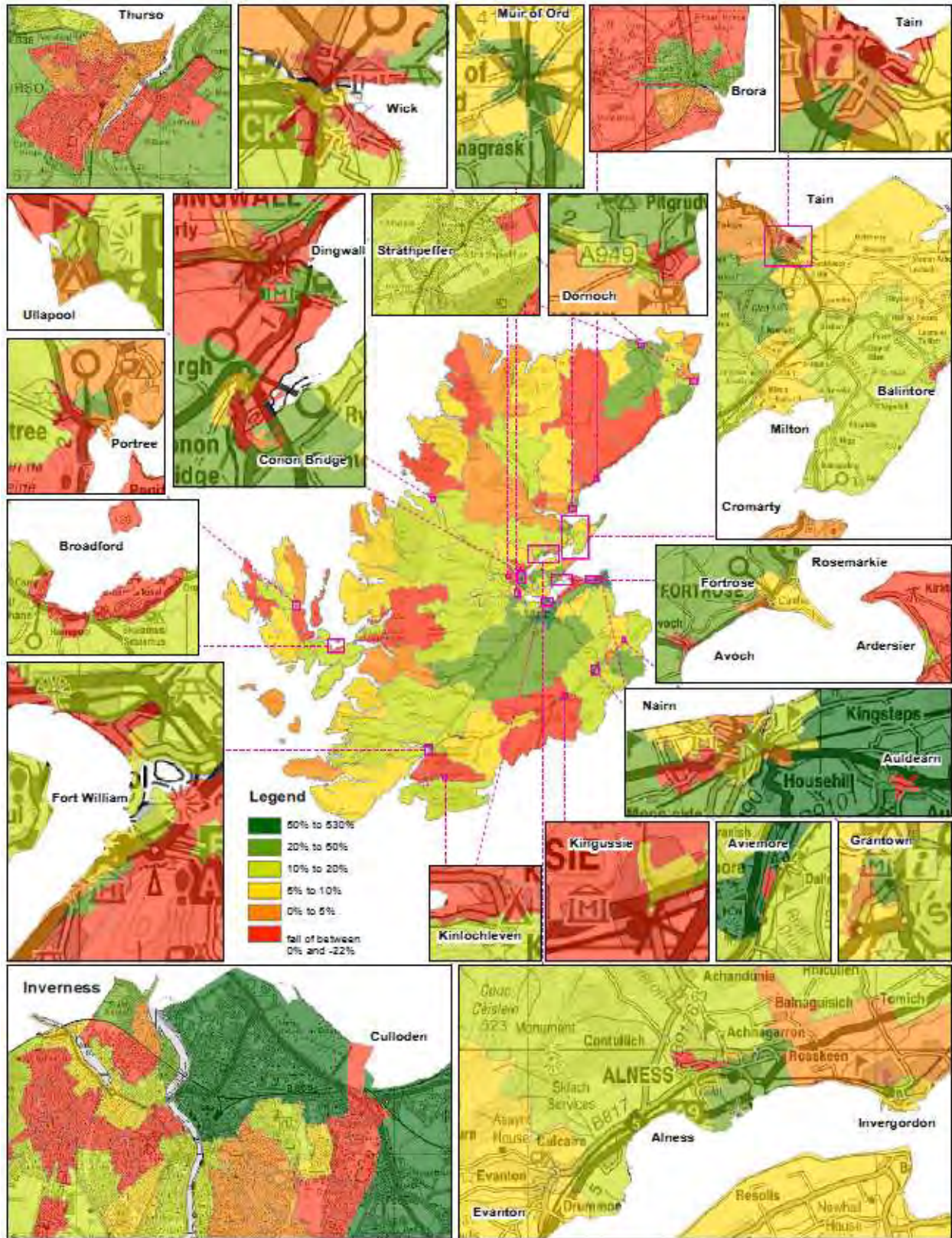
The NRS plans for publication of further results are fluid to an extent because some outputs are derived from previous results, and disclosure control issues often become apparent only at a late stage. Their current plans are:

- On 26th September release 2A giving key and quick statistics (“univariate” tables) for Scotland, Councils and Health Boards on population & households, ethnicity, religion, language & identity, health, and housing & accommodation;
- Starting early November release 2B giving more key and quick statistics for education and the labour market, for the three higher geographies of release 2B plus also smaller areas such as data zones and output areas.
- Four themed profiles will be available as part of 2A and two with release 2B.
- Release 2B should be accompanied by an interactive website for results together with a bulk data download tool.

- Release 2C in mid December will give key and quick statistics for living arrangements.
- Publication of more detailed local characteristics and themes (“cross-cutting” tables) will begin in December followed by release 4 giving detailed characteristics and themes.

Within Highland we will begin to prepare results for publication on the Council's website as soon as a reasonable number of the release 2B tables are available. We expect to publish profiles for Wards, Community Councils, Associated School Groups and settlement zones in early December although the exact timing is dependent on NRS achieving their own timescales.





**Percentage Change in Data Zone
Total Population 2001 to 2011 (Census figures)**

