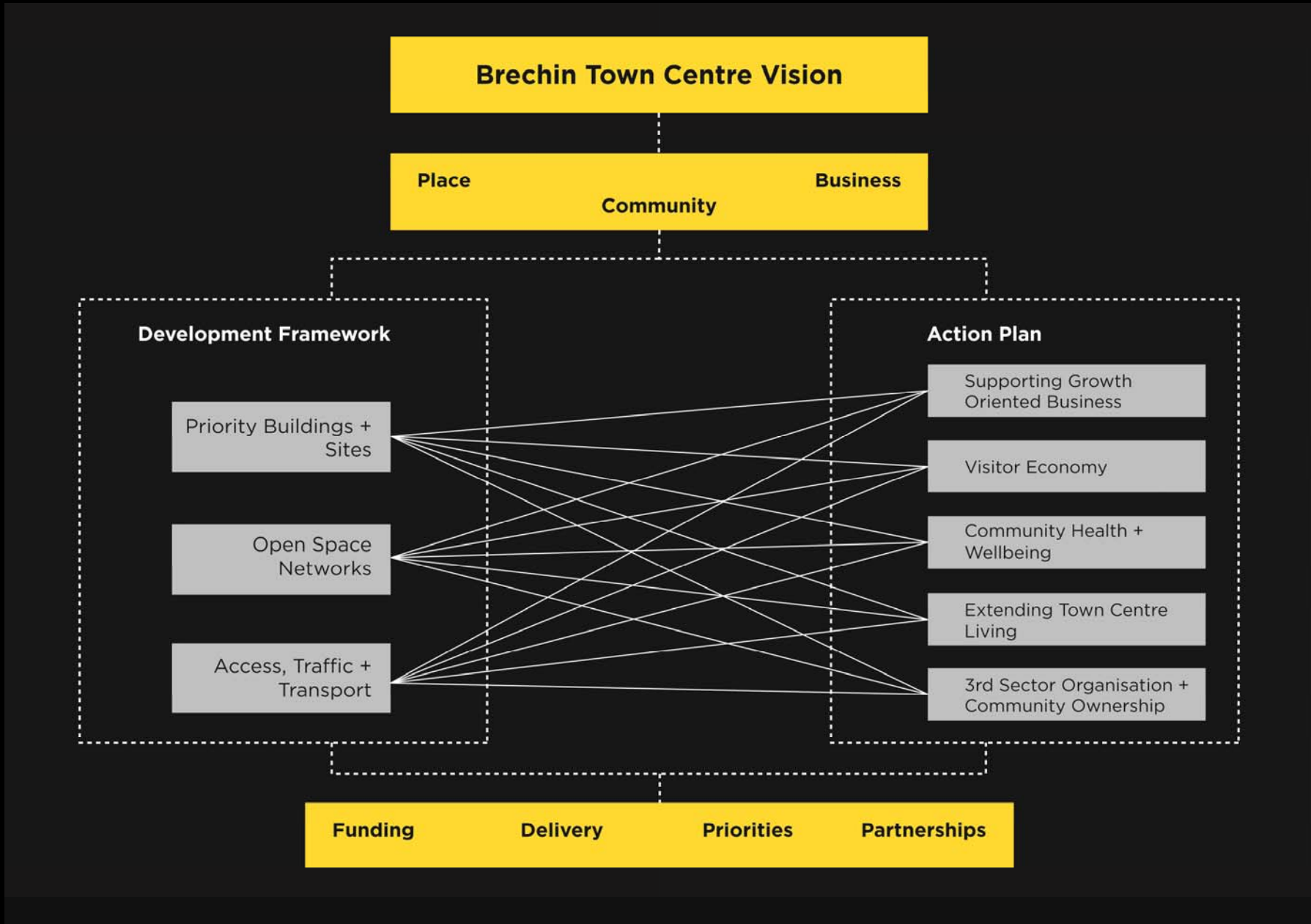


BRECHIN



charrette

Chapter 04
Baseline Information



Brechin : Summary Socio- Economic Profile

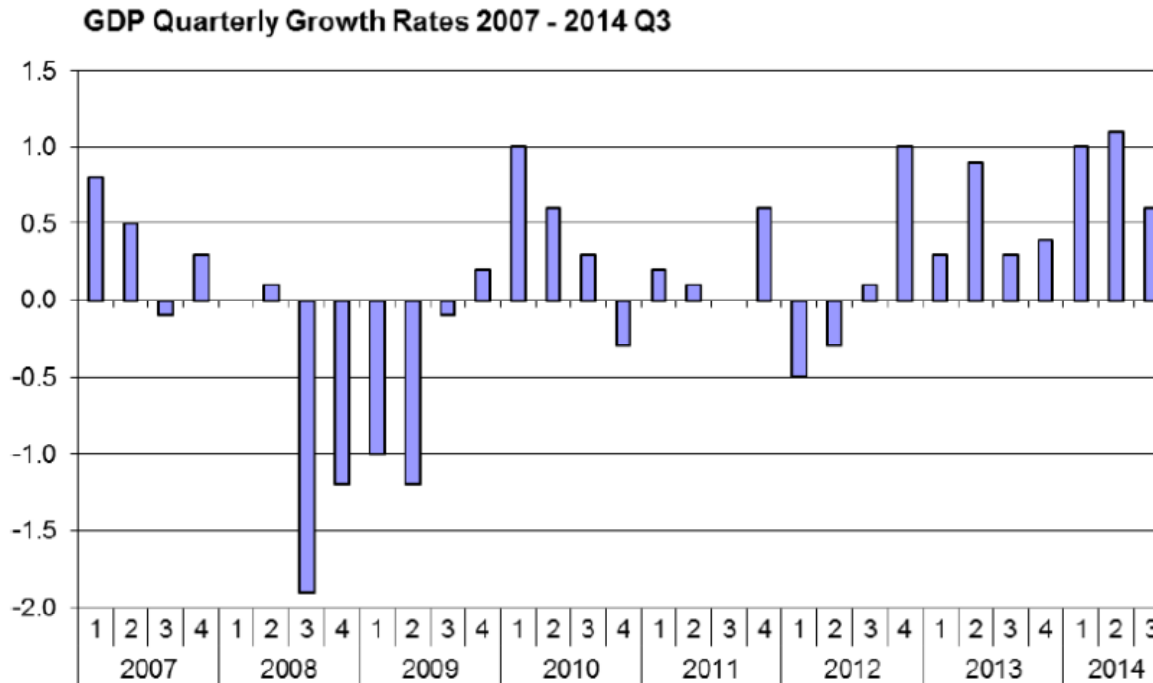
Population

2001	7,199
2011	7,481

Estimates	Brechin East	Brechin West	Angus	Scotland
Total	2,950	3,518	110,630	5,254,800
Child (0-15)	585 /19.8%	523 /14.9%	17.6%	17.4%
Working Age	1,704 /57.8%	1,979 /56.3%	58.3%	62.8%
Pension Age	661 /22.4%	1,061 /28.9%	24.1%	19.8%
Life Expectancy (F)	78.1	79.3	79.9	79.5
Life Expectancy (M)	73.3	75.0	76.0	74.5

- % of people aged 16 to 64 claiming benefits: Brechin East 22.0% Brechin West 12.2% (Q4 2012)
- 90.2% of Brechin High School pupils were in a positive destination (2012 leavers)
- Median house price in 2011 in Brechin East was £97,500 Brechin West was £122,750
- SIMD : Brechin East has 2 datazones ranked within 20% most deprived areas

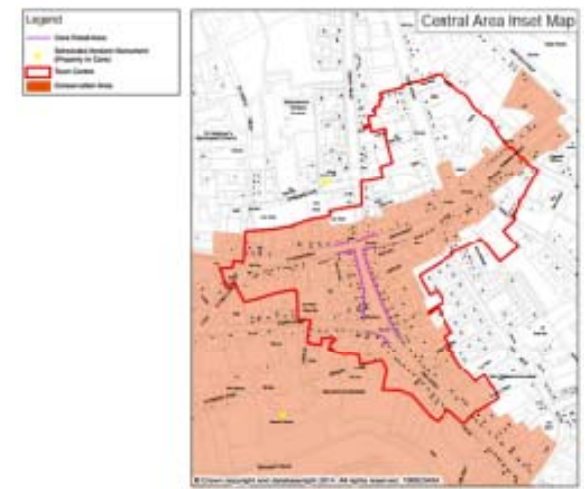
Economy



Source : Scottish Government

- Growth is encouraging property market activity
- *Angus Economic Strategy 2013-2020:*
 - Infrastructure
 - Physical regeneration
 - Town centre regeneration

Development Plan



TAYplan

- Strategic to 2032/ 2036
- N Angus 75 houses pa.
- “*Smaller town centre*”:
 - Vital, diverse
 - Social & economic
 - Niche & visitors
 - Services, community facilities, local shops (LDP)

Angus LDP (February 2015)

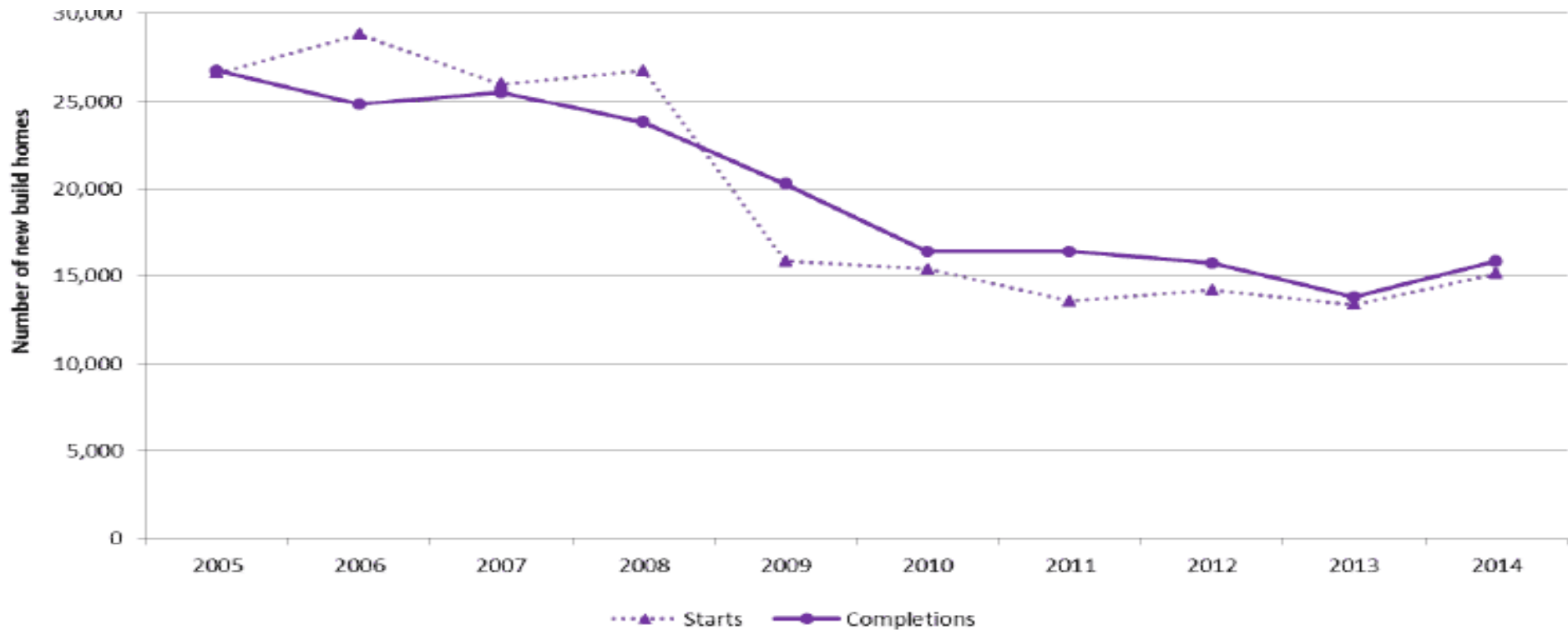
- Sustainable development
- Tier 3 = homes + business
- N Angus 990 homes to '26
- 250 houses at Dubton (29ha)
- Brechin West (business 27 ha)
- Vacant & underused sites
- Town centre development

Town Centres Action Plan (2013)

Ryden

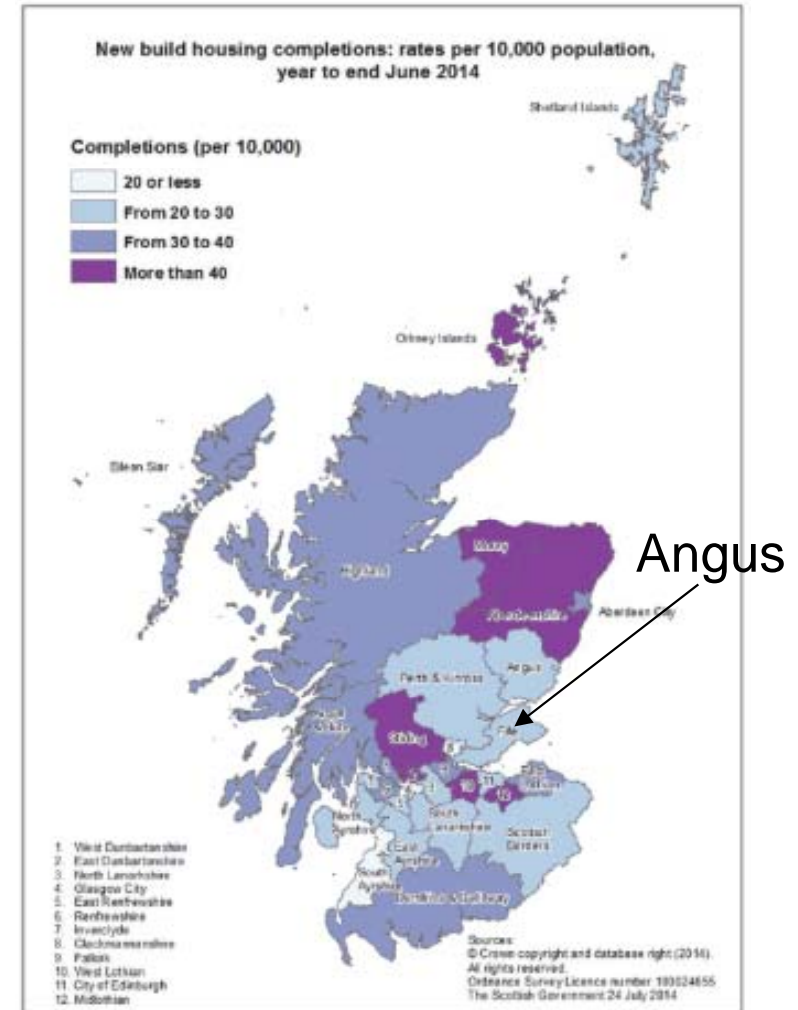
Housing

- Recent housing market upturn
- Active development market – but selective



Angus and Brechin

- Estate housing (quite) active
- 990 homes N Angus
- Price growth x2 Scotland (but houses not flats)
- Brechin town centre:
 - Proportionate stock to population
 - Mix of supply: flats, maisonettes, terraced and detached homes
 - Range of sizes: 1- 5 bedrooms
 - Broad range of price points
 - Residential integration/ proximity



Commercial – retail & leisure

- Recession was watershed
- Hierarchy is stretching
- Vacancies in Brechin
- THI+ new investment
- High leakage of spend
- Modest market activity
- Limited mobile demand
- Leisure symbiotic with shopping
- Some local leisure in Brechin
- Leisure new-build is in prime areas



Ryden

Employment – office & industrial

- Economic growth
- High demand nationally
- Very limited development
- Absolute prime focus



- Active Brechin A90 employment locations / allocations
- Brechin Business Centre and upper floor offices
- Town centre further small business potential ?
- Oil & gas recession risk ?



Ryden

Market Change

- Private and public sector divestment
- Commercial hierarchy and competition
- Problems are national: *solutions* are local
- Brechin town centre:
 - Market adjustment easier (than large towns/malls)
 - Re-investment is out-of-centre; but not too far away
 - Beyond shopping: leisure, residential, employment, community
 - Adaptability and economic resilience – mutually supportive activity
 - New uses for vacant and derelict buildings

