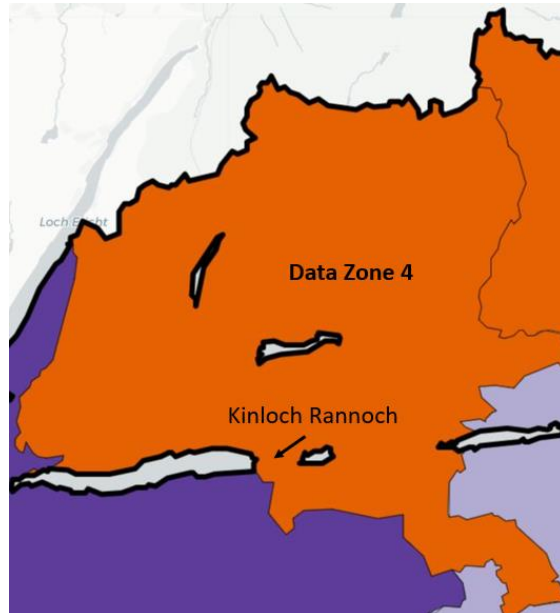


## Rannoch in Numbers

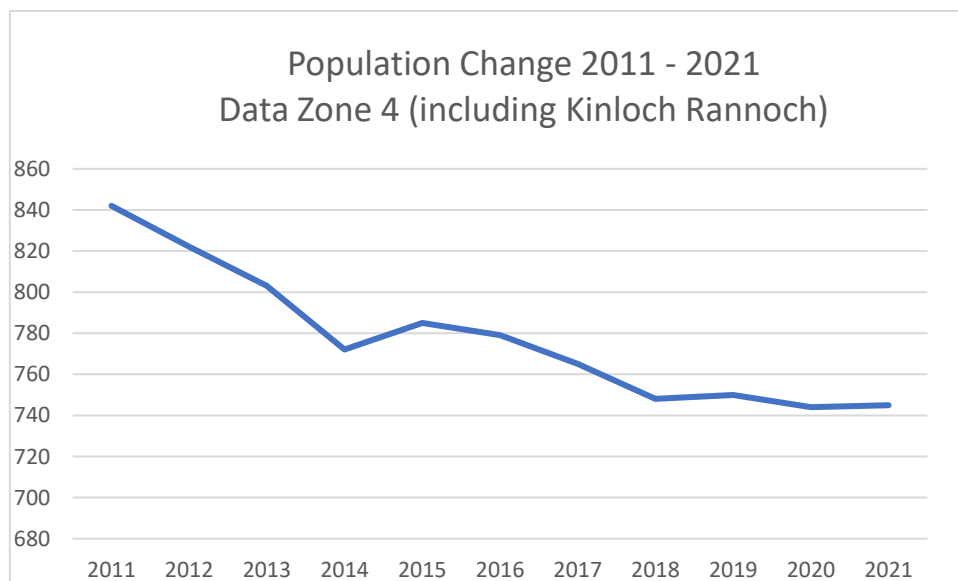
### Some facts and figures about demography, employment and housing

Kinloch Rannoch lies in the Highland Ward of Perth & Kinross Council and in Data Zone 4. A data zone is a geographical area comprised of 500- 1000 people that is used for sharing small area statistics from the Census and the Scottish Indices of Multiple Deprivation (SIMD). Kinloch Rannoch is the largest settlement in the Data Zone 4 area.



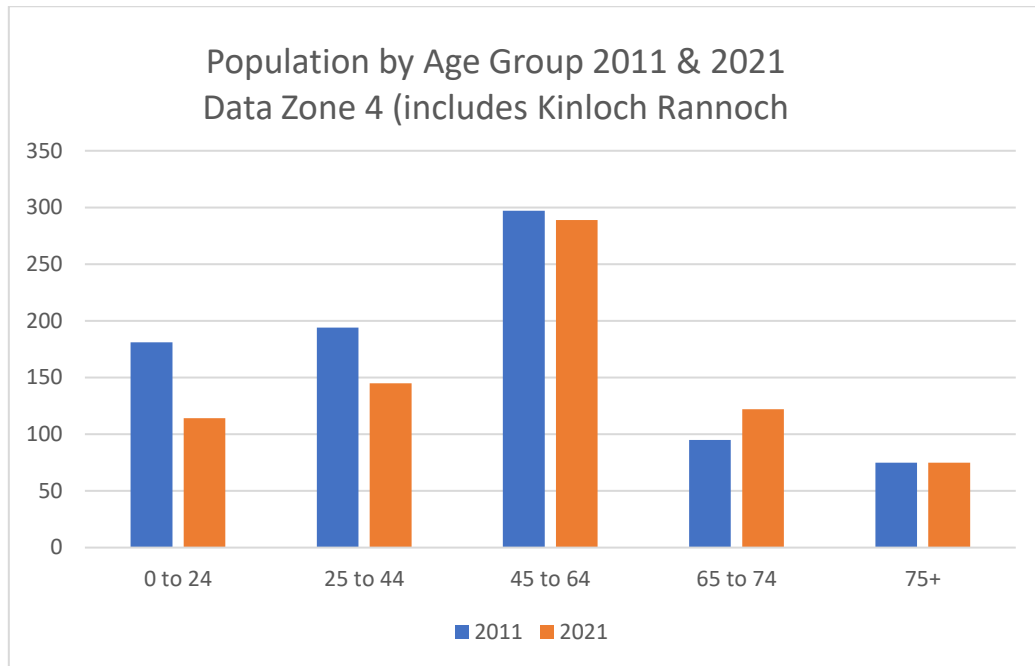
### Demography

Rannoch faces the double challenge of a population that is both declining and getting older. The 2021 estimated population for Kinloch Rannoch and Data Zone 4<sup>1</sup> was 745 compared to 842 in 2011 – a decrease of 11.5%.

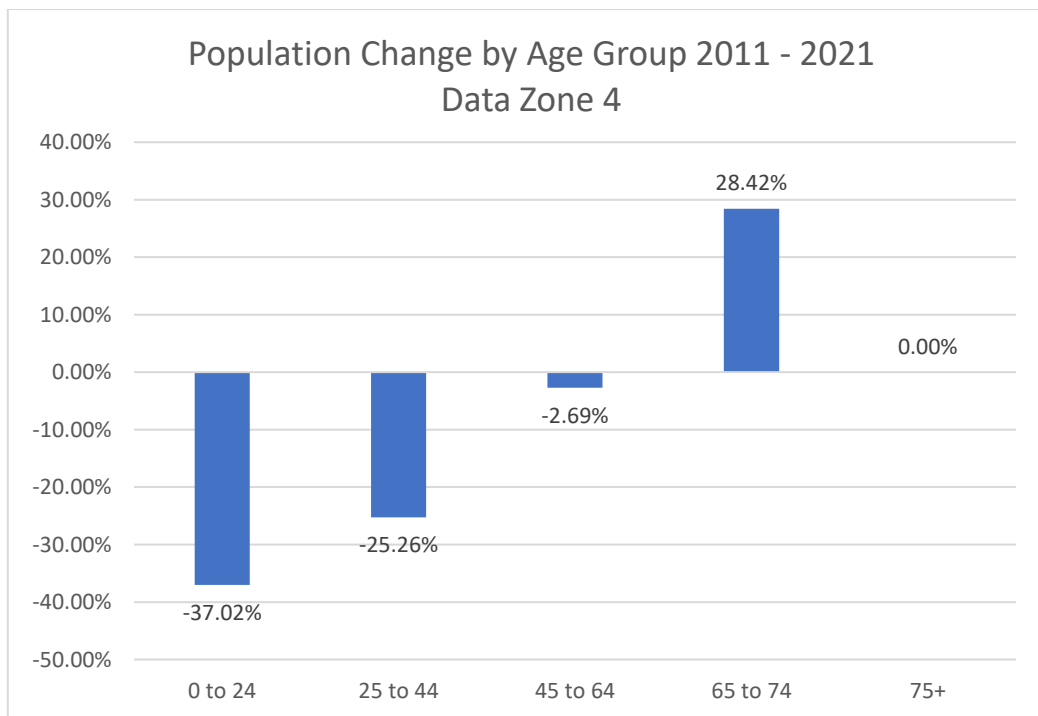


<sup>1</sup> All Data Zone figures from the National Registers of Scotland Mid-2021 Small Area Population Estimates

The age profile of the local population has also changed with less people aged under 45 and more aged 65 and over.

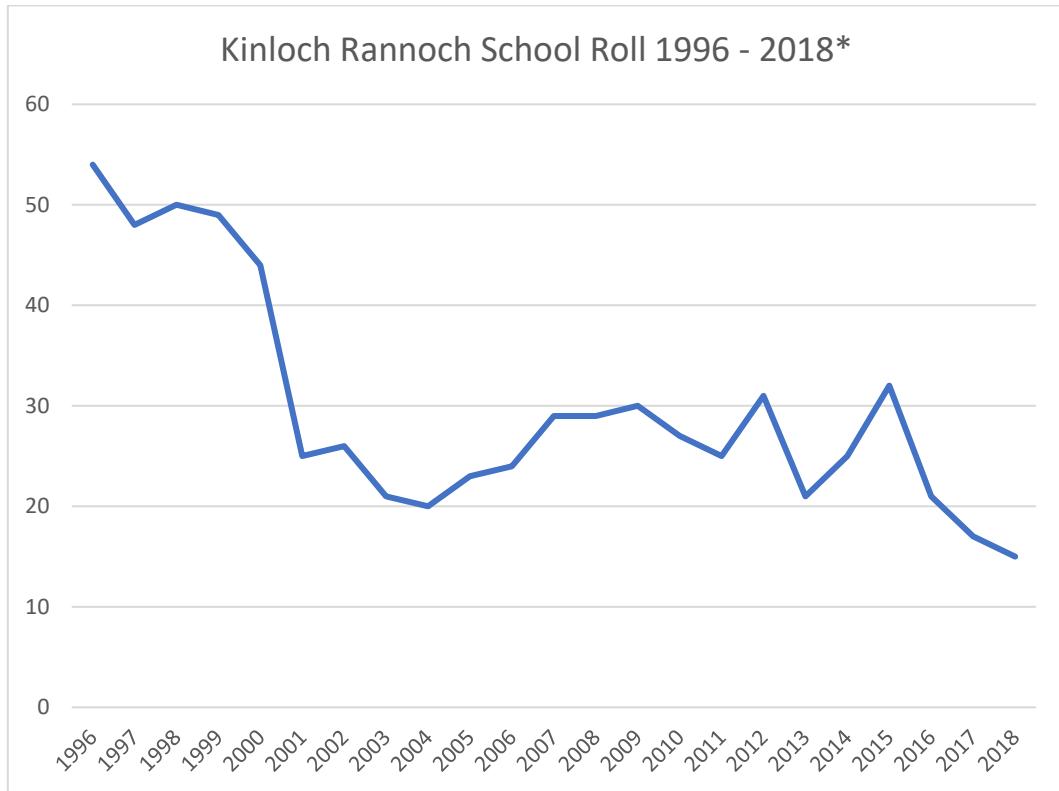


In percentage terms the number of people aged under 45 years accounted for 44.5% of the population in 2011 and 34.8% in 2021. There has been a 37% decrease in young people under 24 years and children, and a 28% increase in people aged 65 – 74 years.



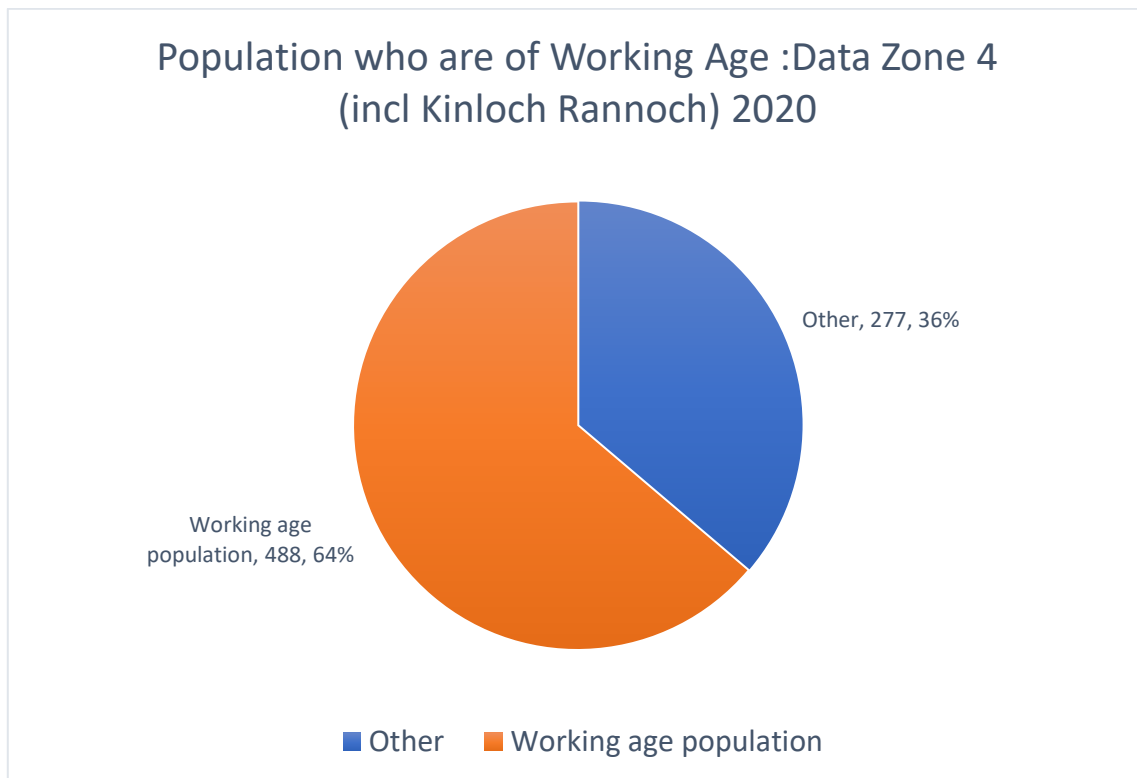
## School Roll

The decline in number of young families living in Rannoch is reflected in a long-term fall in the school roll. In September 2022 Kinloch Rannoch Primary School had 16 pupils registered on the school roll<sup>2</sup>.



<sup>2</sup> School Census September 2022 - PKC

## Employment and Income



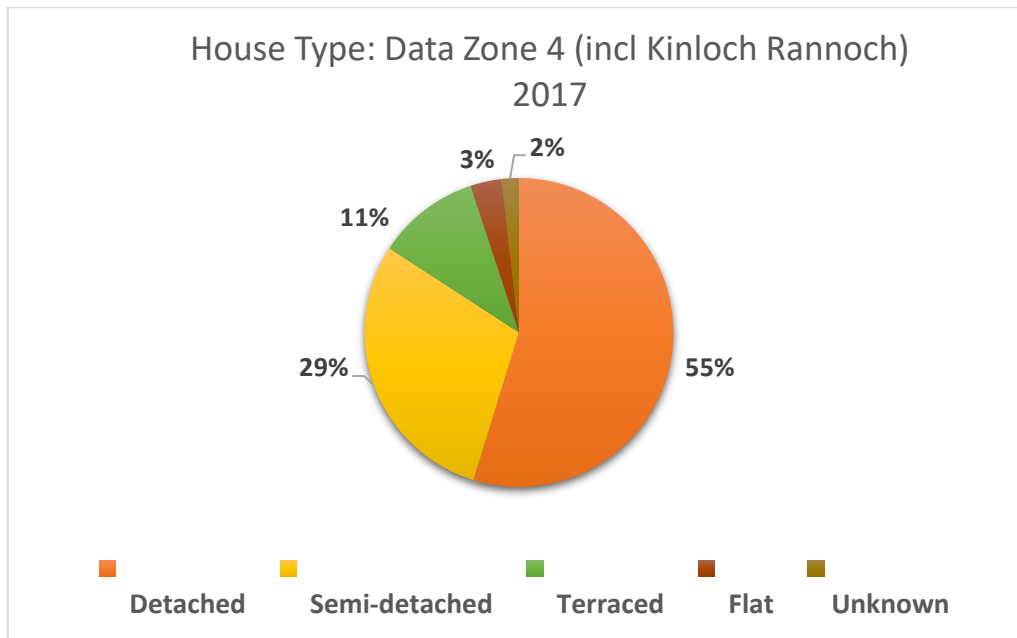
According to Scottish Index of Multiple Deprivation data for 2020 of the 765 people estimated to live in the Kinloch Rannoch data zone area 488 (64%) were of working age and of those 4% were in receipt of unemployment related benefits. In March 2023 there were 35 people claiming Universal Credit of whom 11 were in employment.

Permanent jobs opportunities are scarce as traditional industries have either declined or sub-contracted work to firms from outside Rannoch. Most employment is to be found in tourism and hospitality which tends to be seasonal and low paid. Local employers struggle to recruit and retain staff due to Rannoch's remote location and the lack of suitable accommodation. Despite an ageing population there are only three care workers in Rannoch. Whilst there is a shortage of staff in the care sector nationally, due in part to low rates of pay, the problem is even more challenging in Rannoch.

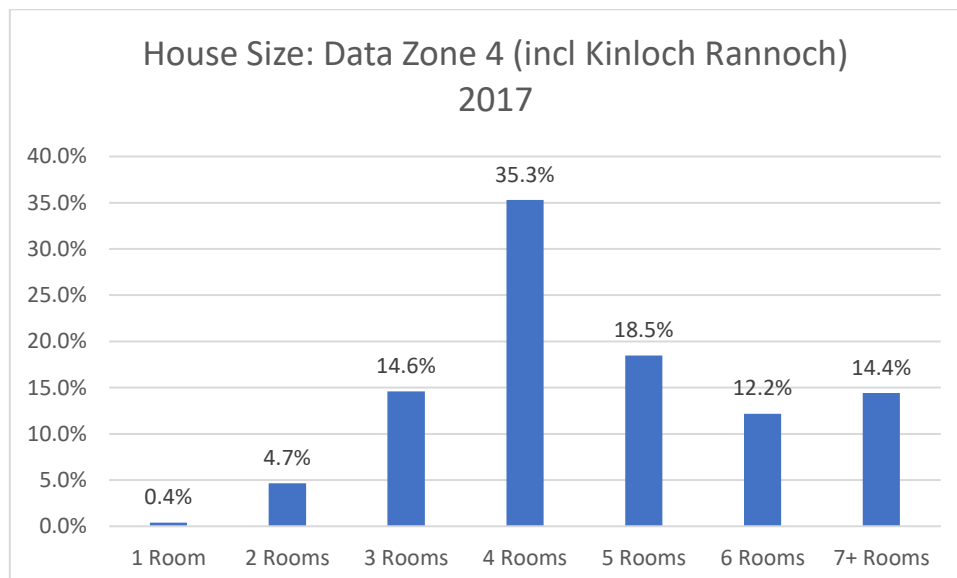
### Housing – Type and Size

In 2020 there were approximately 483<sup>3</sup> houses in the Kinloch Rannoch data zone (4). Of these 383 (79%) were occupied, 66 were second homes and 34 (7%) were empty.

Detached houses were the most common house type accounting for 55% of housing stock followed by semi-detached properties at 29%. Flats only accounted for 3% of the housing stock.<sup>4</sup>



Four room\* properties (\*habitable rooms i.e. excluding kitchens and bathrooms) are the most common house size in the Kinloch Rannoch data zone accounting for 35% (174) of housing stock. Properties with 5 rooms or more comprise 45% of houses<sup>5</sup>.



<sup>3</sup> [NRS Small Area Household Estimates 2020](#) (based on local authority Council Tax returns)

<sup>4</sup> NRS Small Area Household Estimates 2017 – data on house type and size not available after 2017

<sup>5</sup> NRS Small Area Household Estimates 2017 – House size is based on the number of 'habitable rooms' e.g. bedrooms, living and dining rooms but not bathrooms and kitchens.

## **Housing Tenure**

The most recent information available by the type of tenure is based on the 2011 Census. At that time approximately 60% of households in Kinloch Rannoch and Data Zone 4 were owner-occupiers while 27% were in private rented properties and 12.5% were renting from the Council or a housing association. Research undertaken in 2015 as part of the local community plan (*Delivering Rannoch's Sustainable Future*) looked at tenure in the former Rannoch and Tummel Community Council area and estimated that there were 273 households of whom just over 56% were owner-occupiers, 25% were in some form of private rented accommodation and 16.5% were renting from the Council or a housing association.

## **House Sales**

The number of homes becoming available to buy is low. According to the property website Rightmove, 22 houses were sold in Kinloch Rannoch in the 5 years between 2018 and 2023 – an average of 4 a year. Sale prices ranged from £70,000 to £625,000 with a median average price of £231,011.

## **Social Rented Housing**

Social rented housing includes houses that are rented from the Council or a housing association. According to the housing needs survey carried out by Rural Housing Scotland in 2018, there were 48 social rented properties. Of these 26 belonged to the Council and 22 to Caledonian Housing Association. The last houses for social rent were built in 2003 by Caledonian. Turnover of social rented stock in Rannoch is relatively low with only 7 houses becoming vacant in the 16 months between January 2022 and May 2023.

## **Housing Need**

In the housing need survey carried out in 2018, 19 (20%) of the 90 people who responded said they were in some form of housing need. The reasons for being in housing need included:

- need to move due to health/mobility needs (e.g. require ground floor, level access, wheelchair accessible)
- under-occupancy – require a smaller house,
- housing difficult or expensive to heat,
- housing in a poor state of repair
- insecure tenure (e.g. tied accommodation)
- wanting to buy – difficulty in finding a suitable affordable property
- wanting to return to the area
- young adults wanting to leave home

According to the SIMD estimates for 2020<sup>6</sup> there were 41 households in Kinloch Rannoch and Data Zone 4 who were overcrowded and 23 living in accommodation without central heating.

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<sup>6</sup> [Scottish Index of Multiple Deprivation 2020v2 Data Zones](#)