

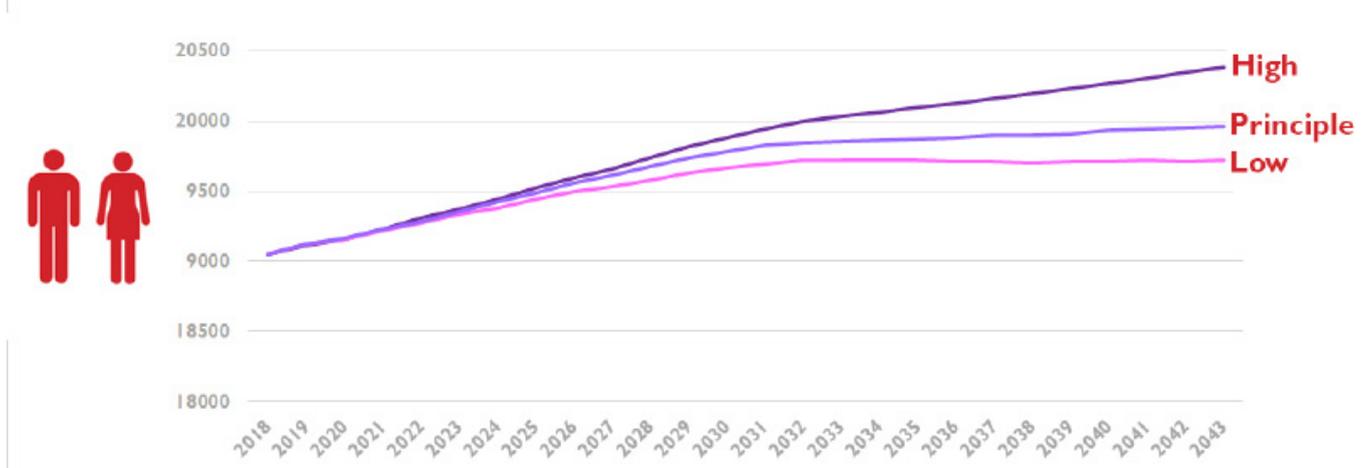


Population

The most recent population projection for the National Park was based on 2018 data, published in October 2019. The NRS principal projection is that between 2018 and 2043, the population of Park will increase by around 5% (with the low and high migration figures being +4 and +7%).

The National Park projected population compares favourably to the Scottish projections, which predict a 0, +3 or +5% population change between 2018 and 2043 under the low, principal and high migration scenarios.

Cairngorms National Park - Population Projections (2018)



Projected Population Change in the National Park and Scotland



The National Park is likely to encounter similar population trends as Scotland as a whole but to a greater degree. The increase in over 65s is 57% higher in the National Park, and the decreases in working population and number of children are 59% and 67% greater respectively.

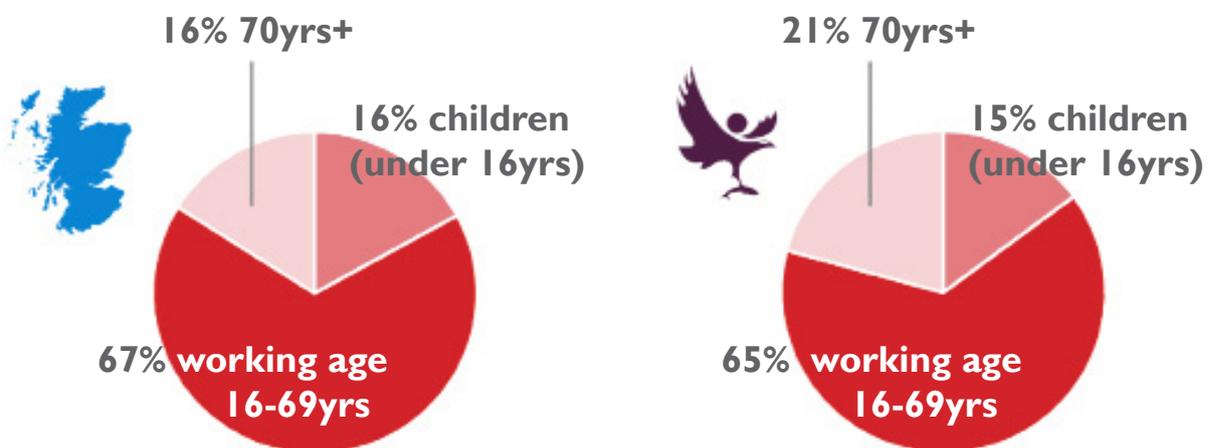


Population: Information up until 2019

The mid-year estimate of the population of the Cairngorms National Park in 2018 was 18,654 people, with around 50% female and 50% male. This is similar to the Scottish population where 49% of the population in 2019 were estimated to be male and 51% female.



Proportion of 2019 mid-year Population Estimate by Age Category



The age profile of the people living in the National Park differs from the national population. A larger proportion of the population in Park is made up of people within the 70 years and over age range compared to the Scottish population, which is thought to reflect the attractiveness of the Park as somewhere to retire to.

It should be noted that the mid-year population estimates for the working age category may also be skewed by the time of year that data is collected, as this is when the working population increases to service tourism. Therefore the proportion of pensionable age people resident in the National Park year round compared to working age people is likely to be greater than shown.



Population: Change

During the 21st century, the National Park has experienced a significant net increase in its resident population, rising by approximately 2,321 people, a growth of around 14% between 2001 and 2019. This is above the overall Scottish rate, which saw an increase of around 7.8% over the same period. However after steady 1-2% annual increases during most of the first decade, the National Park population has plateaued.

However population growth in the National Park is not spread evenly (table below), with areas of decline and areas of growth. The overall National Park population figures are also skewed by the Aviemore area, which saw a far greater population growth compared to other areas of the National Park.

Locality	Change in no. of people 2001 - 2019	Percentage change 2001 - 2019
National Park overall	2321	14.2%
Aberdeenshire	-96	-3.1%
Highland (including Aviemore)	2336	20.1%
Aviemore	1249	48.9%
Highland (excluding Aviemore)	1087	12.0%
Moray	121	19.2%
Perth and Kinross	-40	-4.3%

Births and Deaths

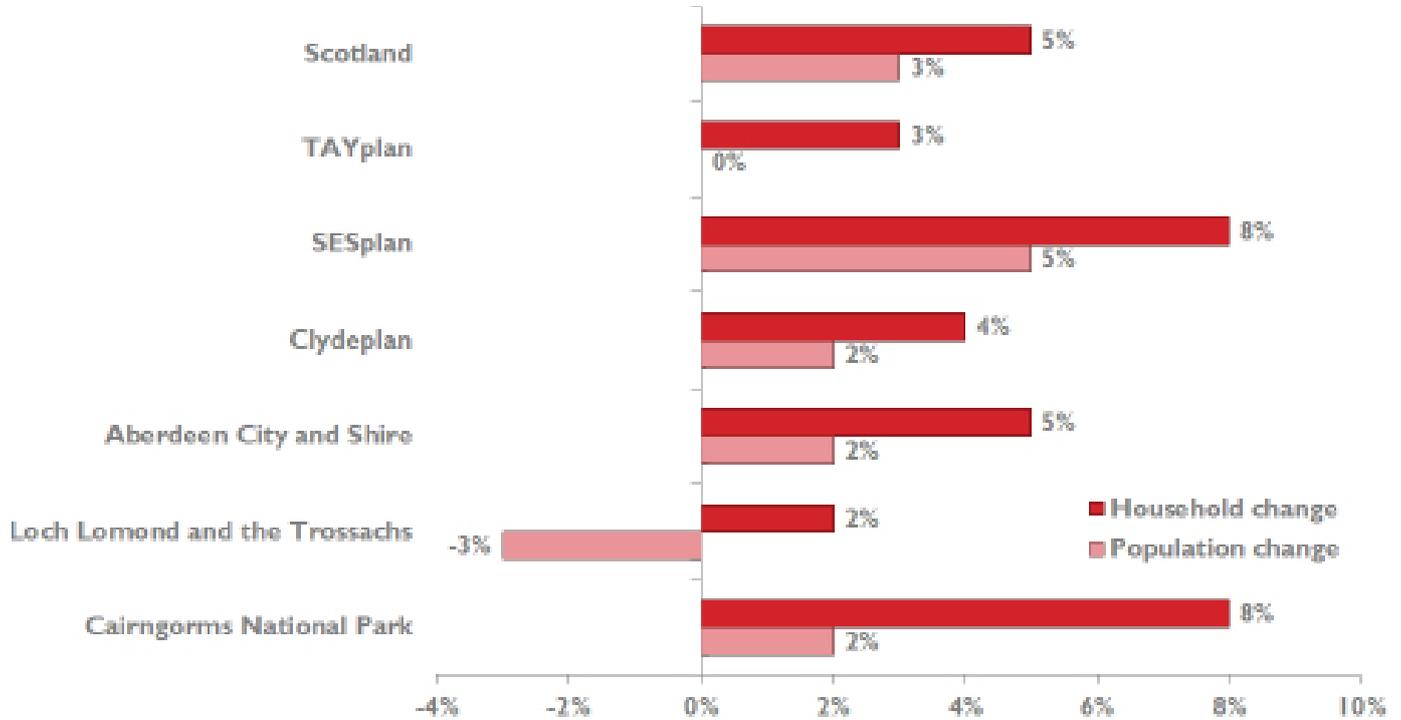


During this period, deaths have exceeded births every year of this period, indicating that the population growth of the Park is driven by migration of people into the National Park.

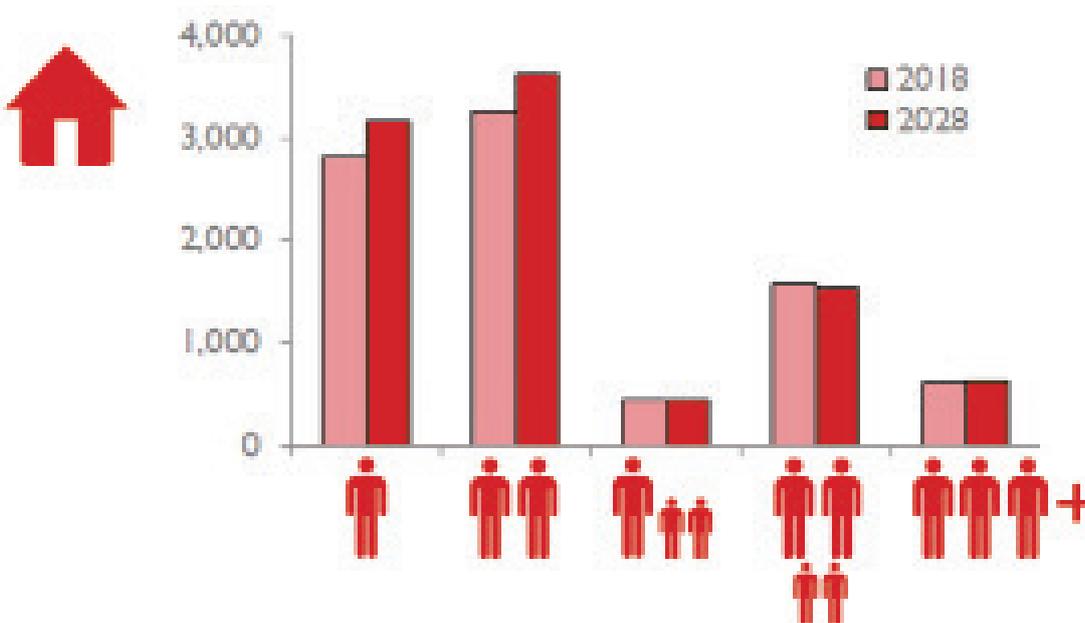


Housing: Projections

Projected Population and Household % Change: NP and SDP Areas, 2018-2028



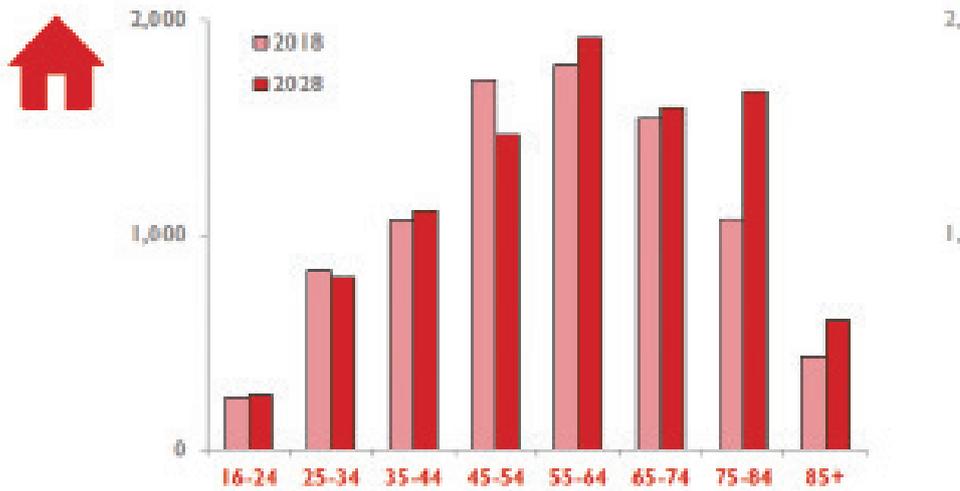
Projected number of households in the National Park by household type, 2018 and 2028



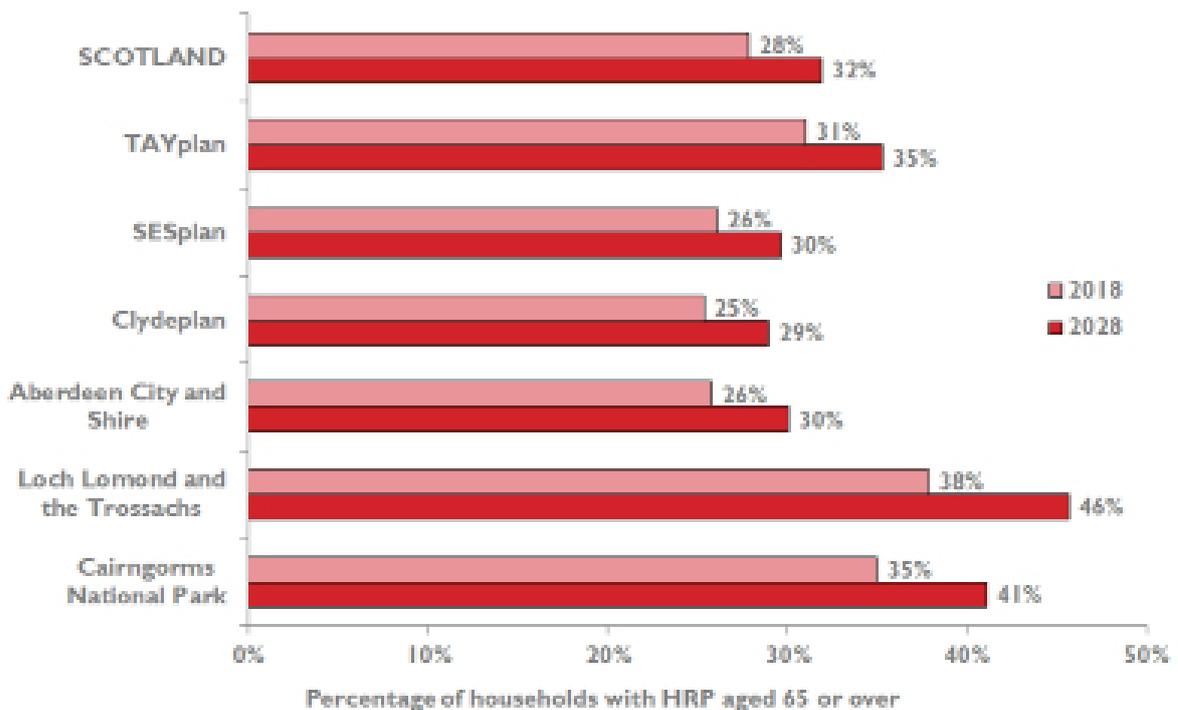


Housing: Projections

Projected number of households in the National Park, by age of HRP (Household Reference Person), 2018 and 2028



Percentage of households headed by people aged 65 or over in each NP and SDP area, 2018 and 2028



Housing

Between 2010 and 2020 the number of dwelling in the Park grew from 9888 to 10273 (an increase of around 4%), with occupation levels remaining between 83% – 84% across the period.

Household occupancy comparison between Scotland and National Park



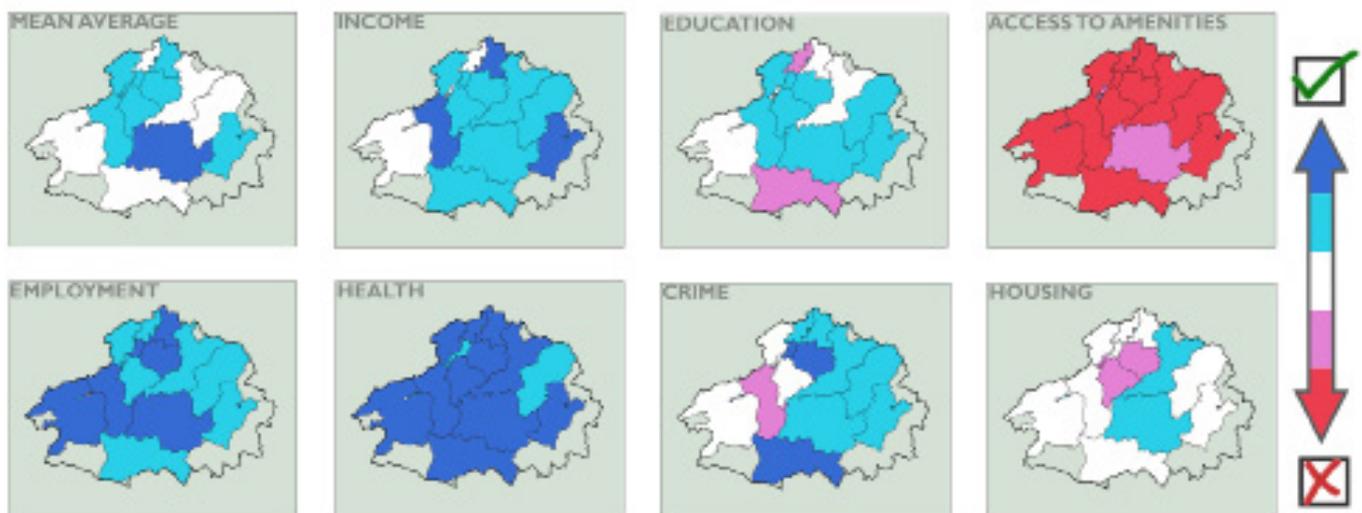
Single Adult Discount comparison between Scotland and National Park



Housing: Link Between Health, Housing and Deprivation

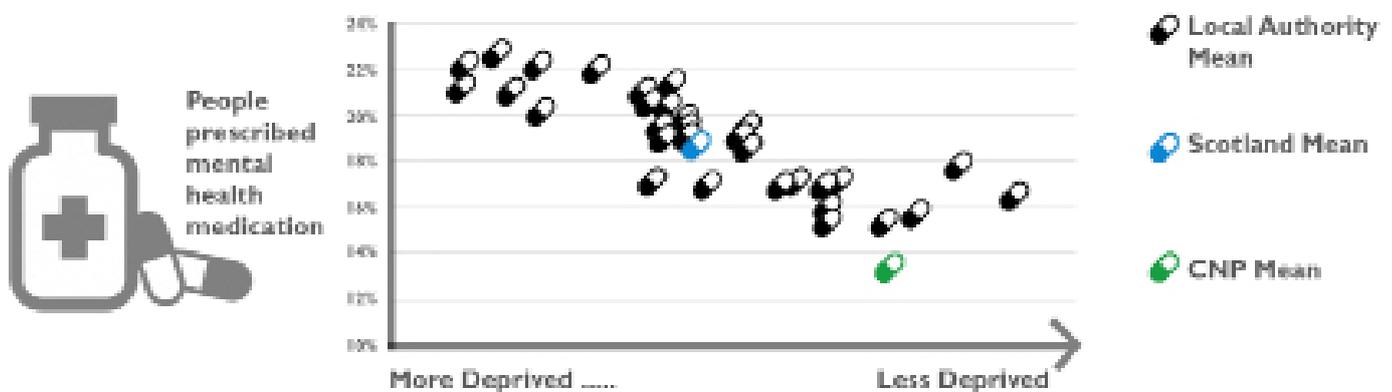
It is well recognised that the quality of housing, deprivation and health are linked. The NHS consider that housing costs and quality, along with fuel poverty, influence health inequality in Scotland (http://www.healthscotland.scot/media/1250/housing-and-health_nov2016_english.pdf).

National Park SIMD Data 2020



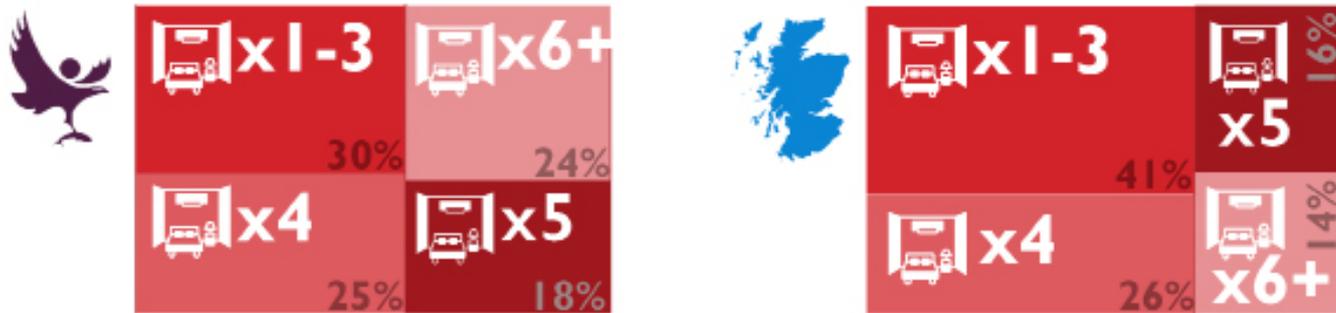
There is a low level of housing related deprivation within the Park, with no data zones falling within the 20% most deprived. However there are areas where indicators of housing deprivation exceed the national average. In particular, at 4.3% many areas of the National Park have relatively high proportions of the household population living in homes with no central heating, higher than the Scottish average of 2.3%.

Individual Wellbeing



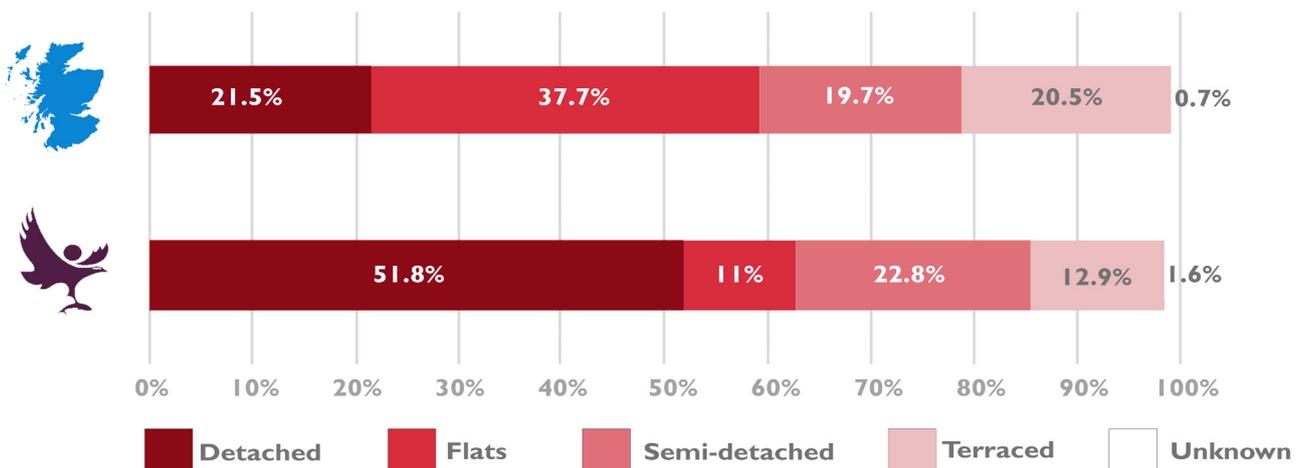
The graph above shows that there is a correlation between deprivation and mental health but that the CNP reports lower levels of people prescribed mental health medication compared to other similar areas in terms of their deprivation levels (mean SIMD rankings). The wellbeing of the Parks inhabitants, in terms of mental health, is therefore considered to be above average as well as above levels seen in all other local authorities in Scotland.

Proportion of Dwellings by Number of Habitable Rooms: Park and Scotland



A significant barrier in reducing household deprivation is the availability of enough new housing to enable people to move from housing that does not meet their needs (such as overcrowded or lacking central heating) into more suitable homes that are within their means.

Proportion of House Types



This shows that detached homes account for a much greater proportion of dwellings in the National Park (52%) compared to Scotland as a whole (21%). Therefore there is a greater proportion of larger and more expensive properties in comparison to Scotland as a whole.

There are similar proportions of semi-detached homes in the National Park (23%) and Scotland as a whole, however there are 7% less terraced housing and 27% less flats in the National Park compared to Scotland (20% and 38% respectively).



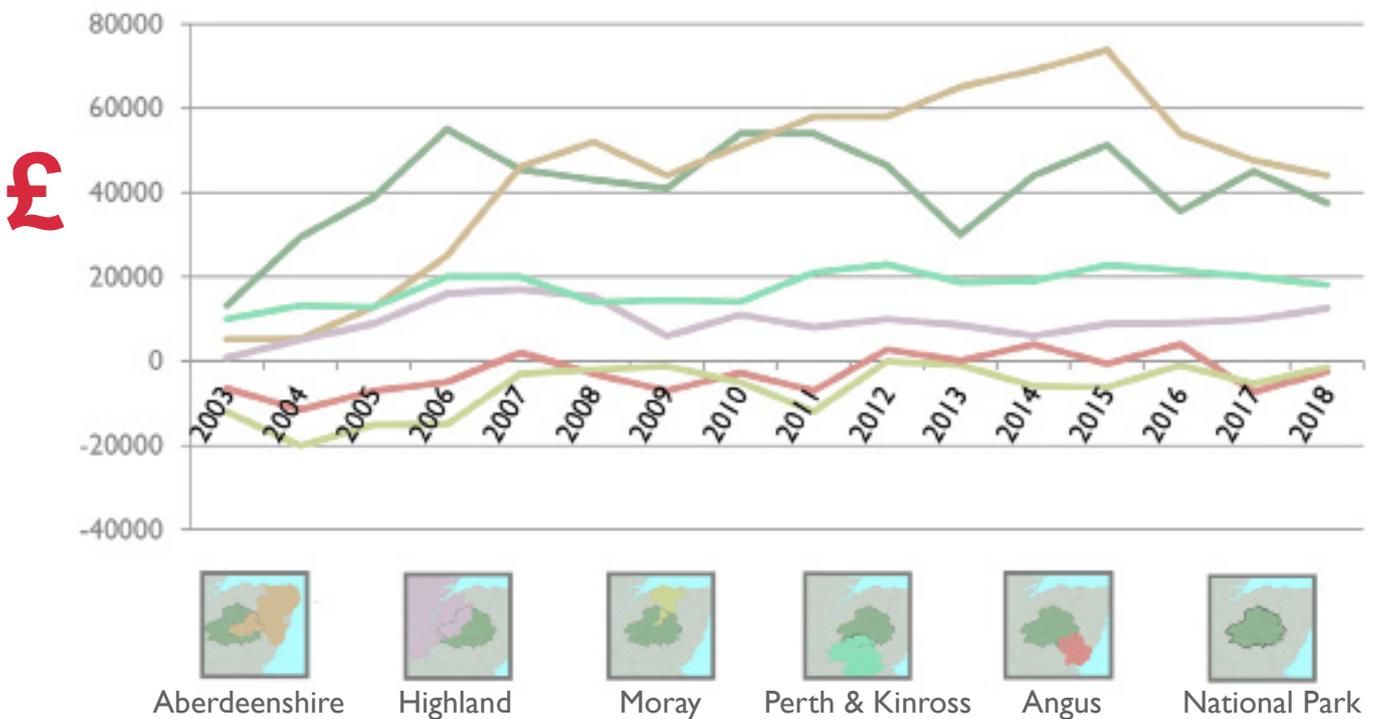
Housing: Affordability

Affordability is a recognised issue in the Park. Between 1993 and 2015, the median price of a property in the Cairngorms National Park saw a net rise of almost 230%, with a peak in 2015 of £192,500. In 2018 it had reduced slightly to £190,000.

The graph below shows the amount that median house prices in the Park and Local Authority areas within the Park are below/above the Scottish median house price since the Park was established.

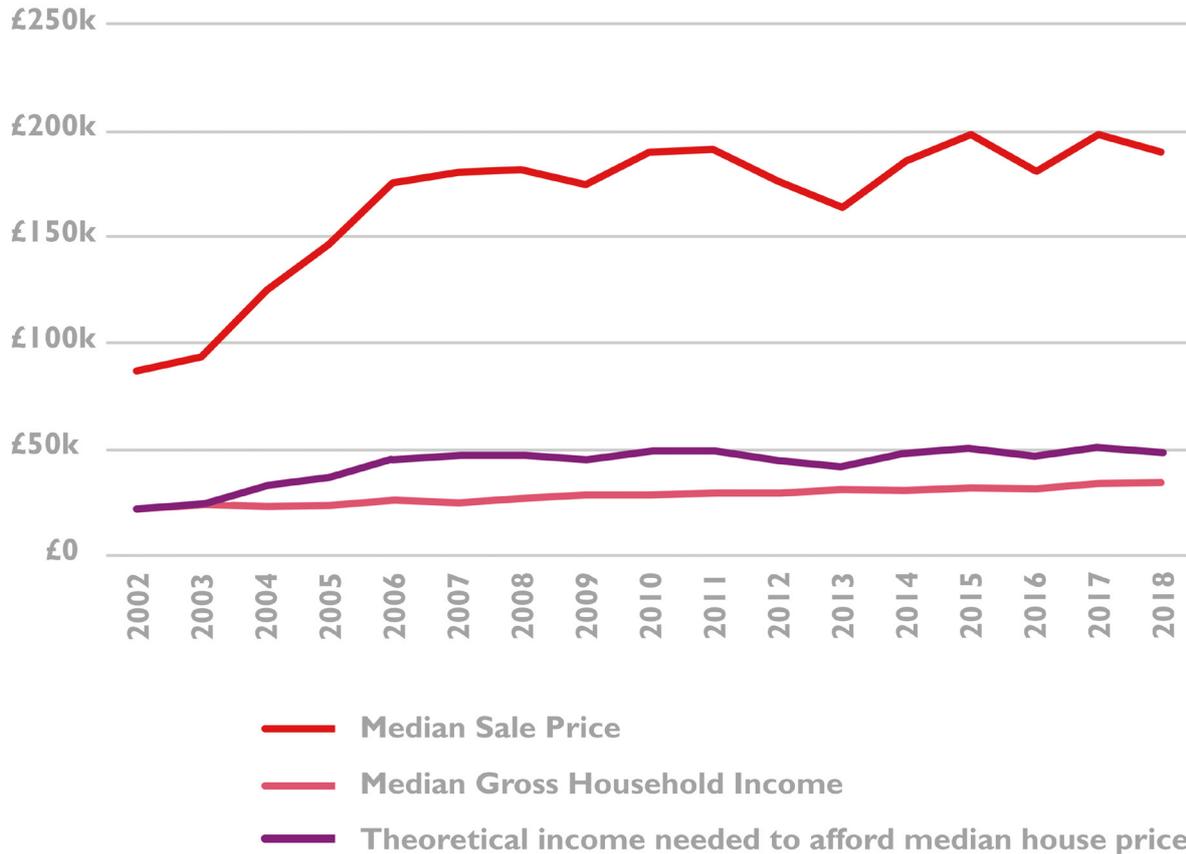
When the Park was established in 2003, the median Park house price was already £13,197 above the Scottish average. This gap has since increased to £37,500 in 2018, placing many houses outwith the financial reach of workers in the Park wishing to buy a home there.

£ above/below Scottish median house price



Median house price to median income in the National Park

In 1993, a theoretical annual income of £14,400 was needed to purchase a property at this level (based on standard lending calculations) but in 2018 this had increased to £48,857. However the actual Median Gross Income in 2018 was £34,300 meaning there was nearly a £15,000 shortfall in the income required to be able to purchase a home.

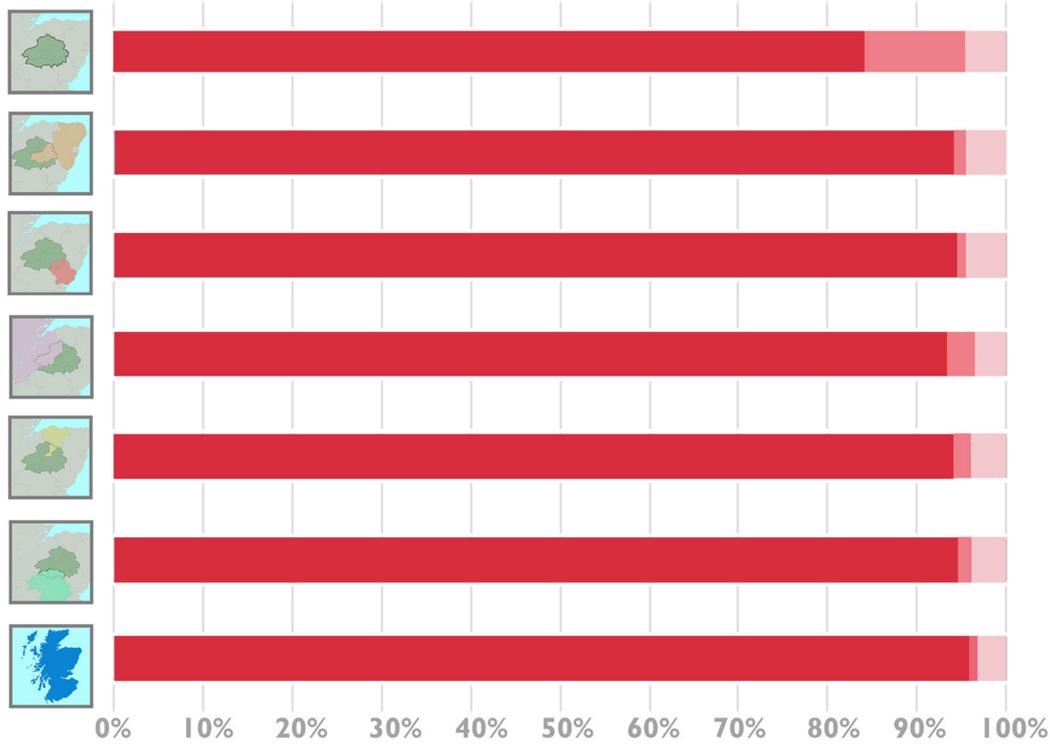


This illustrates one of the greatest housing challenges in the National Park – affordability. The significant disparity between median household incomes and the income needed to be able to afford a median priced house means that it is increasingly difficult for people employed within the National Park to purchase a home here.



Housing: Ineffective Housing Stock and Housing Tenure

In the National Park 11.3% of all dwellings are second homes (with significant local variation) and an additional 4.6% are vacant, meaning that over 15% of all housing stock in the Cairngorms National Park is ineffective (see below).



Occupied homes

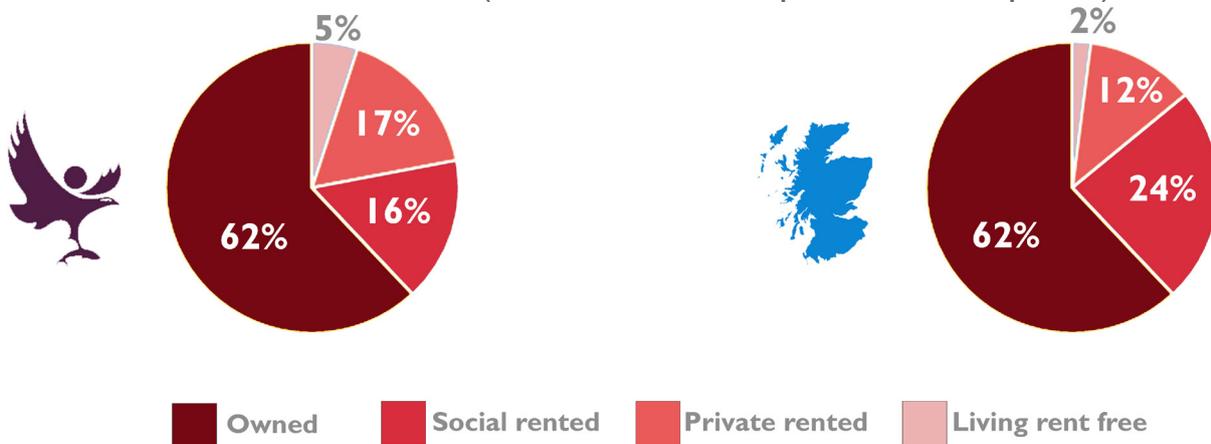


Second homes



Vacant homes

The pie charts below illustrate the different housing tenures that make up the housing stock in the National Park (62%). Owner occupation is the dominant tenure, and this is relatively consistent with Scotland as a whole (where owner occupation makes up 62%).



The National Park has a much smaller proportion of social rented housing compared with Scotland (16% compared to 24% for Scotland) however a slightly higher proportion of private rented (17% compared to 12.5%).



NPPP 2022 Factsheet: POPULATION & HOUSING



Further Information

Cairngorms National Park Local Development Plan 2021:

<https://cairngorms.co.uk/planning-development/ldp-2021/>

