

Westhill Central

Intermediate Zone Statistical Summary

2023

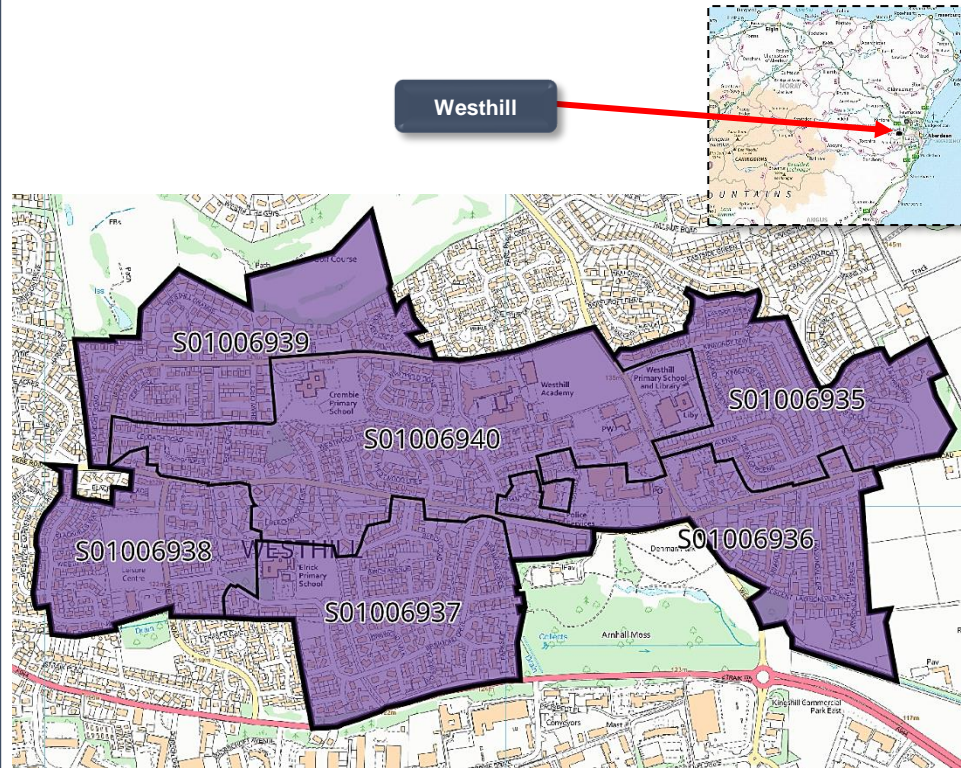


Craig Watson



Westhill Central

Data Zones Within the Intermediate Zone



Relevant Multi-Member Wards



Notes on the Maps

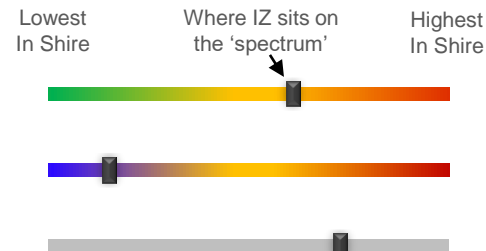
The map on the left shows the location and geographic area of the Westhill Central Intermediate Zone. It contains 6 Data Zones.

Only one MMW straddles the Intermediate Zone (Westhill and District).

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.



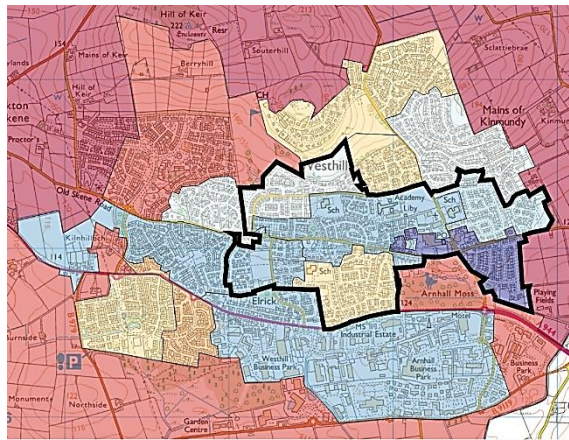
The green/red spectrum charts are the most common type. If the black line is situated towards the red end of the spectrum, it means the figure is objectively worse than most other IZs in Aberdeenshire and vice versa.

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.

Westhill Central Demographic Data

Map of Westhill Central: Population Change (2014-2021)



Low Growth / Depopulation (Blue) High Growth (Red)

The population in this IZ decreased by 6.3% between 2014 and 2021, which is one of the greatest percentage decreases in Aberdeenshire over that period.

Every DZ in the area registered a decline in population. The greatest percentage decrease was registered by DZ S01006936 (-12.0%), which covers the area from the Police Station to Lawsondale Terrace. This area now contains fewer people in multiple age groups, most notably those under 10 years of age, those in their 20's, late 30's / early 40's and early 60's. Conversely, those in their 70's have increased in this specific DZ, a trend that is reflected across the wider IZ area.

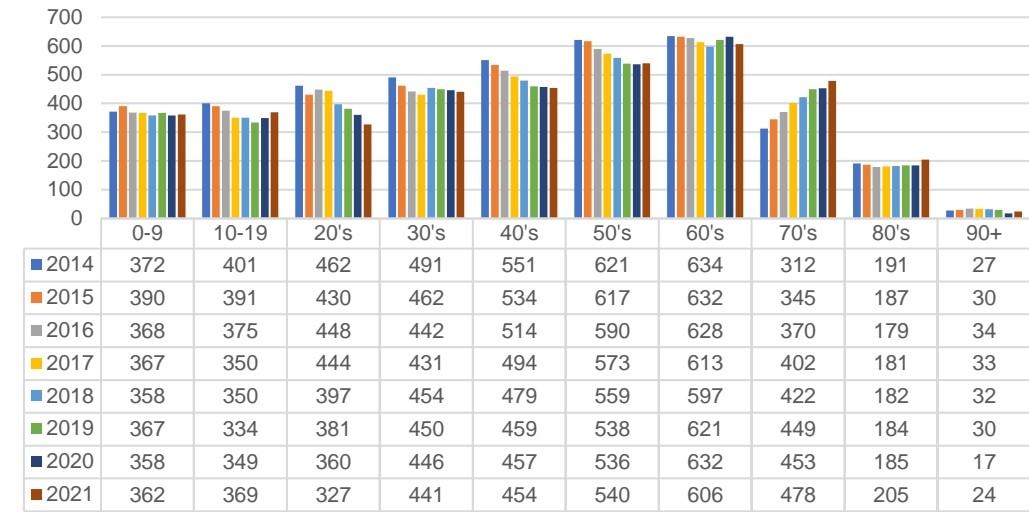
As the blue/red spectrum charts show, younger age groups in the general IZ registered some of the greatest percentage decreases in the Shire, particularly those aged 10-19 and those in their 20's, while those in their 70's saw their numbers grow at a relatively high rate. This is particularly the case for DZ S01006940 (centre of Westhill between Hays Way and Old Skene Road).

Population Change per Data Zone, 2014 & 2021

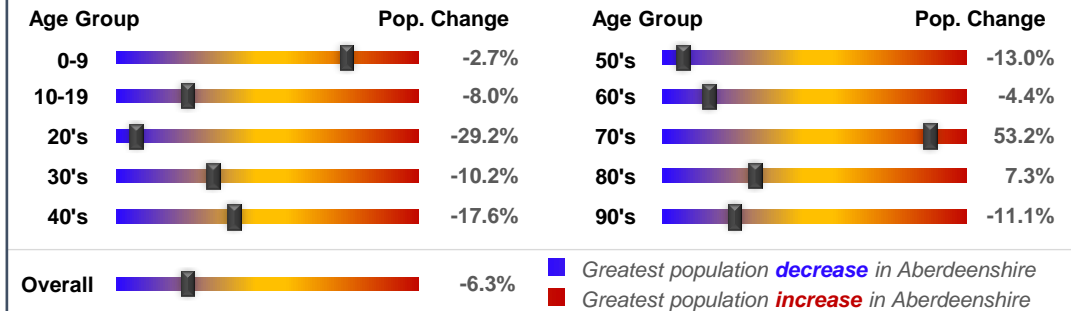
Data Zone	2014	2021	% Difference
S01006935	707	665	-5.9%
S01006936	625	550	-12.0%
S01006937	722	707	-2.1%
S01006938	500	466	-6.8%
S01006939	597	571	-4.4%
S01006940	911	847	-7.0%
Total	4062	3806	-6.3%

The IZ has a slightly different age profile to Aberdeenshire as a whole. Those in their mid-to-late 60's comprise the greatest group relative to the total population (in Aberdeenshire, 50-somethings comprise the greatest group). The IZ also has fewer children relative to most other areas in Aberdeenshire, and a relatively low working age population. The IZ age profile is therefore towards the older end of the spectrum in a Shire context.

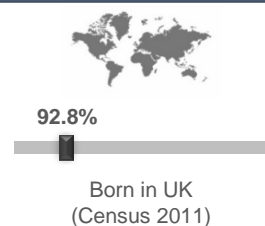
Population per Age Group, Westhill Central, 2014-2021



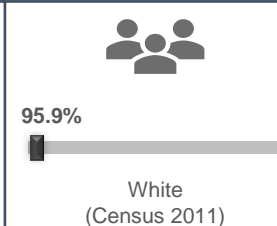
Rate of Population Change per Age Group, 2021 Compared to 2014



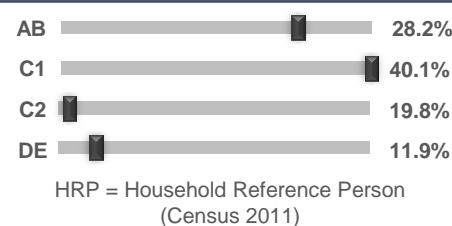
Country of Birth



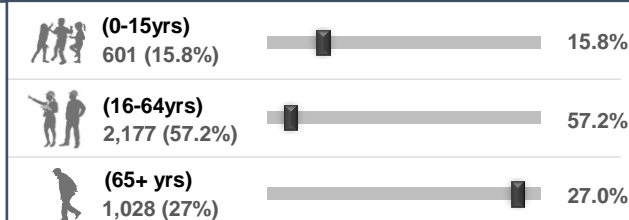
Ethnicity



Approximated Social Grade of HRP



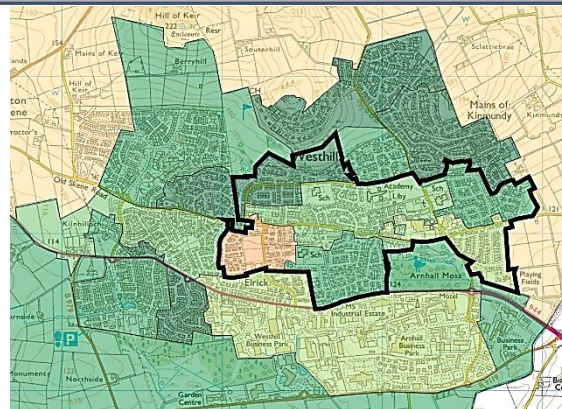
Population per Broad Age Group, 2021



In 2021 3,806 people lived in Westhill Central -- 601 (15.8%) were under 15 years of age, 2,177 (57.2%) were aged 16-64, and 1,028 (27%) were over 65.

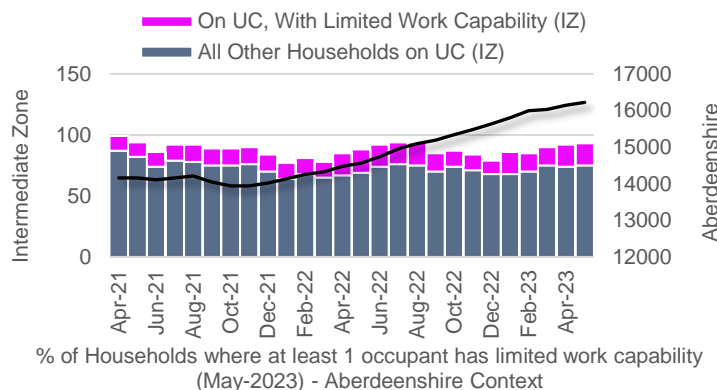
The black markers show where these percentages sit in the context of Aberdeenshire: left = low; right = high.

SIMD 2020 Health Domain Rank



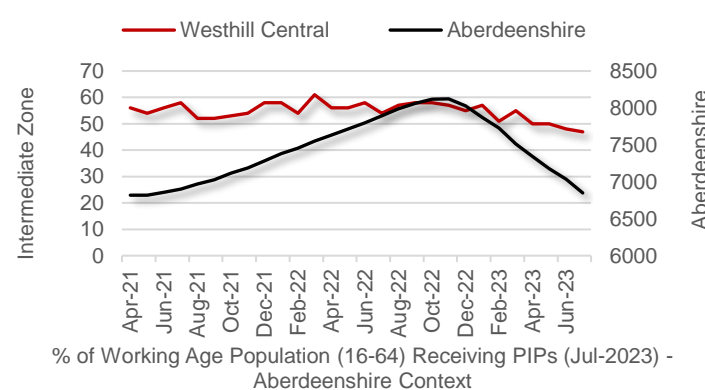
Universal Credit (UC) Limited Work Capability Households

No. of Households in receipt of Universal Credit



Personal Independence Payments

No. of Cases with Entitlement



Day-to-Day Activities

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



Health Rating

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



According to monthly health-related benefits data, the number of households on Universal Credit increased at the start of Covid but has dropped since the January 2021 peak contrary to the Aberdeenshire trend. 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, affecting 18 households, up from 6 households in January 2020. However, the IZ figure of 1.1% of households with at least 1 occupant assessed as having LWC is one of the lowest in Aberdeenshire, albeit higher than last year.

A higher proportion of the Working Age Population (1.5%) 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 generally followed the downwards Aberdeenshire trend over the last few months. Again, the 1.5% figure is relatively low compared to most other IZs in Aberdeenshire.

According to SIMD 2020 data, DZ S01006939 has the best health ranking (north and west of Westhill Academy) and S01006938 has the 'worst' (area surrounding the Leisure Centre). However, even the worst ranked DZ is among the least health deprived in Scotland (just outside the top 30%).

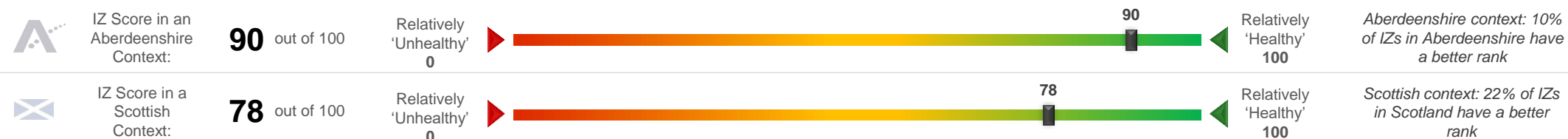
SIMD 2020 Health Domain Indicators per each Data Zone in the Westhill Central Intermediate Zone (compared to Aberdeenshire average)

SIMD Health Domain Indicator (Data Zones colour-coordinated with map) >>

	S01006935	S01006936	S01006937	S01006938	S01006939	S01006940	Shire
Health Domain Rank (see map for colour-coded rankings) (the higher, the better)	6655	5922	6675	4838	6934	6298	5,254
Comparative Illness Factor (Scotland = 100) (the lower, the better)	30	40	25	55	15	30	58
Emergency stays in hospital (Scotland = 100) (the lower, the better)	61.9	64.3	63.3	79.8	44.7	64.8	71.5
Hospital stays related to alcohol misuse (Scotland = 100) (the lower, the better)	5.0	30.8	9.9	101.3	18.3	101.3	45.4
Hospital stays related to drug misuse (Scotland = 100) (the lower, the better)	0.0	28.1	0.0	0.0	0.0	17.5	30
Proportion of live singleton births of lowbirth weight (the lower, the better)	15.0%	5.3%	0.0%	12.5%	0.0%	0.0%	4.0%
Proportion of population being prescribed drugs for anxiety, depression or psychosis	13.4%	16.4%	16.2%	18.2%	12.7%	15.6%	15.6%
Standardised Mortality Ratio (Scotland = 100) (the lower, the better)	63	69	72	71	70	66	85

Westhill Central Health Data (2 of 2)

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



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

Indicator	Latest Available Figures				IZ Trend	Indicator Measurement
	IZ	IZ's latest figure compared to:				
		Aberdeenshire	Scotland			
Alcohol-related hospital stays	88.5	-66.7%		-85.5%	Down	Rate per 100,000 pop.
All-cause mortality among the 15-44 year olds	27.9	-70.4%		-76.2%	Down	Rate per 100,000 pop.
Babies exclusively breastfed at 6-8 weeks	39.8	-0.8%		8.0%	Up	% of babies with a valid feeding status
Bowel screening uptake	78.3	5.3%		12.8%	Up	% of eligible people (aged 50-74)
Child dental health in primary 1	72.7	-6.1%		-0.4%	Down	% of P1 pupils
Child dental health in primary 7	89.5	9.7%		14.5%	Up	% of P7 pupils
Child healthy weight in primary 1	86.2	8.9%		16.5%	Up	% of P1 pupils
Deaths all ages	988.7	-6.6%		-16.3%	Down	Rate per 100,000 pop.
Developmental concerns at 27-30 months	4.6	1.7%		-10.0%	Down	% of children reviewed
Early deaths from cancer (<75)	105.0	-20.3%		-29.8%	Down	Rate per 100,000 pop.
Early deaths from coronary heart disease (<75)	21.5	-43.2%		-59.2%	Down	Rate per 100,000 pop.
Female life expectancy	84.7	3.5%		4.9%	Up	Life expectancy at birth in years
Healthy birth weight	80.2	-2.8%		-3.9%	Up	% of all singleton births
Immunisation uptake at 24 months - 6 in 1	98.2	0.4%		1.2%	Down	% of children in relevant age group
Immunisation uptake at 24 months - MMR	96.3	1.5%		1.9%	Down	% of children in relevant age group
Male life expectancy	84.7	9.0%		10.6%	Up	Life expectancy at birth in years
Maternal obesity	19.6	-4.8%		-6.5%	Down	% of women at antenatal booking
Patients (65+) with multiple A&E hospitalisations	6241.8	-0.8%		-8.5%	Down	Rate per 100,000 pop.
Patients hospitalised with asthma	29.6	-7.4%		-56.8%	Down	Rate per 100,000 pop.
Patients hospitalised with COPD	62.6	-46.5%		-69.8%	Down	Rate per 100,000 pop.
Patients hospitalised with coronary heart disease	287.5	-2.2%		-15.8%	Down	Rate per 100,000 pop.
Patients with emergency hospitalisations	5379.7	1.9%		-25.7%	Down	Rate per 100,000 pop.
Premature births	8.6	-0.7%		0.3%	Up	% of all live births
Uptake of the HPV vaccine in S3 girls	94.6	5.2%		9.8%	Down	% of S3 girls

Based on the 24 health-related indicators in the table, this IZ has one of the best health profiles in Aberdeenshire, with only a handful of Scottish IZs bettering it.

The area compares favourably to most other areas in Scotland in terms of a range of health-related outcomes, particularly in relation to Bowel screening uptake; Male life expectancy; Alcohol-related hospital stays; Uptake of the HPV vaccine in S3 girls; Patients hospitalised with COPD. In each instance the IZ is in the top 10% in Scotland.

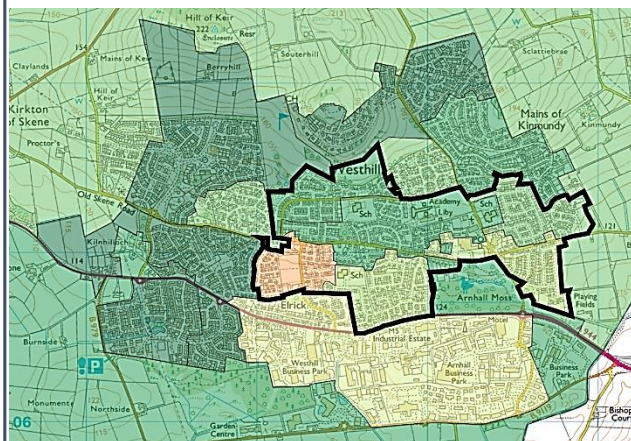
Issues that may require further investigation include:

- Child dental health in primary 1;
- Premature births;
- Healthy birth weight.

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).

Westhill Central Economic Data (1 of 3)

Rank of Household Income per Data Zone (2023)



In terms of household income, this IZ leans towards the more affluent end of the spectrum in an Aberdeenshire context. The median household income in 2023 equated to £49,353, which is £7,597 higher than the Shire average (£41,756). This is a similar gap to last year.

Median household income ranges from £37,895 in DZ S01006938 (area surrounding the Leisure Centre) to £56,433 in DZ S01006939 (north and west of Westhill Academy). Incidentally, these areas recorded the 'worst' and best SIMD health rankings in the IZ respectively.

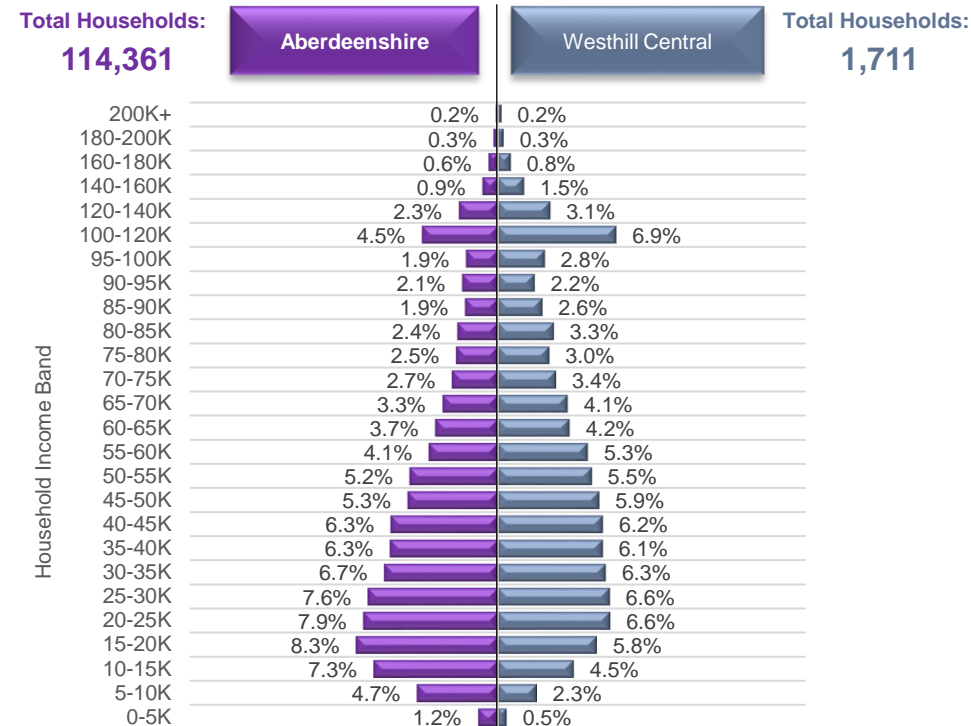
Approximately 2.8% of households in this IZ earn less than £10,000 per year, which is lower-than-average (5.3%). This equates to roughly 48 households, 4 fewer than last year. The area around Wellgrove Crescent and Beechwood Place tend to contain a higher-than-average proportion of such households.

High income households tend to be situated around Ashdale Drive, Brimmond Way, and the Leddach Gardens area of town.

Household Income per Data Zone (2023)

Data Zone	Households	Average Income	Median Income	Lower Quartile Income
S01006935	306	£ 59,079	£ 51,130	£ 30,596
S01006936	251	£ 54,400	£ 46,549	£ 27,351
S01006937	325	£ 55,388	£ 48,411	£ 29,338
S01006938	235	£ 46,198	£ 37,895	£ 20,781
S01006939	231	£ 63,698	£ 56,433	£ 35,015
S01006940	363	£ 61,576	£ 53,776	£ 32,534

Household Income per Band, Westhill Central & Aberdeenshire (2023)



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Median Household Income (2023)



£49,353

Aberdeenshire: £41,756
£49,353



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



<£10K

2.8%

Aberdeenshire: 5.3%



% of Households Earning More Than £100k (2023)



>£100K

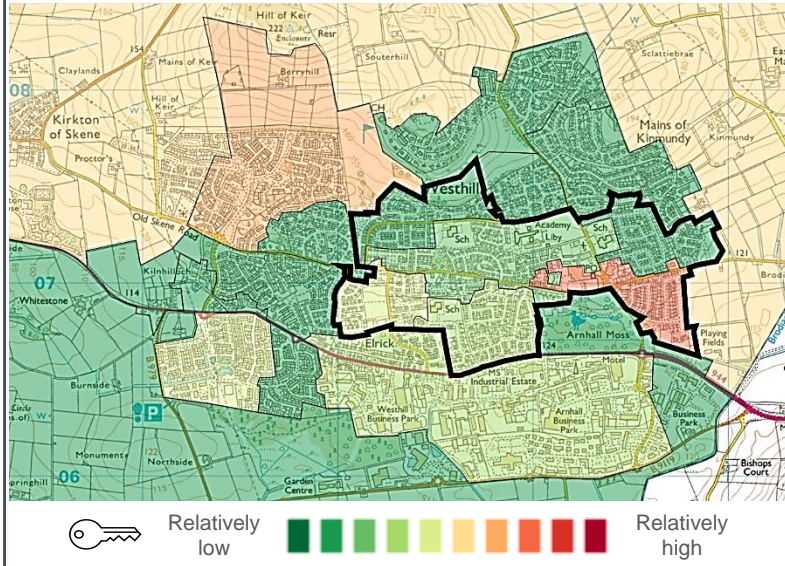
12.9%

Aberdeenshire: 10.1%

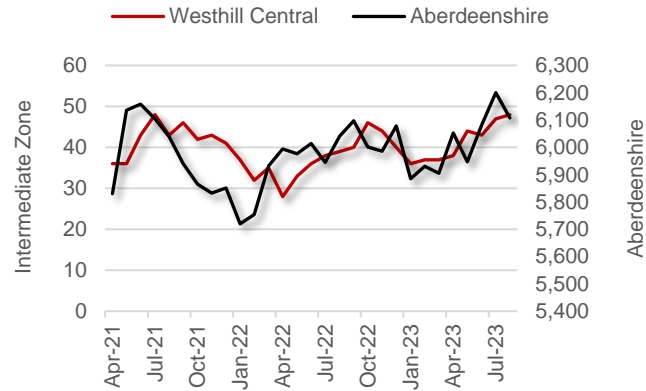


Westhill Central Economic Data (2 of 3)

Latest Unemployment Rate - Ranking per Data Zone



People on Universal Credit - In Employment

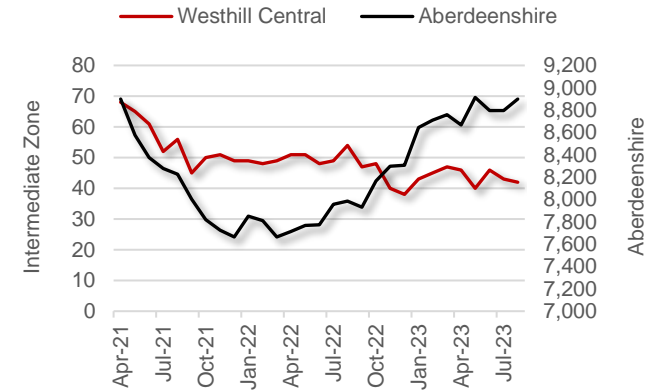


% of Working Age Population on Universal Credit and **In Employment** - Aberdeenshire Context (Aug 2023)

2.2%



People on Universal Credit - Not In Employment

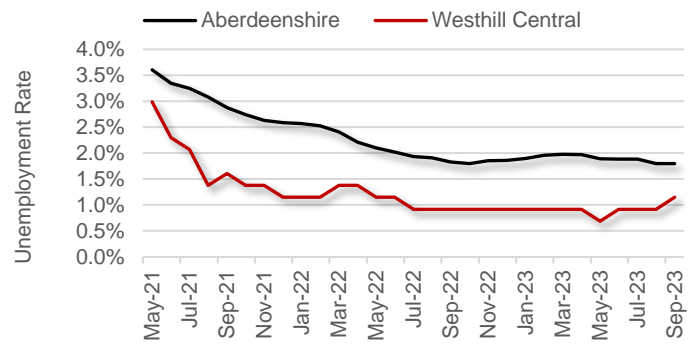


% of Working Age Population on Universal Credit and **Not In Employment** - Aberdeenshire Context (Aug 2023)

1.9%



Alternative Claimant Count - Effective 'Unemployment Rate'

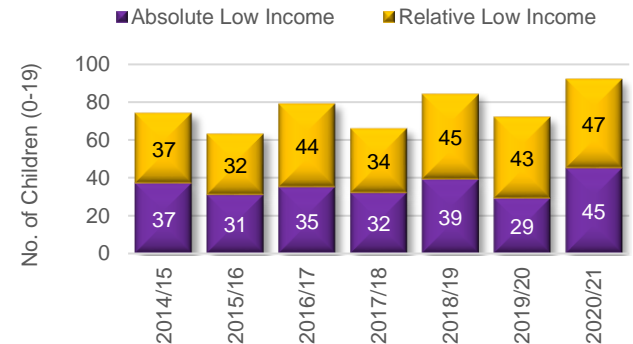


Westhill Central's Alternative Claimant Count (Unemployment Rate) - Aberdeenshire Context (Sep 2023)

1.1%



Children in Low Income Families



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

Absolute Low Income 6.2%

Relative Low Income 6.4%

Summary

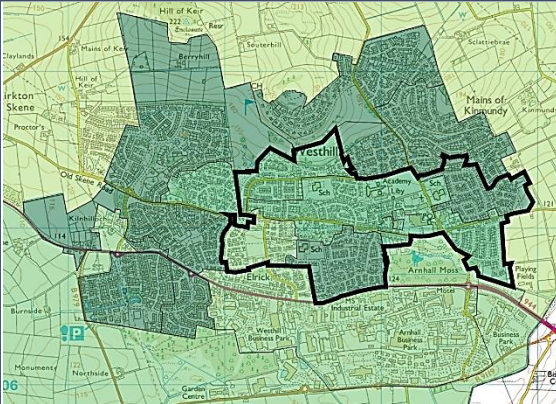
The number of people claiming Universal Credit (UC) - who are also in employment - has fluctuated in tandem with the Aberdeenshire trend over the past couple of years. Latest figures show 2.2% of people aged 16-64 (who also have jobs) are claiming UC. This is one of the lowest rates in Aberdeenshire. A similar picture emerges in relation to people on UC and not in employment.

Like Aberdeenshire, the unemployment rate in the IZ has fallen substantially since the February 2021 peak of 3.5%. Latest data suggests approximately 1.1% of the Working Age population is currently out-of-work, which is very low in an Aberdeenshire context but higher than the May 2023 low of 0.7%. The rate ranges from 0.0% (S01006935 and S01006939) to 2.3% (S01006936, which is located to the immediate north and east of Denman Park). Since Jan '20, the IZ unemployment rate has never exceeded the Aberdeenshire-wide rate.

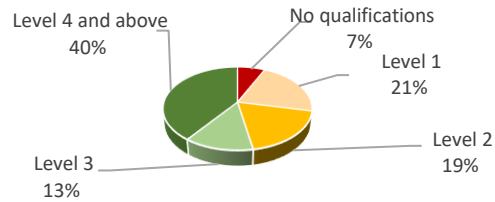
The proportion of children living in low-income households is lower than most IZs in the Shire. Numbers have held relatively steady over the years, but a slight upwards trend is evident.

Westhill Central Economic Data (3 of 3)

People With No Qualifications, Census 2011



% of Employees per Qualification Type



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 (in terms of employment): Education, Health, and Retail. The Health sector added approximately 20% more jobs in 2022 relative to 2020.

After a period of job growth prior to and including 2020, the area has shed a number of jobs, most notably in the Mining, quarrying and utilities sector (i.e. the oil & gas sector). A different IZ (Westhill North & South) is home to Arnhall Business Park, which hosts a number of these types of businesses, but it, too, has seen job number decrease, although not to the same extent.

Common job types in the area relate to social work activities without accommodation for the elderly and disabled; retail, and primary and secondary education.

The IZ typically does not accommodate large enterprises with annual sales exceeding £0.5 million. The most significant decline in enterprise numbers has been among those with sales ranging from £50,000 to £99,000, primarily in the Business Administration and Transport sectors.

Approximate Employment Count per Broad Industrial Group, Westhill Central, 2020-22

Broad Industrial Group	2020	2021	2022	2020-22 % Diff.
Agriculture, forestry & fishing	0	0	0	0%
Mining, quarrying & utilities	200	100	10	-95%
Manufacturing	0	5	0	0%
Construction	25	40	20	-20%
Motor trades	0	0	0	0%
Wholesale	0	10	10	0%
Retail	225	250	225	0%
Transport & storage (inc postal)	0	0	0	0%
Accommodation & food services	125	125	125	0%
Information & communication	15	10	10	-33%
Financial & insurance	0	0	0	0%
Property	20	20	10	-50%
Professional, scientific & technical	100	75	75	-25%
Business administration & support services	75	50	50	-33%
Public administration & defence	0	10	10	0%
Education	300	300	300	0%
Health	250	300	300	20%
Arts, entertainment, recreation & other services	150	150	125	-17%
Total	1,485	1,445	1,270	-14%

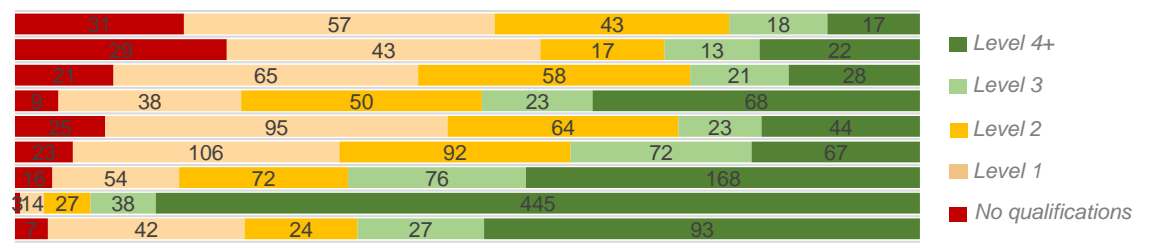
Approximate Number of Enterprises per Turnover Band (£), Westhill Central, 2021-23

Turnover	2021	2022	2023	2021-23 % Diff.
£1m+	0	0	0	0%
£500-999k	0	0	0	0%
£200-499k	5	0	10	100%
£100-199k	30	20	20	-33%
£50-99k	30	25	15	-50%
£0-49k	5	5	5	0%

Employees per Occupation Type, Census 2011

Elementary occupations	166
Process, plant and machine operatives	124
Sales and customer service occupations	193
Caring, leisure and other service occupations	188
Skilled trades occupations	251
Administrative and secretarial occupations	360
Associate professional and technical...	386
Professional occupations	527
Managers, directors and senior officials	193

Employees per Qualification & Occupation Type, Census 2011



Westhill Central Housing Data



Relatively sparse / rural

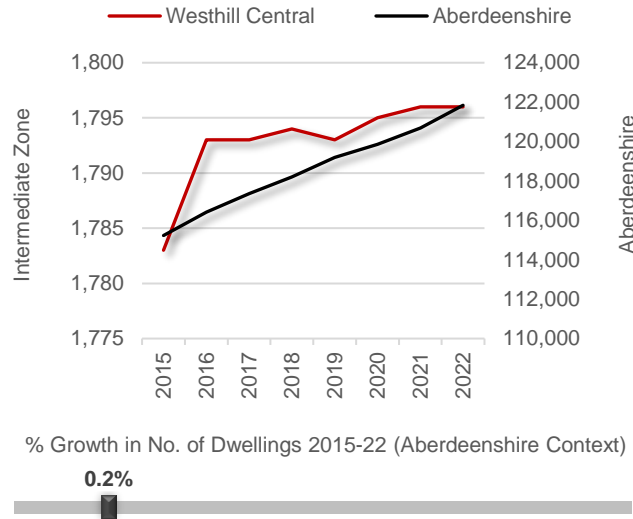
Dwellings per Hectare (2022)

14.96



Relatively dense / urban

Number of Dwellings, 2015-22



Summary

At 14.96 dwellings per hectare, this IZ is naturally on the more urban side of the spectrum given that it forms part of one of Aberdeenshire's major settlement areas.

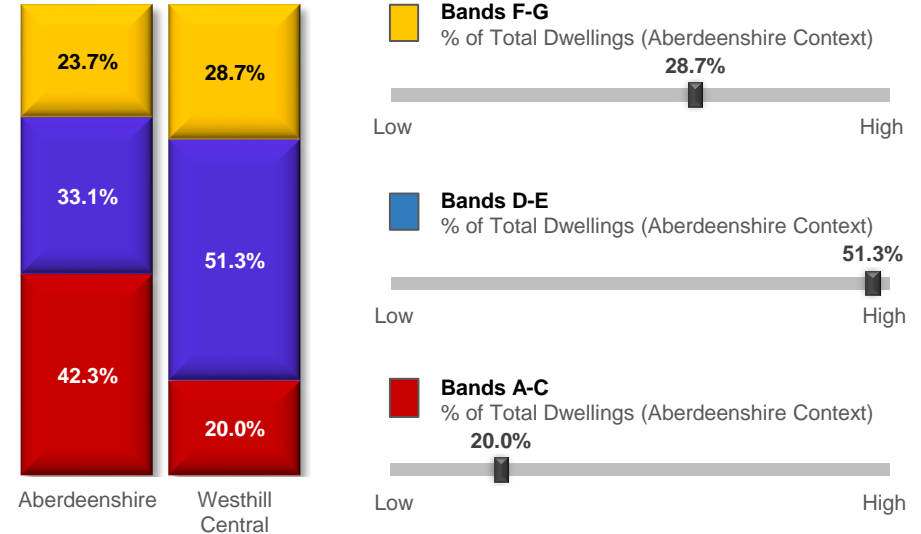
The number of dwellings in the IZ has remained relatively flat since 2015, which is not an unexpected outcome given the IZ has registered a relatively significant population decline over a similar period.

A relatively small proportion of the dwellings in this IZ (20.0%) fall within Council Tax Bands A-C. This puts the IZ towards the lower end of the spectrum in this particular regard. A relatively high proportion (51.3%) of dwellings fall within Bands D-E, which is one of the highest rates in Aberdeenshire. A higher-than-average rates in Aberdeenshire. A higher-than-average proportion fall within Bands F-G.

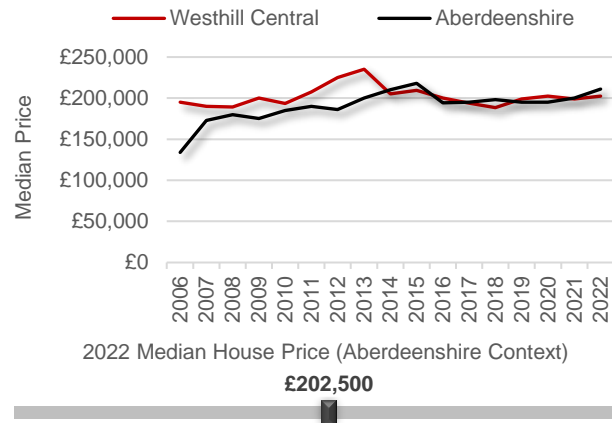
The median house price is £202,500, which is approximately £8,500 lower than the Aberdeenshire average (£210,995).

Single Person Discounts have increased since 2014, rising from 528 in 2014 to 651 in 2022.

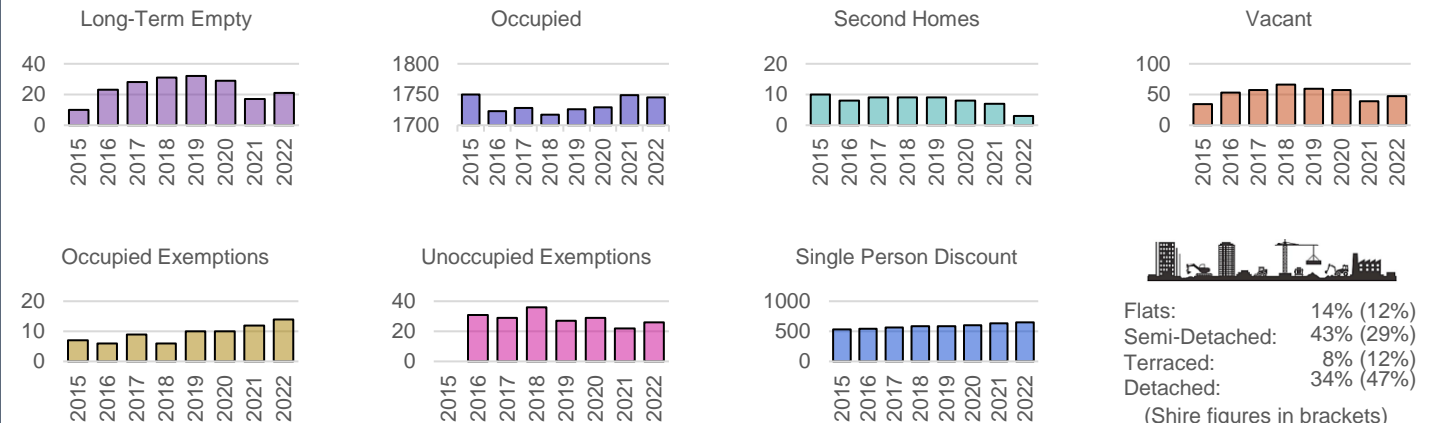
Proportion of Dwellings per Council Tax Band, 2022



Median Residential House Prices (Sales), 2006-22

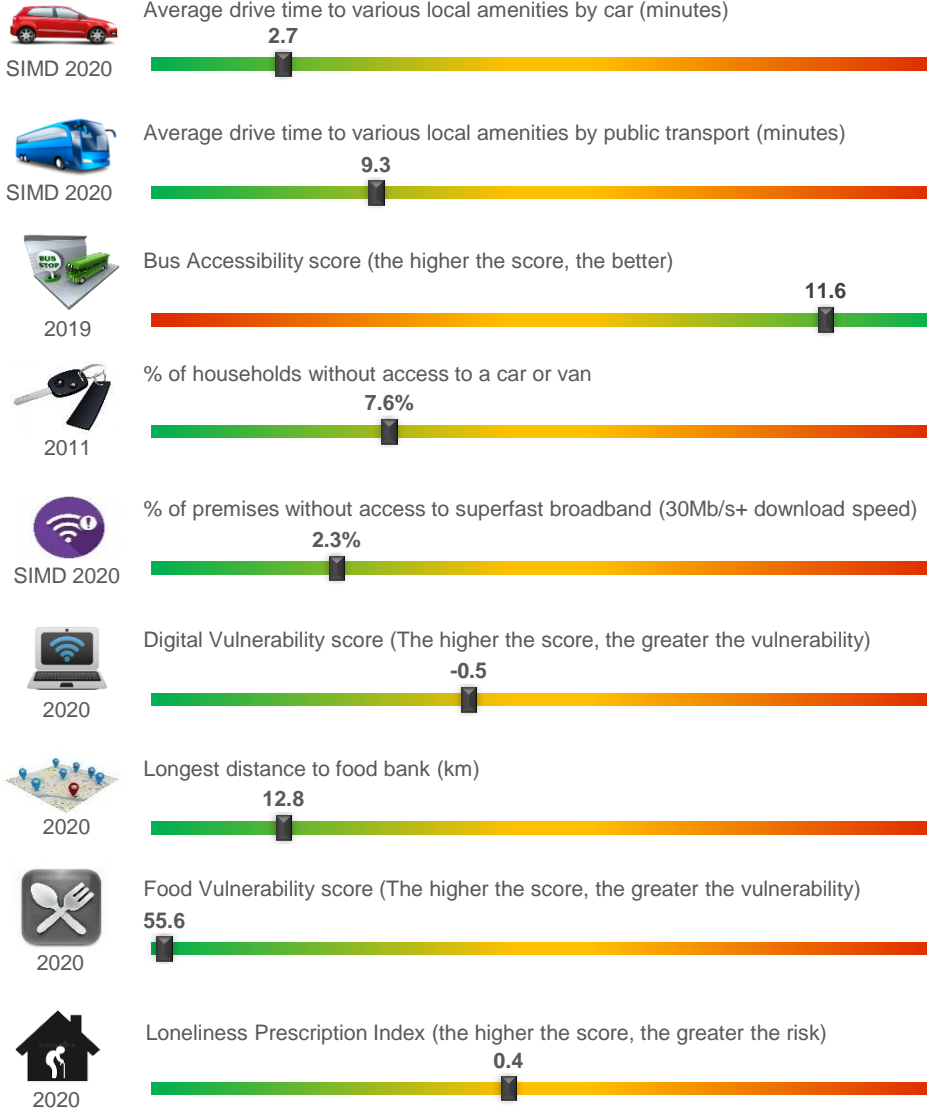


Housing Types, 2015-22 (Data on Flats, etc., relate to 2017 - the latest year for which data are available)

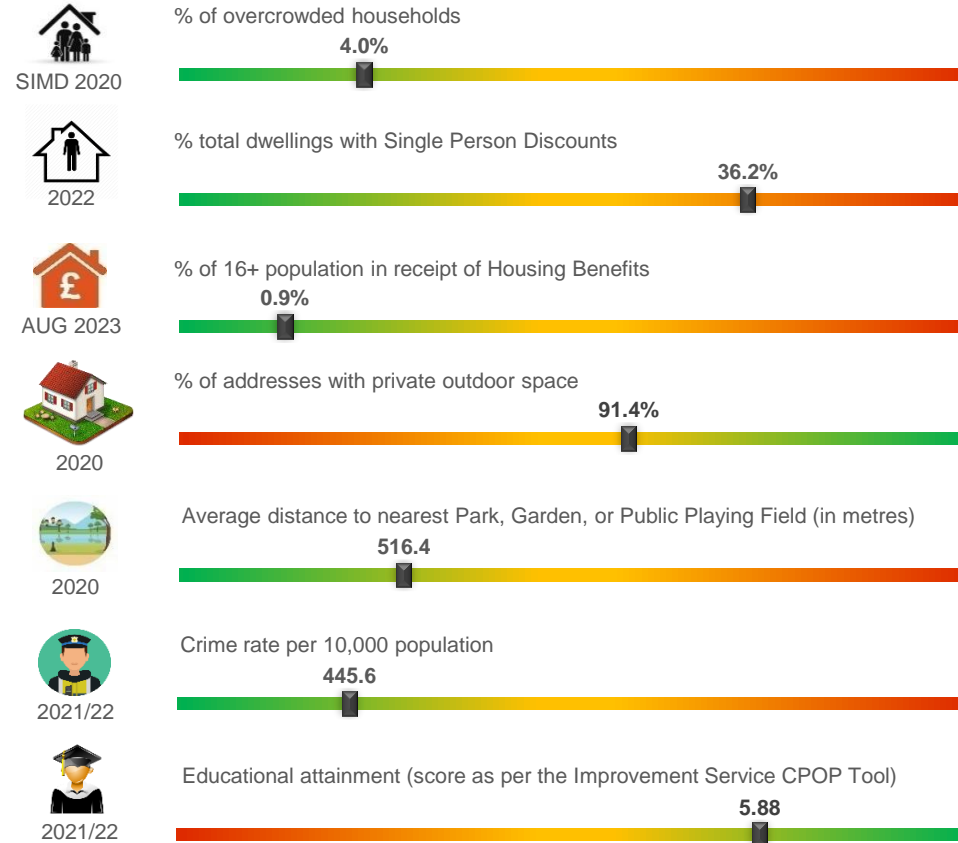


Westhill Central Other Socio-Economic Data

Geographic Access / Digital Connectivity / Food Vulnerability / Loneliness Proxy



Housing / Environment / Crime Rate / Educational Attainment



Summary

According to the miscellaneous socio-economic indicators on this page, the IZ appears to be well served in terms of proximity to public parks, gardens or playing fields. Geographic access in terms of drive times to local amenities is relatively good, as is bus accessibility, and the crime rate is among the lowest in Aberdeenshire.

Access to superfast broadband is also relatively good, with most premises in the area able to access it. However, approximately 2.3% of premises cannot. Sub-optimal access may be experienced by residents in the Westhill Grange area, which is in the northern part of the central region, near Crombie Primary School.