Kemnay

Intermediate Zone Statistical Summary
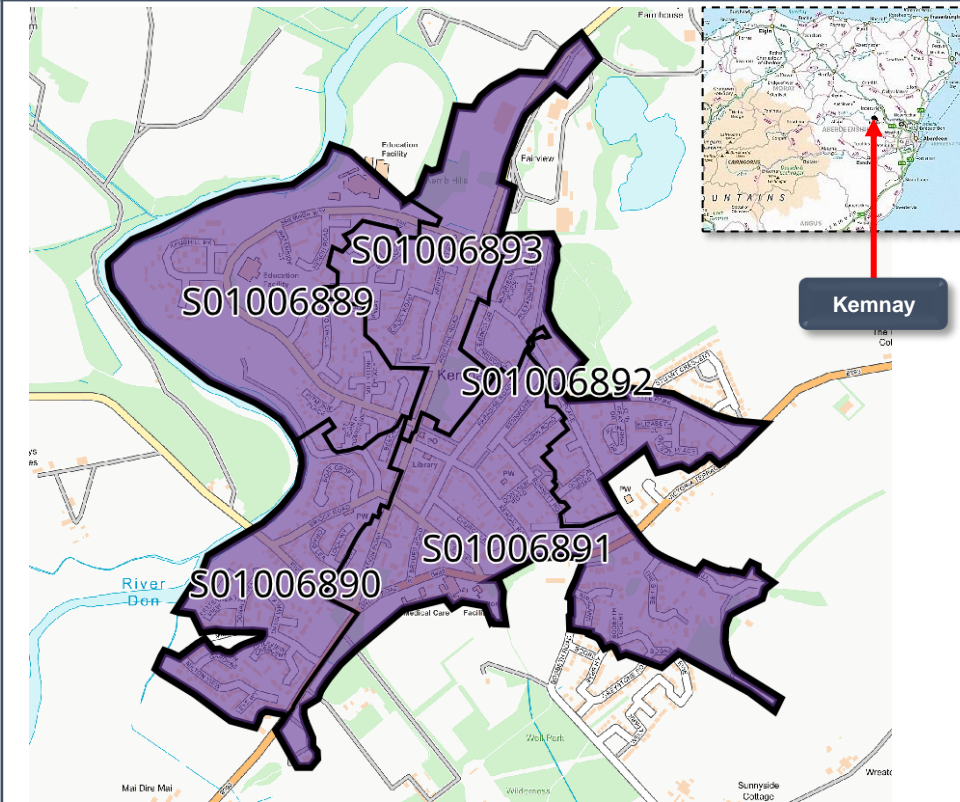
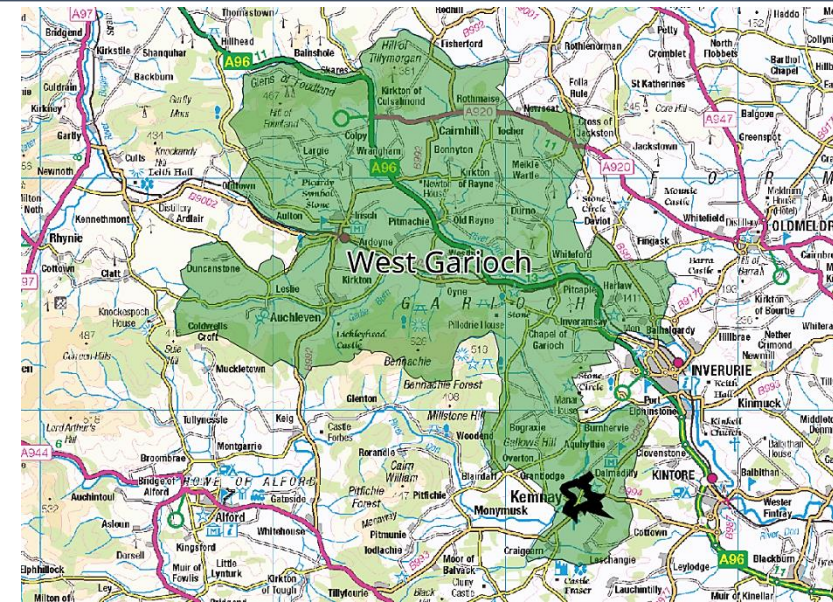**2023**

Craig Watson

Kemnay

Data Zones Within the Intermediate Zone

S01006893

S01006889

S01006892

S01006891

S01006890

Kemnay

## Relevant Multi-Member Wards

West Garioch

Notes on the Maps

The map on the left shows the location and geographic area of the Kemnay Intermediate Zone. It contains 5 Data Zones.

Only one MMW straddles the Intermediate Zone (West Garioch).

Spectrum Charts Explained

The following statistical pages frequently utilise spectrum charts as a visual aid to accompany an indicator. They are used to place the relevant Intermediate Zone (IZ) in the context of all other IZs in Aberdeenshire with regards to that indicator.

The charts to the right are examples of the spectrum charts used in this report. The black line represents where the IZ sits in the context of the highest and lowest figures in Aberdeenshire. If the black line is situated towards the left-hand side, the IZ recorded one of the lowest figures in Aberdeenshire. Conversely, if the black line is towards the right-hand side, it recorded one of the highest figures in Aberdeenshire.

Lowest In Shire

Where IZ sits on the 'spectrum'

Highest In Shire
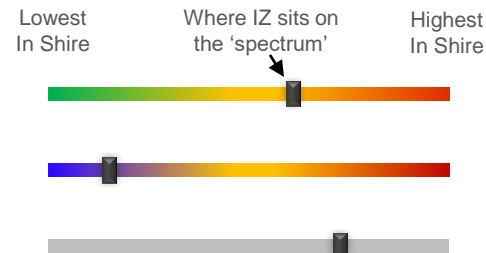
The green/red spectrum charts are the most common type. If the black line is situated towards the red end of the spectrum, it means the figure is objectively worse than most other IZs in Aberdeenshire and *vice versa*.

The blue/red spectrum charts are used in the demographic section to denote high population growth (red) and population decline (blue).

The grey spectrum charts are simply used to denote high and low in the context of Aberdeenshire, where the high / low figure is neither good nor bad. An example would be the proportion of dwellings that fall within Council Tax Bands F-G.

Kemnay Demographic Data

Map of Kemnay: Population Change (2014-2021)
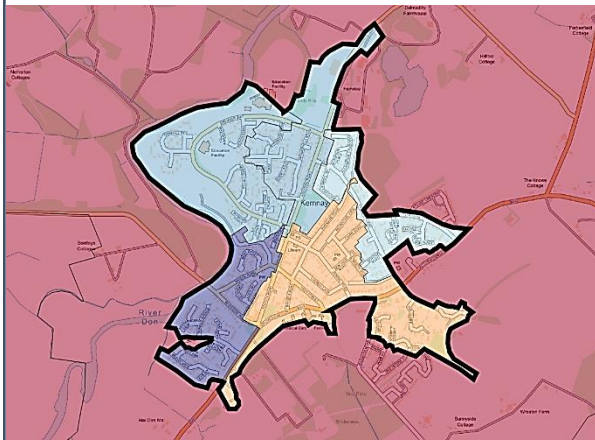
Low Growth / Depopulation ▬▬▬▬▬▬▬ High Growth

The population in this IZ decreased by 5.7% between 2014 and 2021, which is towards the lower end of the spectrum in an Aberdeenshire context (i.e., towards depopulation). Note: the area immediately outside the town saw considerable growth.

All DZs registered a decrease, with DZs running the length of the centre of town experiencing the greatest proportionate declines over the period covered.

The greatest percentage decrease was registered by DZ S01006890 (-10.4%), which covers the south-west portion of the town, running alongside the River Don. The reason for the reduction is largely due to fewer people in younger age groups (40's and younger). The increase in the number of people belonging to older age groups was not enough to offset the reduction among the younger demographic. But as a consequence of this trend, those aged 60+ account for a far higher proportion of the population in this DZ, now standing at 36%, up from 23% in 2014.
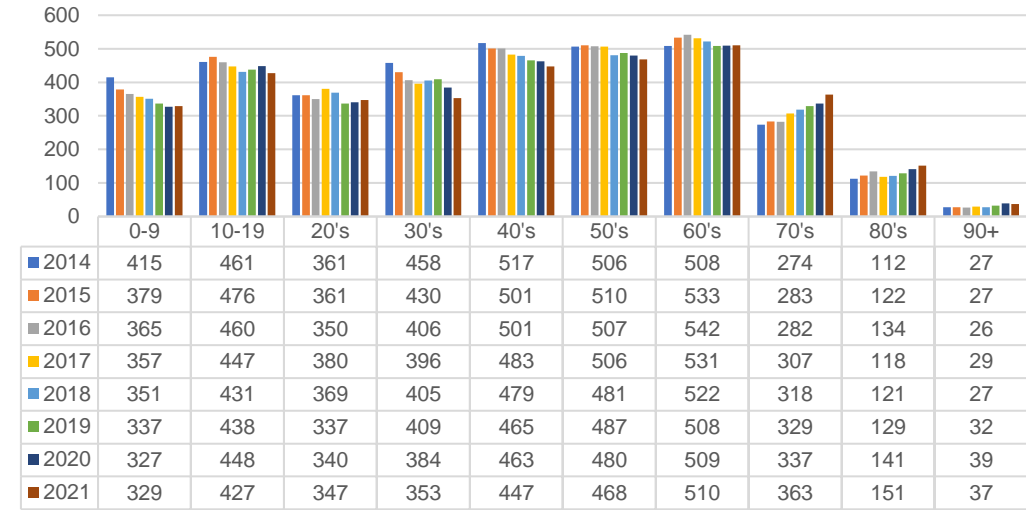
This is a pattern reflected across the IZ, although not to the same extent.

As a result, the IZ has a slightly different age profile than Aberdeenshire in that those in their 60's comprise the greatest number (in Aberdeenshire it's those in their 50's). The IZ also has a slightly lower proportion of people aged 0-9 compared to the Shire.
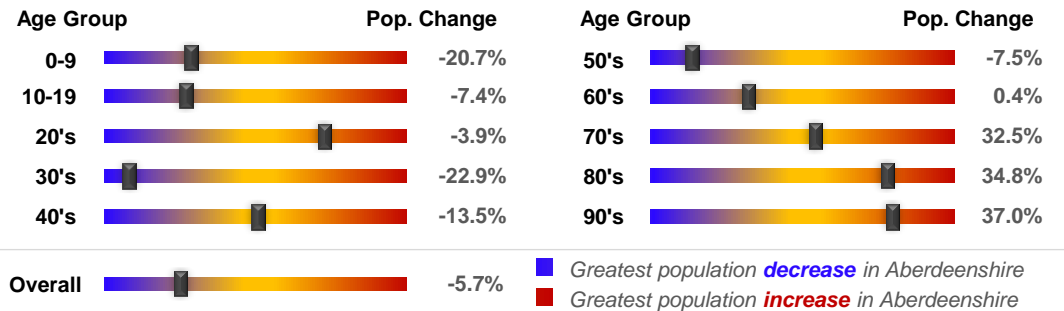
Population Change per Data Zone, 2014 & 2021

Data Zone	2014	2021	% Difference
S01006889	804	747	-7.1%
S01006890	671	601	-10.4%
S01006891	1028	1014	-1.4%
S01006892	602	575	-4.5%
S01006893	534	495	-7.3%
Total	3639	3432	-5.7%

Population per Age Group, Kemnay, 2014-2021

	0-9	10-19	20's	30's	40's	50's	60's	70's	80's	90+
2014	415	461	361	458	517	506	508	274	112	27
2015	379	476	361	430	501	510	533	283	122	27
2016	365	460	350	406	501	507	542	282	134	26
2017	357	447	380	396	483	506	531	307	118	29
2018	351	431	369	405	479	481	522	318	121	27
2019	337	438	337	409	465	487	508	329	129	32
2020	327	448	340	384	463	480	509	337	141	39
2021	329	427	347	353	447	468	510	363	151	37

Rate of Population Change per Age Group, 2021 Compared to 2014

Age Group	Pop. Change		Age Group	Pop. Change
0-9	-20.7%		50's	-7.5%
10-19	-7.4%		60's	0.4%
20's	-3.9%		70's	32.5%
30's	-22.9%		80's	34.8%
40's	-13.5%		90's	37.0%
Overall	-5.7%			

■ Greatest population *decrease* in Aberdeenshire
■ Greatest population *increase* in Aberdeenshire

Country of Birth

95.7%

Born in UK (Census 2011)

Ethnicity

98.5%

White (Census 2011)
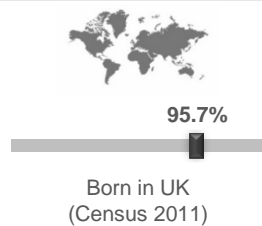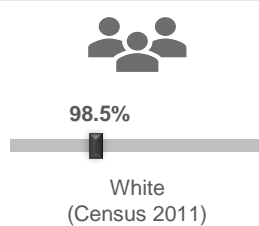
Approximated Social Grade of HRP

AB	18.6%
C1	29.8%
C2	30.8%
DE	20.8%

HRP = Household Reference Person (Census 2011)
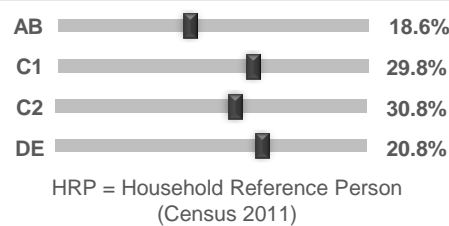
Population per Broad Age Group, 2021

(0-15yrs) 580 (16.9%) — 16.9%

(16-64yrs) 2,032 (59.2%) — 59.2%

(65+ yrs) 820 (23.9%) — 23.9%
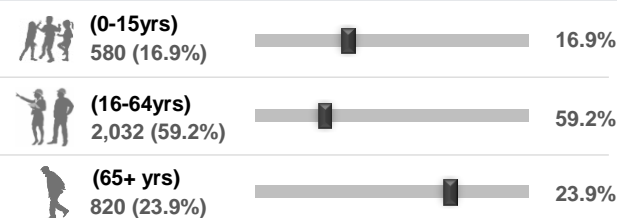
In 2021 3,432 people lived in Kemnay -- 580 (16.9%) were under 15 years of age, 2,032 (59.2%) were aged 16-64, and 820 (23.9%) were over 65.

The black markers show where these percentages sit in the context of Aberdeenshire: left = low; right = high.

SIMD 2020 Health Domain Rank

Relatively Good Ranking

Relatively Poor Ranking

Universal Credit (UC) Limited Work Capability Households

No. of Households in receipt of Universal Credit

- On UC, With Limited Work Capability (IZ)
- All Other Households on UC (IZ)
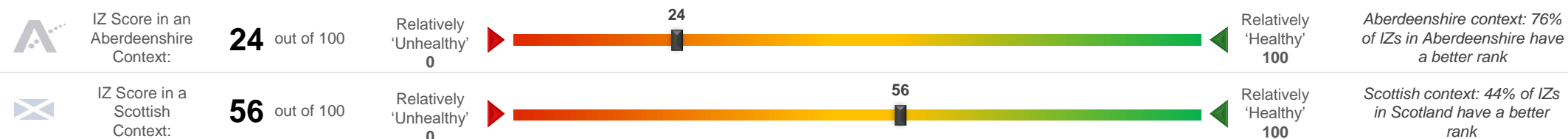
% of Households where at least 1 occupant has limited work capability (May-2023) - Aberdeenshire Context

3.4%

Personal Independence Payments

No. of Cases with Entitlement

- Kemnay
- Aberdeenshire

% of Working Age Population (16-64) Receiving PIPs (Jul-2023) - Aberdeenshire Context

3.7%

Day-to-Day Activities

Proportion of people whose day-to-day activities are limited a little or a lot - Aberdeenshire Context (Census 2011)

16.4%

Health Rating

Proportion of people who rated their health as either 'good' or 'very good' - Aberdeenshire Context (Census 2011)

86.0%

According to monthly health-related benefits data, the number of households on Universal Credit has remained relatively static over the past couple of years. The number of households with Limited Work Capability or LWC (due to physical or mental health issues) has remained relatively high since the peak period, now affecting 54 households, up from 13 in January 2020. The IZ figure of 3.4% of households with at least 1 occupant assessed as having LWC is towards the higher end of the spectrum in a Shire context, and an increase compared to the previous reporting cycle.

A higher proportion of the Working Age Population (3.7%) receive Personal Independence Payments (PIPs). This helps with some of the extra costs caused by long-term disability, ill-health or terminal ill-health. The IZ trend has increased in line with the Aberdeenshire trend. Again, the 3.7% figure is relatively high compared to most other IZs in Aberdeenshire.

According to SIMD 2020 data, DZ S01006890 has the best health ranking (southwest portion of town, from Beech Court to Milton View - this is one of the best health rankings in Scotland) and S01006892 has the 'worst' (east part of town, covering Fyfe Park, Fraser Place and Alexander Crescent).

SIMD 2020 Health Domain Indicators per each Data Zone in the Kemnay Intermediate Zone (compared to Aberdeenshire average)

SIMD Health Domain Indicator (Data Zones colour-coordinated with map) >>	S01006889	S01006890	S01006891	S01006892	S01006893	Shire
Health Domain Rank (see map for colour-coded rankings) (the higher, the better)	3684	6723	4591	3557	5181	5,254
Comparative Illness Factor (Scotland = 100) (the lower, the better)	80	20	65	105	50	58
Emergency stays in hospital (Scotland = 100) (the lower, the better)	86.7	73.0	72.4	72.9	82.9	71.5
Hospital stays related to alcohol misuse (Scotland = 100) (the lower, the better)	80.4	10.8	84.6	96.2	72.4	45.4
Hospital stays related to drug misuse (Scotland = 100) (the lower, the better)	82.9	0.0	0.0	24.4	0.0	30
Proportion of live singleton births of low birth weight (the lower, the better)	3.7%	14.3%	6.1%	4.8%	7.1%	4.0%
Proportion of population being prescribed drugs for anxiety, depression or psychosis	16.9%	14.6%	17.4%	18.5%	16.3%	15.6%
Standardised Mortality Ratio (Scotland = 100) (the lower, the better)	121	70	118	98	77	85

Kemnay's position on the 'Health Spectrum' – Aberdeenshire and Scottish Context (the higher the score, the better)

IZ Score in an Aberdeenshire Context: **24** out of 100

Relatively 'Unhealthy' 0 — 24 — Relatively 'Healthy' 100

Aberdeenshire context: 76% of IZs in Aberdeenshire have a better rank

IZ Score in a Scottish Context: **56** out of 100

Relatively 'Unhealthy' 0 — 56 — Relatively 'Healthy' 100

Scottish context: 44% of IZs in Scotland have a better rank

Selection of ScotPHO indicators, Kemnay IZ compared to Aberdeenshire & Scotland (latest data)

Indicator	IZ	IZ's latest figure compared to: Aberdeenshire	IZ's latest figure compared to: Scotland	IZ Trend		Indicator Measurement
Alcohol-related hospital stays	473.9	78.3%	-22.4%		Down	Rate per 100,000 pop.
All-cause mortality among the 15-44 year olds	104.2	10.3%	-11.1%		Down	Rate per 100,000 pop.
Babies exclusively breastfed at 6-8 weeks	29.7	-10.8%	-2.1%		Down	% of babies with a valid feeding status
Bowel screening uptake	73.5	0.5%	8.0%		Up	% of eligible people (aged 50-74)
Child dental health in primary 1	85.2	6.4%	12.1%		Up	% of P1 pupils
Child dental health in primary 7	81.8	2.1%	6.9%		Up	% of P7 pupils
Child healthy weight in primary 1	63.3	-14.0%	-6.4%		Down	% of P1 pupils
Deaths all ages	1279.7	20.9%	8.4%		Up	Rate per 100,000 pop.
Developmental concerns at 27-30 months	4.1	1.3%	-10.5%		Flat	% of children reviewed
Early deaths from cancer (<75)	228.0	73.1%	52.4%		Up	Rate per 100,000 pop.
Early deaths from coronary heart disease (<75)	55.0	45.6%	4.6%		Down	Rate per 100,000 pop.
Female life expectancy	79.6	-2.7%	-1.4%		Up	Life expectancy at birth in years
Healthy birth weight	81.7	-1.4%	-2.5%		Up	% of all singleton births
Immunisation uptake at 24 months - 6 in 1	100.0	2.2%	3.0%		Down	% of children in relevant age group
Immunisation uptake at 24 months - MMR	98.8	4.0%	4.4%		Down	% of children in relevant age group
Male life expectancy	76.8	-1.1%	0.4%		Down	Life expectancy at birth in years
Maternal obesity	27.0	2.6%	0.9%		Down	% of women at antenatal booking
Patients (65+) with multiple A&E hospitalisations	5603.4	-10.9%	-17.9%		Down	Rate per 100,000 pop.
Patients hospitalised with asthma	0.0	-100.0%	-100.0%		Down	Rate per 100,000 pop.
Patients hospitalised with COPD	243.2	107.8%	17.2%		Up	Rate per 100,000 pop.
Patients hospitalised with coronary heart disease	415.6	41.3%	21.6%		Down	Rate per 100,000 pop.
Patients with emergency hospitalisations	5778.8	9.4%	-20.1%		Down	Rate per 100,000 pop.
Premature births	10.1	0.9%	1.9%		Down	% of all live births
Uptake of the HPV vaccine in S3 girls	89.0	-0.3%	4.2%		Down	% of S3 girls

Based on the 24 health-related indicators in the table, this IZ is situated towards the more vulnerable end of the spectrum in an Aberdeenshire context. The IZ fares a bit better when all IZs in Scotland are taken into consideration, making it into the top half nationally. (It's in the bottom 25% in Aberdeenshire.)

That said, the area compares favourably to most other areas in Scotland in terms of a range of health-related outcomes, particularly in relation to Patients hospitalised with asthma; Immunisation uptake at 24 months - MMR; and Developmental concerns at 27-30 months. In each instance the area is in the top 10% in Scotland.

Issues that may require further investigation include:

- Patients hospitalised with COPD;
- Female life expectancy;
- Healthy birth weight;
- Premature births;
- Patients hospitalised with coronary heart disease;
- Child healthy weight in primary 1; and
- Early deaths from cancer (<75);

With regards to each of the indicators listed above the IZ compares less favourably to other areas in Aberdeenshire and, in some instances, Scotland (and/or the trend is worsening).

Kemnay Economic Data (1 of 3)

Rank of Household Income per Data Zone (2023)

Relatively low — Relatively high
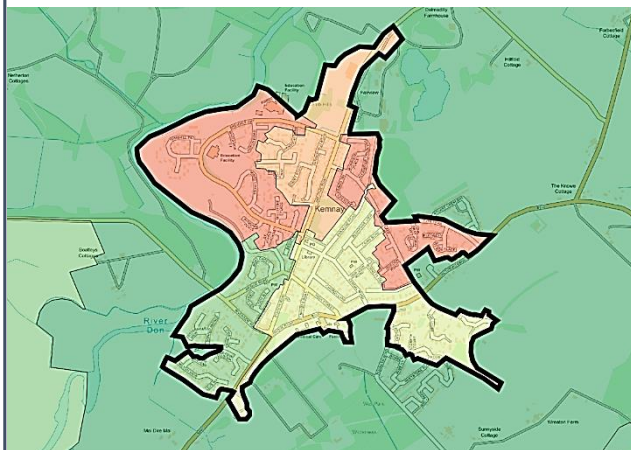
In terms of household income, this IZ leans towards the less affluent end of the spectrum in an Aberdeenshire context. The median household income in 2023 equated to £38,550, which is £3,206 lower than the Shire average (£41,756). However, note the IZ is home to a relatively large proportion of single person households.

Median household income ranges from £31,651 in DZ S01006889 (area either side of Bremner Way, including Kembhill Park) to £52,332 in DZ S01006890 (southwest part of town). This DZ also experienced the greatest reduction in population over the last few years; it also has the best health profile.
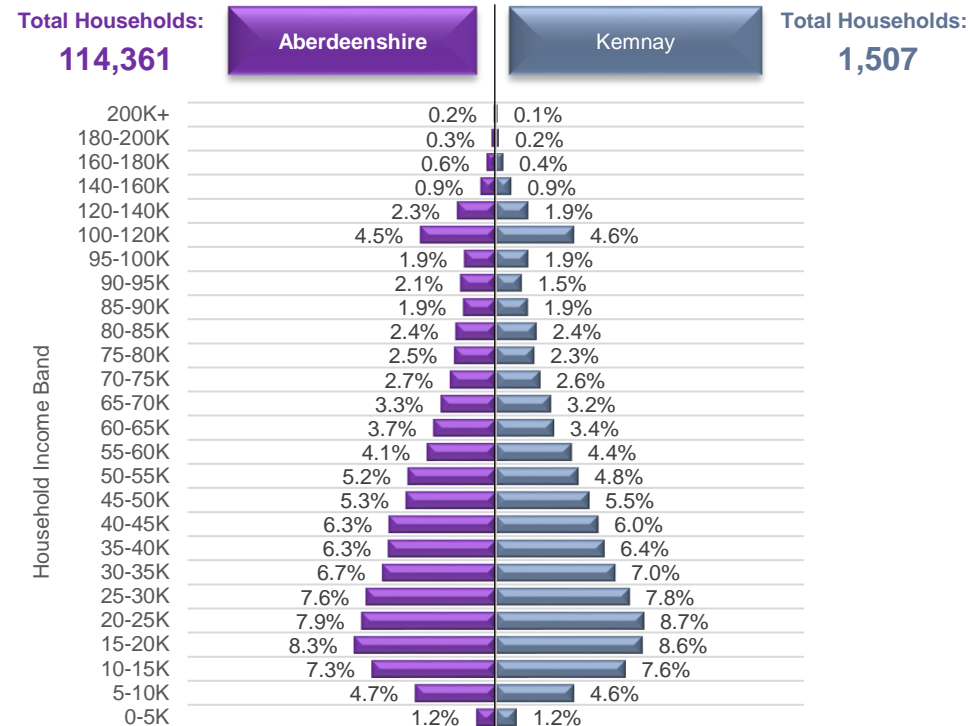
Approximately 5.8% of households in this IZ earn less than £10,000 per year, which is higher-than-average (5.3%). This equates to roughly 88 households, fewer than last year. Areas either side of Station Road and around Gordon Road tend to contain a higher-than-average proportion of such households.

High income households tend to be situated towards the southern extremities of the town (Milton View & the area around the Bowling Club).

Household Income per Data Zone (2023)

Data Zone	Households	Average Income	Median Income	Lower Quartile Income
S01006889	337	£ 38,607	£ 31,651	£ 18,854
S01006890	254	£ 60,093	£ 52,332	£ 31,420
S01006891	453	£ 51,215	£ 42,911	£ 23,426
S01006892	273	£ 39,826	£ 32,212	£ 18,576
S01006893	190	£ 44,373	£ 36,130	£ 20,692

Household Income per Band, Kemnay & Aberdeenshire (2023)

Total Households: 114,361 — Aberdeenshire | Kemnay — **Total Households:** 1,507

Household Income Band	Aberdeenshire	Kemnay
200K+	0.2%	0.1%
180-200K	0.3%	0.2%
160-180K	0.6%	0.4%
140-160K	0.9%	0.9%
120-140K	2.3%	1.9%
100-120K	4.5%	4.6%
95-100K	1.9%	1.9%
90-95K	2.1%	1.5%
85-90K	1.9%	1.9%
80-85K	2.4%	2.4%
75-80K	2.5%	2.3%
70-75K	2.7%	2.6%
65-70K	3.3%	3.2%
60-65K	3.7%	3.4%
55-60K	4.1%	4.4%
50-55K	5.2%	4.8%
45-50K	5.3%	5.5%
40-45K	6.3%	6.0%
35-40K	6.3%	6.4%
30-35K	6.7%	7.0%
25-30K	7.6%	7.8%
20-25K	7.9%	8.7%
15-20K	8.3%	8.6%
10-15K	7.3%	7.6%
5-10K	4.7%	4.6%
0-5K	1.2%	1.2%

Median Household Income (2023)

£38,550
Aberdeenshire: £41,756
£38,550

% of Households Earning Less Than £10k (2023)

<£10K **5.8%**
Aberdeenshire: 5.3%
5.8%

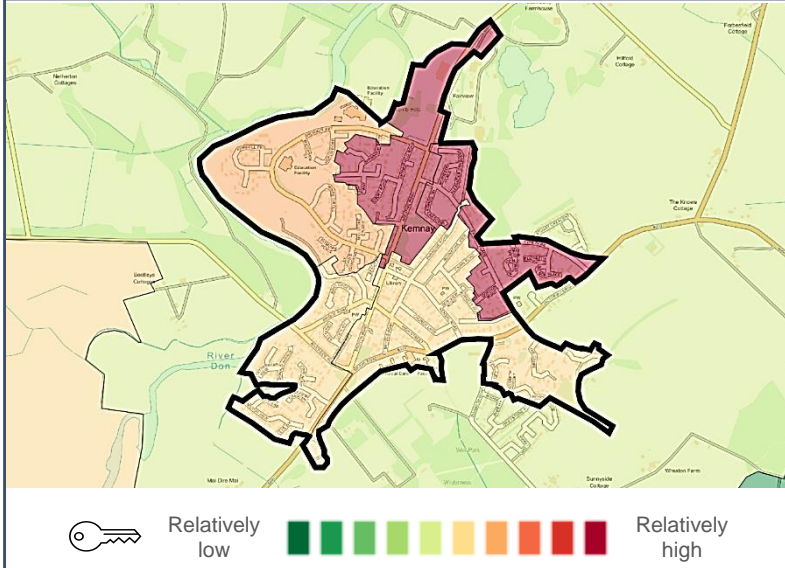## % of Households Earning More Than £100k (2023)
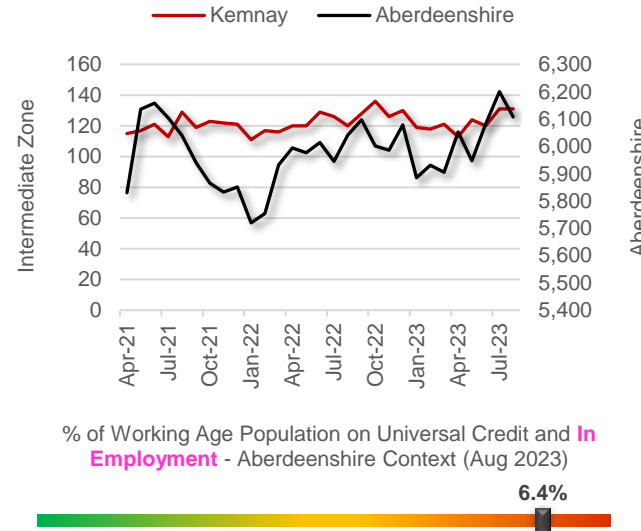
>£100K **8.1%**
Aberdeenshire: 10.1%
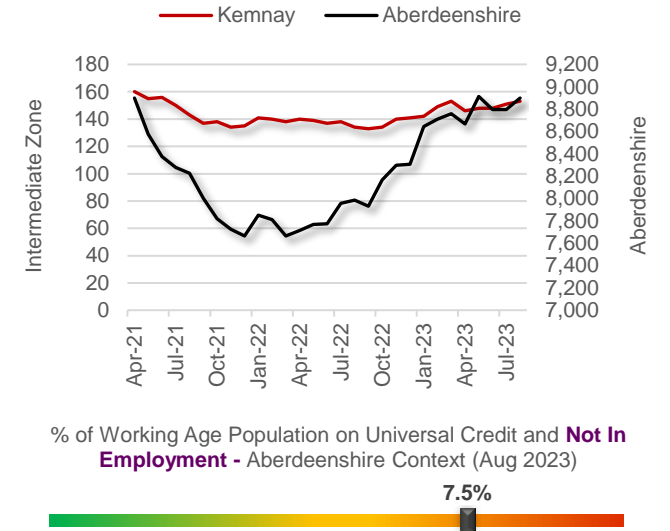8.1%

Kemnay Economic Data (2 of 3)

Latest Unemployment Rate - Ranking per Data Zone

🔑 Relatively low ■■■■■■■■■■ Relatively high

People on Universal Credit - In Employment

Kemnay — Aberdeenshire

% of Working Age Population on Universal Credit and **In Employment** - Aberdeenshire Context (Aug 2023)

6.4%

People on Universal Credit - Not In Employment

Kemnay — Aberdeenshire

% of Working Age Population on Universal Credit and **Not In Employment** - Aberdeenshire Context (Aug 2023)

7.5%

Alternative Claimant Count - Effective 'Unemployment Rate'

Aberdeenshire — Kemnay

Kemnay's Alternative Claimant Count (Unemployment Rate) - Aberdeenshire Context (Sep 2023)

2.7%
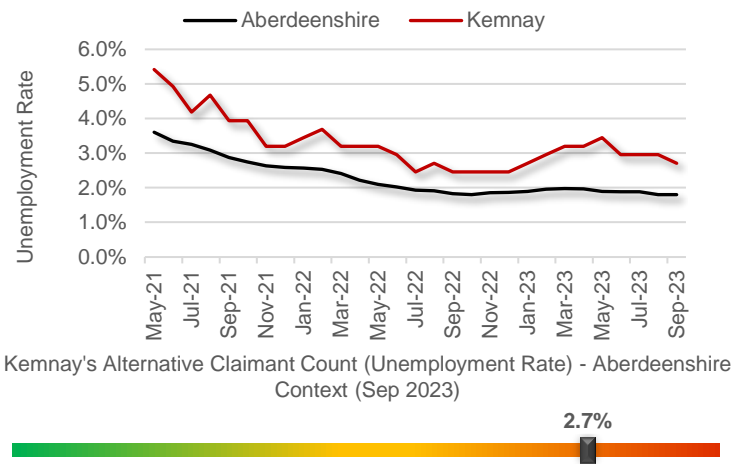
Children in Low Income Families

■ Absolute Low Income ■ Relative Low Income

Year	Absolute Low Income	Relative Low Income
2014/15	97	100
2015/16	95	107
2016/17	112	131
2017/18	100	124
2018/19	134	154
2019/20	89	106
2020/21	116	159

% of Children (aged 0-19) in Low Income Families (2020/21)

Absolute Low Income **15.3%**

Relative Low Income **21.0%**
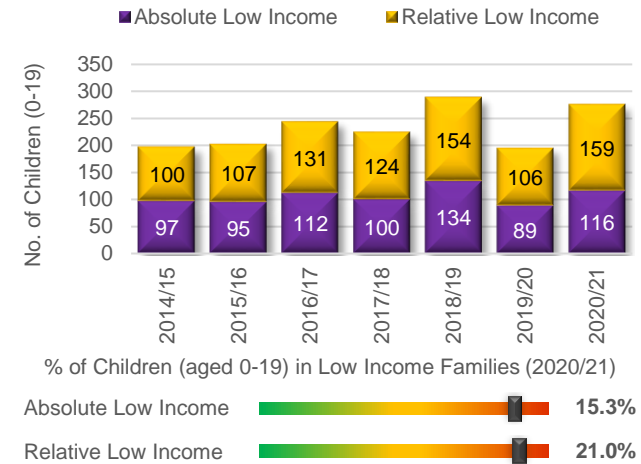
Summary

The number of people claiming Universal Credit (UC) - who are also in employment - increased at the onset of Covid and has remained elevated ever since. Latest figures show 6.4% of people aged 16-64 (who also have jobs) are claiming UC. This is one of the highest rates in Aberdeenshire. A similar story emerges in relation to people on UC and not in employment.

Like Aberdeenshire, the unemployment rate in the IZ has fallen substantially since the March 2021 peak of 5.8%. Latest data suggests approximately 2.7% of the Working Age population is currently out-of-work, which relatively high in an Aberdeenshire context. The rate ranges from 1.4% (S01006890, which covers the southwest portion of town.) to 4.8% (S01006893, centre of town covering either side of Aquithie Road going northbound). Since Jan '20, the IZ unemployment rate has never fallen below the Aberdeenshire-wide rate.

The proportion of children living in low-income households is among the highest in the Shire, and the numbers increased quite considerably year-on-year.

People With No Qualifications, Census 2011

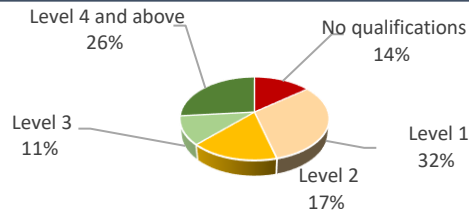Relatively low ■■■■■■■■■ Relatively high
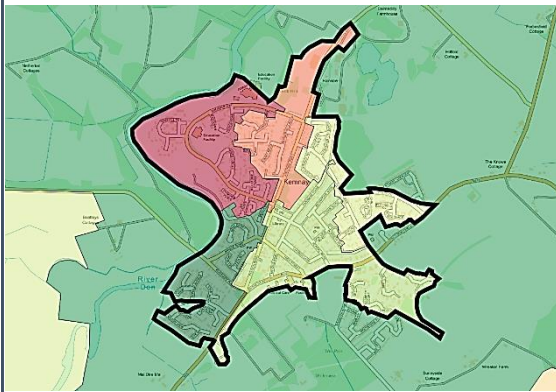
% of Employees per Qualification Type

- Level 4 and above 26%
- No qualifications 14%
- Level 1 32%
- Level 2 17%
- Level 3 11%

Summary

The employment numbers per broad industrial group relate to the kind of jobs within the area, which may be filled by those living outwith the IZ.

The IZ is home to a number of industries, the main ones being: Education, Transport and storage, and Health.

The number of jobs in the IZ has remained steady over the last few years, increasing by 3% since 2020. This is largely thanks to jobs added in the Transport & storage sector.

Common job types in the area relate to primary and secondary education; postal and courier activities; architectural and engineering activities, and residential care for the elderly and disabled. These job types account for about half the total jobs in the town.

The enterprises in this area are typically small, with most not exceeding annual sales of £200,000. This indicates that the town primarily consists of modest, independently-owned retail and service businesses. A reduction in the number of enterprises within the professional, scientific, and technical sectors has been observed, particularly in the annual sales ranges of £50,000 to £99,000 and £100,000 to £199,000.

Approximate Employment Count per Broad Industrial Group, Kemnay, 2020-22

Broad Industrial Group	2020	2021	2022	2020-22 % Diff.
Agriculture, forestry & fishing	0	0	0	0%
Mining, quarrying & utilities	0	0	0	0%
Manufacturing	45	30	25	-44%
Construction	15	20	25	67%
Motor trades	20	20	10	-50%
Wholesale	10	20	10	0%
Retail	75	100	75	0%
Transport & storage (inc postal)	30	40	100	233%
Accommodation & food services	50	40	45	-10%
Information & communication	15	5	10	-33%
Financial & insurance	0	0	0	0%
Property	10	10	0	-100%
Professional, scientific & technical	75	50	50	-33%
Business administration & support services	35	20	35	0%
Public administration & defence	0	0	0	0%
Education	250	250	250	0%
Health	100	100	100	0%
Arts, entertainment, recreation & other services	35	45	50	43%
Total	**765**	**750**	**785**	**3%**

Approximate Number of Enterprises per Turnover Band (£), Kemnay, 2021-23

Turnover	2021	2022	2023	2021-23 % Diff.
£1m+	0	0	0	0%
£500-999k	0	0	0	0%
£200-499k	0	5	5	0%
£100-199k	20	25	15	-25%
£50-99k	15	15	5	-67%
£0-49k	0	0	10	0%

Employees per Occupation Type, Census 2011

Occupation	Count
Elementary occupations	230
Process, plant and machine operatives	174
Sales and customer service occupations	160
Caring, leisure and other service occupations	174
Skilled trades occupations	290
Administrative and secretarial occupations	210
Associate professional and technical...	219
Professional occupations	275
Managers, directors and senior officials	157

Employees per Qualification & Occupation Type, Census 2011

Occupation	No qualifications	Level 1	Level 2	Level 3	Level 4+
Elementary occupations	70	105	30	15	10
Process, plant and machine operatives	73	54	21	13	13
Sales and customer service occupations	28	70	37	13	12
Caring, leisure and other service occupations	20	72	41	13	28
Skilled trades occupations	42	130	56	36	26
Administrative and secretarial occupations	14	78	39	40	39
Associate professional and technical	11	45	39	42	82
Professional occupations	9	19	21	—	225
Managers, directors and senior officials	12	32	30	18	65

Legend:
- Level 4+
- Level 3
- Level 2
- Level 1
- No qualifications

Kemnay Housing Data

Dwellings per Hectare (2022)

Relatively sparse / rural

13.49

Relatively dense / urban

Number of Dwellings, 2015-22

— Kemnay — Aberdeenshire

(Intermediate Zone axis: 1,515–1,550; Aberdeenshire axis: 110,000–124,000; years 2015–2022)

% Growth in No. of Dwellings 2015-22 (Aberdeenshire Context)

0.5%
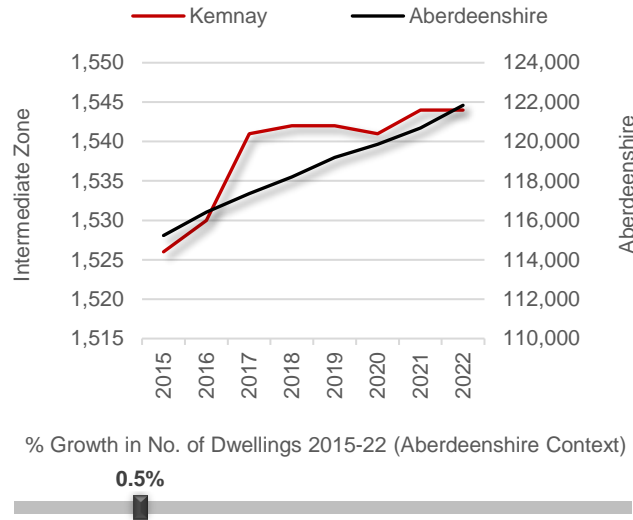
Summary

At 13.49 dwellings per hectare, this IZ is naturally on the more urban side of the spectrum given that it is considered of settlement size, one of 60+ settlements in Aberdeenshire with a population of at least 500 people.

The number of dwellings in the IZ has remained more or less flat since 2015, which is unusual relative to most other IZs in Aberdeenshire, but not an unexpected outcome given the IZ has registered a relatively significant population decline over a similar period.

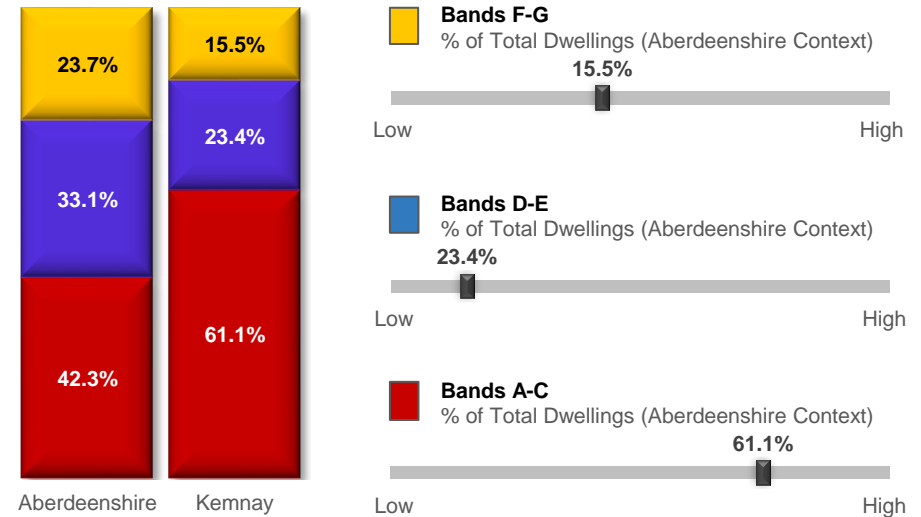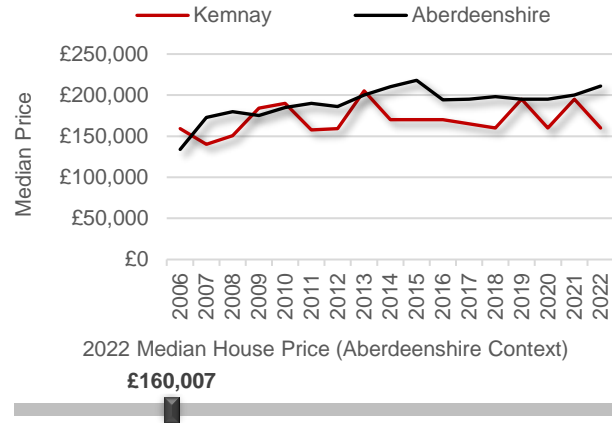A relatively large proportion of the dwellings in this IZ (61.1%) fall within Council Tax Bands A-C. This puts the IZ towards the higher end of the spectrum in this particular regard. A relatively low proportion of dwellings (23.4%) fall within Bands D-E. This is one of the lowest proportions in Aberdeenshire.

The median house price is £160,000, which is approximately £51,000 lower than the Aberdeenshire average (£210,995).

Proportion of Dwellings per Council Tax Band, 2022

	Aberdeenshire	Kemnay
Bands F-G	23.7%	15.5%
Bands D-E	33.1%	23.4%
Bands A-C	42.3%	61.1%

Bands F-G
% of Total Dwellings (Aberdeenshire Context)
15.5%
Low — High

Bands D-E
% of Total Dwellings (Aberdeenshire Context)
23.4%
Low — High

Bands A-C
% of Total Dwellings (Aberdeenshire Context)
61.1%
Low — High

Median Residential House Prices (Sales), 2006-22

— Kemnay — Aberdeenshire

(Median Price axis: £0–£250,000; years 2006–2022)

2022 Median House Price (Aberdeenshire Context)

£160,007

Housing Types, 2015-22 (Data on Flats, etc., relate to 2017 - the latest year for which data are available)

Long-Term Empty (years 2015–2022)

Occupied (years 2015–2022)

Second Homes (years 2015–2022)

Vacant (years 2015–2022)

Occupied Exemptions (years 2015–2022)

Unoccupied Exemptions (years 2015–2022)

Single Person Discount (years 2015–2022)

Flats: 8% (12%)
Semi-Detached: 42% (29%)
Terraced: 20% (12%)
Detached: 30% (47%)

(Shire figures in brackets)
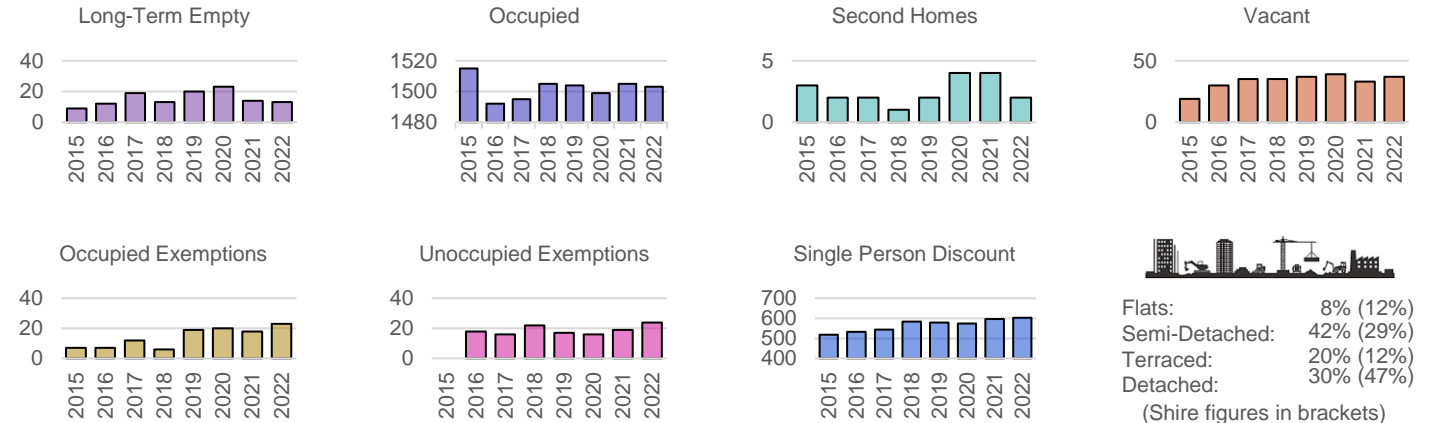
Kemnay Other Socio-Economic Data

Geographic Access / Digital Connectivity / Food Vulnerability / Loneliness Proxy

Average drive time to various local amenities by car (minutes)
4.0
SIMD 2020

Average drive time to various local amenities by public transport (minutes)
8.7
SIMD 2020

Bus Accessibility score (the higher the score, the better)
7.4
2019

% of households without access to a car or van
14.3%
2011

% of premises without access to superfast broadband (30Mb/s+ download speed)
0.2%
SIMD 2020

Digital Vulnerability score (The higher the score, the greater the vulnerability)
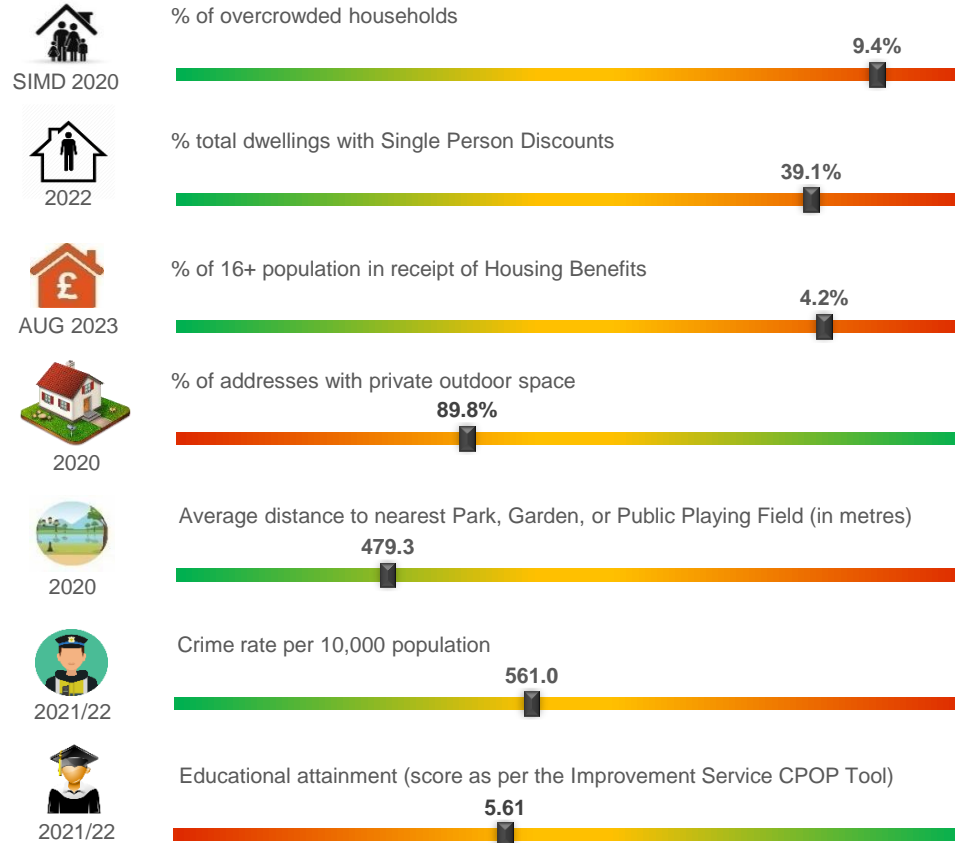**0.4**
2020

Longest distance to food bank (km)
13.6
2020

Food Vulnerability score (The higher the score, the greater the vulnerability)
121.7
2020

Loneliness Prescription Index (the higher the score, the greater the risk)
-0.2
2020

Housing / Environment / Crime Rate / Educational Attainment

% of overcrowded households
9.4%
SIMD 2020

% total dwellings with Single Person Discounts
39.1%
2022

% of 16+ population in receipt of Housing Benefits
4.2%
AUG 2023

% of addresses with private outdoor space
89.8%
2020

Average distance to nearest Park, Garden, or Public Playing Field (in metres)
479.3
2020

Crime rate per 10,000 population
561.0
2021/22

Educational attainment (score as per the Improvement Service CPOP Tool)
5.61
2021/22

Summary

According to the miscellaneous socio-economic indicators on this page, the IZ appears to be well served in terms of drive times to local amenities, and bus accessibility is good. And superfast broadband is available virtually everywhere in town - some of the advantages of urban living.

On the other hand, overcrowded households tend to be more of an issue here compared to most other IZs in Aberdeenshire. The area is also home to a relatively high proportion of single person households, which may to some extent explain the lower-than-average household income in some parts of town. And a relatively high proportion of the population receiving housing benefits fits in with the economic profile of certain portions of the IZ.