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## Estimates of Households and Dwellings in Scotland, 2010

Estimates of the number of households and dwellings in Scotland, including figures on occupied and vacant dwellings, second homes and trends in household types

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## 1. Key findings

### Overall household change

- In mid-2010, there were 2.36 million households in Scotland – around 162,000 (7.4 per cent) more than in 2001.
- The number of households in Scotland has been increasing by an average of around 18,000 per year since 2001. Between 2009 and 2010 the number of households increased by 12,100, a rise of 0.5 per cent.
- The increase in the number of households between 2009 and 2010 is lower than that between 2008 and 2009 (12,800 households, 0.6 per cent) and is the lowest yearly increase in the last five years.
- The rate of increase in the number of households year on year has slowed since 2007. Between the years 2008-09 and 2009-10 there have been falls in new housing supply (which includes new builds, refurbishments and conversions) in Scotland. The fall in new housing supply is mainly due to reductions in completions in the private sector. The construction sector was badly affected by the recession which began in 2008.
- The number of households has increased since 2009 in every local authority except Inverclyde (where it fell by 93 households). Since 2005, there has been an increase in the number of households in all areas apart from Inverclyde (where the number of households fell by 0.5 per cent). The area with the greatest increase over the last five years has been East Lothian (7.7 per cent).
- Since 1991, Scotland's population has increased by almost 2.7 per cent. The number of households has increased at a far greater rate (by 15.4 per cent) because the average household size is getting smaller, with more people living alone and in smaller households.

### Council Tax bands

- The Council Tax band of a dwelling reflects the Assessor's opinion of the open market value, based on the actual selling prices of similar properties which sold around the valuation date of 1 April 1991.
- Accessible rural areas have the smallest proportion of dwellings in the lower value Council Tax bands (bands A-C).
- The proportion of dwellings in the lower value Council Tax bands increases with the level of deprivation of the area. In the most deprived areas almost all dwellings (95 per cent) are in the lower value Council Tax bands, compared to just 13 per cent in the least deprived areas.

### Dwelling type

- There are higher proportions of flats in urban areas and in more deprived areas. In contrast, there are higher proportions of detached houses in rural areas and in less deprived areas.

- The three island authority areas (Eilean Siar, Orkney Islands and Shetland Islands) have the highest percentages of detached dwellings (over 58 per cent). Glasgow City area has the highest proportion of flats (74 per cent).

### **Vacant dwellings and second homes**

- Across Scotland 2.8 per cent of dwellings are vacant and 1.4 per cent are second homes, though there is wide variation across the country.
- Remote rural areas have the lowest percentage of dwellings which are occupied (88 per cent, compared to between 95 and 97 per cent in other areas). 4.6 per cent of all dwellings in these areas are vacant and 7.4 per cent are second homes. In the most deprived areas of Scotland 4.5 per cent of all dwellings are vacant. In other areas the figures vary between 1.8 and 3.4 per cent, with the proportion of vacant dwellings generally lower in less deprived areas.

### **Single adult households**

- Thirty eight per cent of dwellings in Scotland are entitled to a 'single adult' Council Tax discount. This category includes one adult living alone, with children, or with other people who are 'disregarded' for Council Tax purposes.
- The proportion of dwellings entitled to a 'single adult' discount is higher in urban areas (42 per cent in large urban areas compared to 29 per cent in rural areas) and in deprived areas (52 per cent in the most deprived areas compared to 28 per cent in the least deprived areas).

## **2. Uses and Limitations of the Data**

### **2.1 Uses**

Estimates of the number of households and statistics about dwellings and households are mainly used for informing local authority decisions about housing need and the provision of services (including housing, planning waste collection and community care). The statistics feed into local authorities' strategic development plans, including assessments of housing need and demand both at present and for the future. Some local authorities use the statistics as the baseline for producing their own projections of the future number of households.

The statistics are also used in land use allocation and planning and in land use and transport models. Small area statistics on dwellings and households are used by Scottish Water to assess demand for water and sewerage services. They have also been used in risk analysis by Fire and Rescue services; to provide information on housing in rural areas (including second homes and empty dwellings) and to inform projections of the future size of school rolls. In addition they are often used to produce profiles of small areas to increase local knowledge.

Household estimates are used as the denominator for other statistics, such as the percentage of households receiving benefits. They are also used in various forms of research.

National Records of Scotland (NRS) use household estimates in the production every two years of projections of the future number of households, available at: <http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/households/projections/index.html>

### **2.2 Limitations**

Household estimates and dwelling estimates statistics are drawn from administrative data sources relating to Council Tax. There are limitations in using administrative sources to produce statistics. Small differences can arise in the definitions used for various categories of households/dwellings in the administrative systems used. It is also possible that not all information held on administrative systems is up-to-date. For example, local authorities may not be notified immediately of a change in the circumstances of a household which affects eligibility for a Council Tax discount or exemption. Furthermore, it may take time for changes as a result of new building or demolition to be recorded.

Changes over time in categories of Council Tax discounts and exemptions can occur because a local authority has carried out a review and identified cases where a dwelling has been incorrectly categorised. There can sometimes be variations in the ways that some local authorities classify vacant properties and second homes between different years. This can have a small effect on the percentages of dwellings which are vacant or second homes each year in a local authority area.

When using neighbourhood (i.e. data zone) level information on dwellings and households, users should be aware that changes over time can occur at this level not only as a result of new building activity and demolition but also because of changes related to the postcodes of dwellings. Postcode changes can occur due to

improvements made to administrative systems or NRS data cleaning, re-locating postcodes which were previously allocated to an incorrect neighbourhood. Differences can also occur due to postcodes being allocated to a different neighbourhood because the distribution of their population has changed. These differences are likely to be minimal and have only a small effect on change over time except when looking at small numbers of data zones.

The neighbourhood level collection of Council Tax information is a relatively new data collection. It has seen improvement in data quality and coverage since it began in 2007. This should be noted when making comparisons over time.

### 3. Results

#### 3.1 Number of households and dwellings

[Table 1](#) shows the number of households in each local authority area in Scotland from 1991 to 2010 and [Table 2](#) shows the number of dwellings from 2001 to 2010.

A 'dwelling' refers to the accommodation itself, for example a house or a flat. A 'household' refers to the people living together in that dwelling. The number of households will be smaller than the number of dwellings, as some dwellings are vacant or second homes. Some further adjustments are made to the figures on households – [Section 4](#) gives more information and definitions.

These tables show the following trends:

In mid-2010, there were 2.36 million households in Scotland – around 162,000 (7.4 per cent) more than in 2001.

- The number of households in Scotland has been increasing by an average of around 18,000 per year since 2001. Between 2009 and 2010 the number of households increased by 12,100, a rise of 0.5 per cent.
- The increase in the number of households between 2009 and 2010 is lower than that between 2008 and 2009 (12,800 households, 0.6 per cent) and is the lowest yearly increase in the last five years.
- The rate of increase in the number of households year on year has slowed since 2007. Between the years 2008-09 and 2009-10 there have been falls in new housing supply (which includes new builds, refurbishments and conversions) in Scotland. The fall in new housing supply is mainly due to reductions in completions in the private sector<sup>1</sup>. The construction sector was badly affected by the recession which began in 2008<sup>2</sup>.
- The number of households has increased since 2009 in every local authority area except Inverclyde (where it fell by 93 households). Since 2005, there has been an increase in the number of households in all areas apart from Inverclyde (where the

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<sup>1</sup> Refer to 'Housing Statistics for Scotland 2010: Key Trends Summary':  
<http://www.scotland.gov.uk/Publications/2010/08/25134141/0>

<sup>2</sup> Refer to Office for National Statistics (ONS) outputs in the construction industry statistics at:  
<http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=725>

number of households fell by 0.5 per cent). The area with the greatest increase over the last five years has been East Lothian (7.7 per cent).

- The total number of dwellings shows a very similar trend to the total number of households. In September 2010 there were 2.49 million dwellings in Scotland, an increase of 0.5 per cent or 12,300 dwellings since 2009. This is the smallest yearly increase in the past five years.
- All local authorities saw an increase in the number of dwellings between 2009 and 2010 except Glasgow City where the number of dwellings fell by 755 (or 0.3 per cent). This may be due to demolitions in Glasgow City local authority area including some large scale demolitions in the Ibrox and Sighthill areas. In addition the number of new build starts and completions in Glasgow City local authority area fell between financial years 2008-09 and 2009-10<sup>3</sup>. The number of dwellings in Inverclyde increased slightly (by 78 dwellings) although, as mentioned above, the number of households in this local authority fell slightly.

### 3.2 Characteristics of dwellings

Tables 3 to 6 show the number of dwellings by Council Tax band, type of dwelling (flat, terraced, semi-detached or detached), number of rooms per dwelling and density of housing.

These figures are summarised by urban-rural classification in Table 3 (according to the Scottish Government 6-fold urban-rural classification), by level of deprivation in Table 4 (according to the Scottish Index of Multiple Deprivation) and by local authority area in Table 5. Strategic Development Plan (SDP) areas are planning authorities which cover the four largest city regions around Aberdeen, Dundee, Edinburgh and Glasgow. Summary information is available for each SDP area and for Scotland's two National Parks in Table 6. Background information on the Scottish Government Urban Rural Classification and the Scottish Index of Multiple Deprivation is given in Sections 4.4 and 4.5.

A description of the SDP areas and National Parks areas is given in Section 4.6. Background information on the population by age group is included in Tables 3, 4 and 6.

These tables highlight the following trends:

#### Council Tax band

- The proportion of dwellings in the lower value Council Tax bands (bands A-C) varies across the country. Accessible rural areas have the smallest proportion of dwellings in the lower value Council Tax bands.
- The proportion of dwellings in the lower value Council Tax bands increases with the level of deprivation of the area. In the most deprived areas almost all dwellings (95 per cent) are in the lower value Council Tax bands, compared to just 13 per cent in the least deprived areas.

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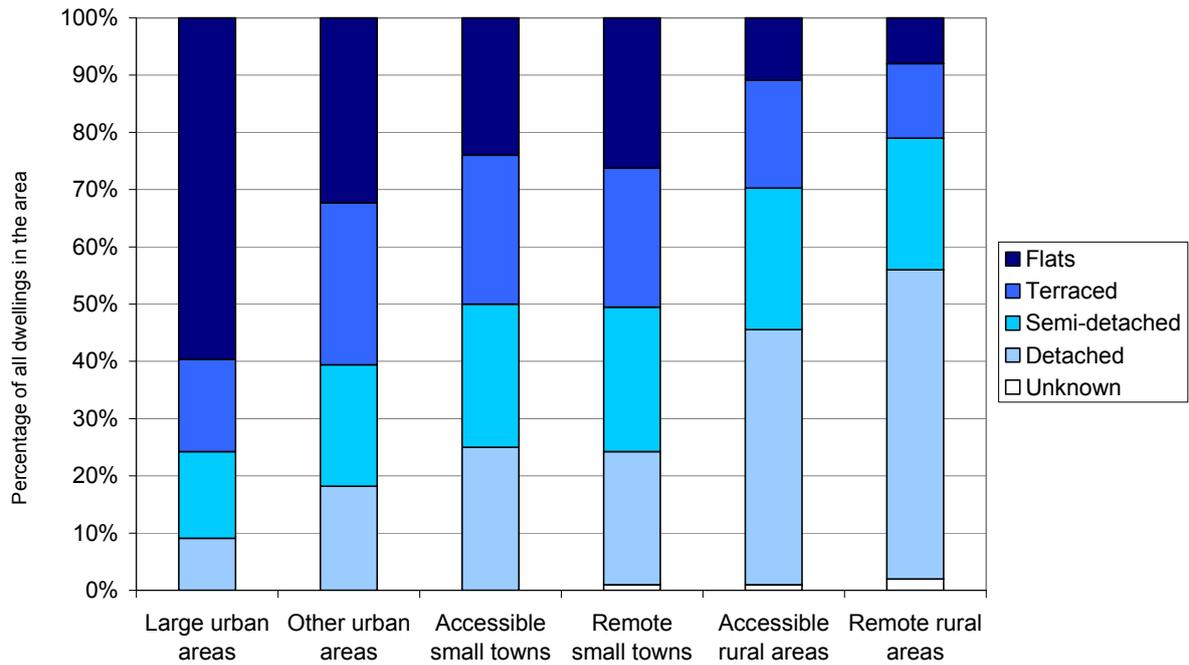
<sup>3</sup> Refer to Housing Statistics Scotland All Sectors New Build table CompfinYrLA;  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuildAllSector>

- Eilean Siar is the local authority with the highest percentage of dwellings in lower value Council Tax bands (80 per cent) and East Renfrewshire has the lowest percentage of dwellings in these bands (28 per cent). The Scottish figure is 62 per cent.
- Of the four SDP areas, Glasgow and the Clyde Valley has the highest proportion of dwellings in lower value Council Tax bands (66 per cent) and the lowest proportion of dwellings in the highest value Council Tax bands (i.e. bands F-H): 10 per cent.
- In the Cairngorms National Park 46 per cent of dwellings are in Council Tax bands A-C and in Loch Lomond and the Trossachs National Park, the figure is 35 per cent. This is substantially lower than the figure for Scotland, which is 62 per cent.
- It is important for the interpretation of these statistics to note that the Council Tax band reflects the Assessor's opinion of open market value, subject to a number of statutory assumptions. Assessors base their opinion of value on the actual selling prices of similar properties which sold around the valuation date of 1 April 1991. More information about this can be found on the Scottish Assessors' website at [www.saa.gov.uk](http://www.saa.gov.uk).

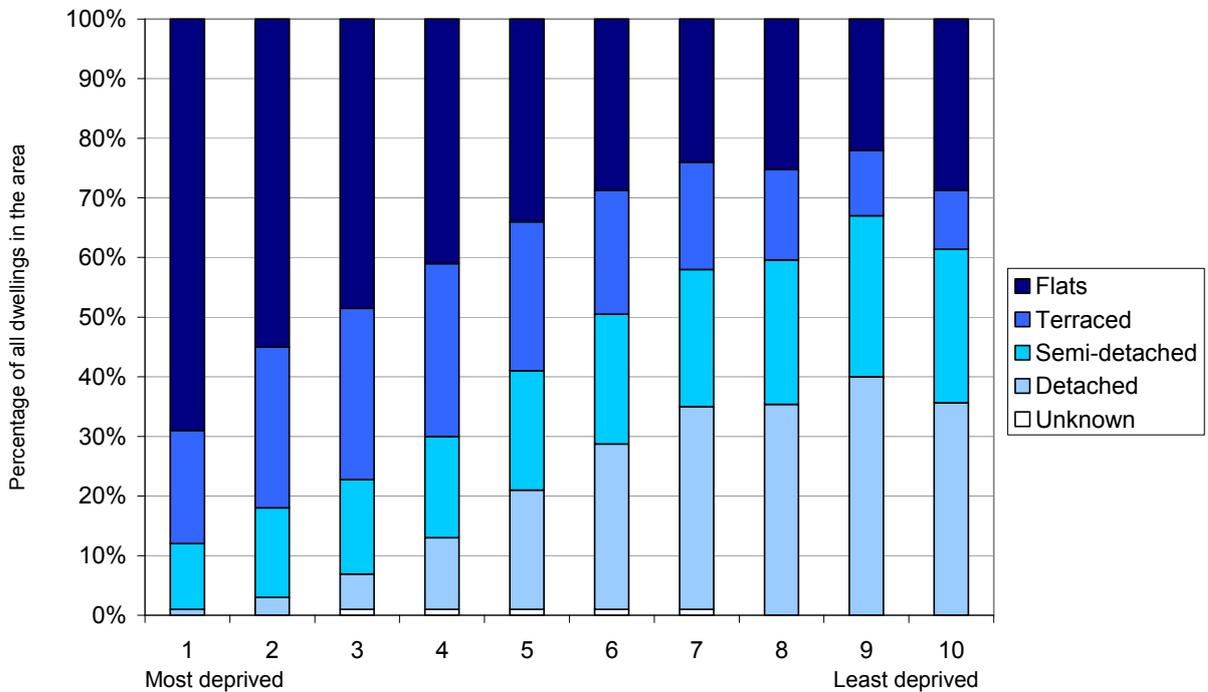
### **Type of property**

- **Figures 1** and **2** show that there are higher proportions of flats in urban areas and in more deprived areas. In contrast, there are higher proportions of detached houses in rural areas and in less deprived areas.
- The three island authority areas (Eilean Siar, Orkney Islands and Shetland Islands) have the highest percentages of detached dwellings (over 58 per cent of all dwellings, compared to 21 per cent for Scotland as a whole). Almost three quarters of dwellings (74 per cent) in Glasgow City local authority area are flats compared with less than 10 per cent of dwellings in each of the three island authority area and 38 per cent of dwellings for Scotland as a whole.
- There are higher proportions of detached properties in the Cairngorms National Park (52 per cent of all dwellings) and Loch Lomond and the Trossachs National Park (46 per cent of all dwellings), compared to 21 per cent for Scotland as a whole.
- The median number of rooms per dwelling is lower in more deprived areas. For dwellings in the 10 per cent most deprived areas, the median number of rooms is three, whereas for those in the 10 per cent least deprived areas, the median number of rooms is five.

**Figure 1: Dwelling types by urban-rural classification, 2010**



**Figure 2: Dwelling types by Scottish Index of Multiple Deprivation (SIMD) decile, 2010**



## Density of housing

- The density of housing increases from an average of 0.03 dwellings per hectare in remote rural areas to an average of 10.62 dwellings per hectare in large urban areas. The figure for Scotland as a whole is 0.32 dwellings per hectare.
- In general, the density of housing increases as the level of deprivation increases, although it also increases in the least deprived areas. The most deprived areas have the highest density of housing, with an average of 15.76 dwellings per hectare. The least deprived areas (often in urban areas<sup>4</sup>) have a relatively high density of 5.59 dwellings per hectare.
- Glasgow and the Clyde Valley SDP area has a higher average density of housing than the other SDP areas, with an average of 2.53 dwellings per hectare compared to between 0.28 and 0.82 dwellings per hectare for the other three areas.
- The Cairngorms National Park and Loch Lomond and the Trossachs National Park both have low average housing densities (0.02 and 0.04 dwellings per hectare respectively).

### 3.3 Characteristics of households

Tables 7 to 10 show the percentage of dwellings which are occupied, vacant or second homes. They include the percentage of dwellings entitled to a Council Tax discount because they are occupied by one adult (living alone, with children, or with other adults who are 'disregarded' for Council Tax purposes). They also show the percentage of dwellings which are occupied but exempt from paying Council Tax, such as households entirely occupied by students, or armed forces accommodation.

These figures are summarised by urban-rural classification in Table 7, by level of deprivation in Table 8 and by local authority area in Table 9. Summary information is available for each Strategic Development Plan (SDP) area and for Scotland's two National Parks in Table 10.

These tables highlight the following trends:

#### Vacant dwellings and second homes

- Across Scotland, 2.8 per cent of dwellings are vacant and 1.4 per cent are second homes, though there is wide variation across the country. Vacant dwellings will include new homes which are yet to be occupied and dwellings which are empty and awaiting demolition, amongst others.
- Remote rural areas have the lowest percentage of dwellings which are occupied (88 per cent, compared to between 95 and 97 per cent in other areas). This is because remote rural areas have relatively high percentages of vacant dwellings (4.6 per cent of all dwellings in these areas) and second homes (7.4 per cent). Around two to three per cent of dwellings are vacant in other areas and around one to two per cent are second homes. These trends are shown in Figure 3.

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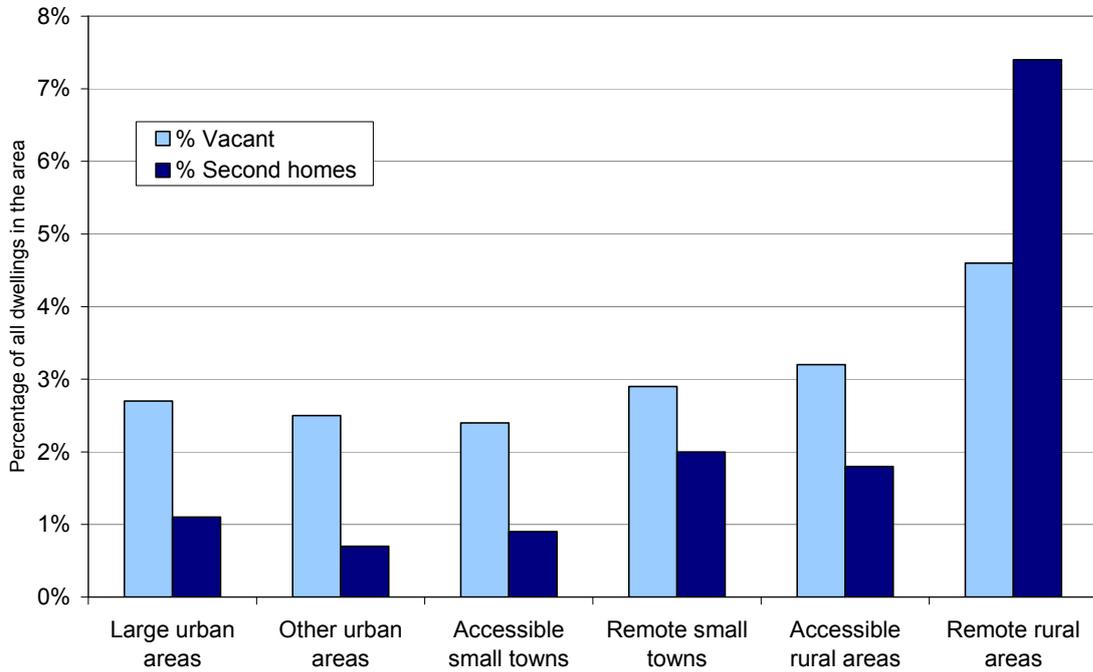
<sup>4</sup> Refer to Scottish Index of Multiple Deprivation 2009 – General Report Chapter 3 for more information on SIMD by urban-rural classification: <http://www.scotland.gov.uk/Publications/2009/10/28104046/3>

- [Figure 4](#) shows that more deprived areas have the highest percentage of dwellings which are vacant (4.5 per cent in the 10 per cent most deprived areas). In other areas, the figures vary between 1.8 and 3.4 per cent, with the proportion of vacant dwellings generally lower in less deprived areas. The higher percentage of vacant dwellings in more deprived areas may be due at least in part to regeneration activity which can result in properties lying empty as they are being refurbished or awaiting demolition.
- The proportion of second homes is lowest in the most deprived areas. It increases as the level of deprivation goes down, before falling again in the least deprived areas. This may be because the greatest concentrations of second homes are found in remote rural areas, which may not necessarily be the most or the least deprived<sup>5</sup>.
- [Map 1](#) shows the percentage of dwellings in each local authority area which are vacant. The percentage is highest in Eilean Siar and Inverclyde (over five per cent).
- Argyll and Bute is the local authority area with the highest percentage of second homes (8.5 per cent) followed by Eilean Siar (6.9 per cent).
- The TAYplan SDP area has the highest percentage of vacant dwellings (3.8 per cent) and second homes (2.4 per cent). In the other SDP areas, the proportion of vacant dwellings is slightly lower than the Scottish figure of 2.8 per cent.
- The Cairngorms National Park has a relatively low percentage of dwellings which are occupied (83 per cent). The figure for Loch Lomond and the Trossachs National Park is 89 per cent and still lower than the Scottish figure of 96 per cent. The two National Parks have relatively high proportions of dwellings which are second homes – 12.5 per cent in the Cairngorms National Park and 7.4 per cent in Loch Lomond and the Trossachs National Park. The equivalent figure for Scotland is 1.4 per cent.

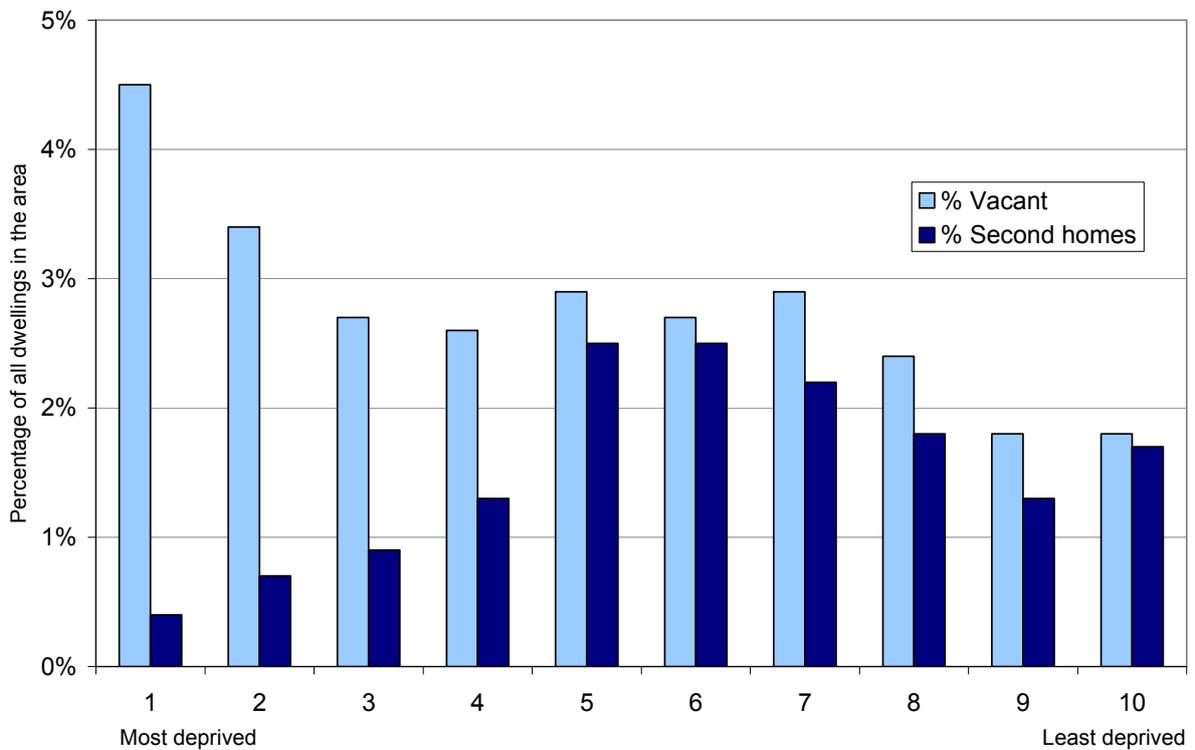
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<sup>5</sup> Refer to Scottish Index of Multiple Deprivation 2009 – General Report Chapter 3 for more information on SIMD by urban-rural classification: <http://www.scotland.gov.uk/Publications/2009/10/28104046/3>

**Figure 3: Vacant dwellings and second homes by urban-rural classification, September 2010**



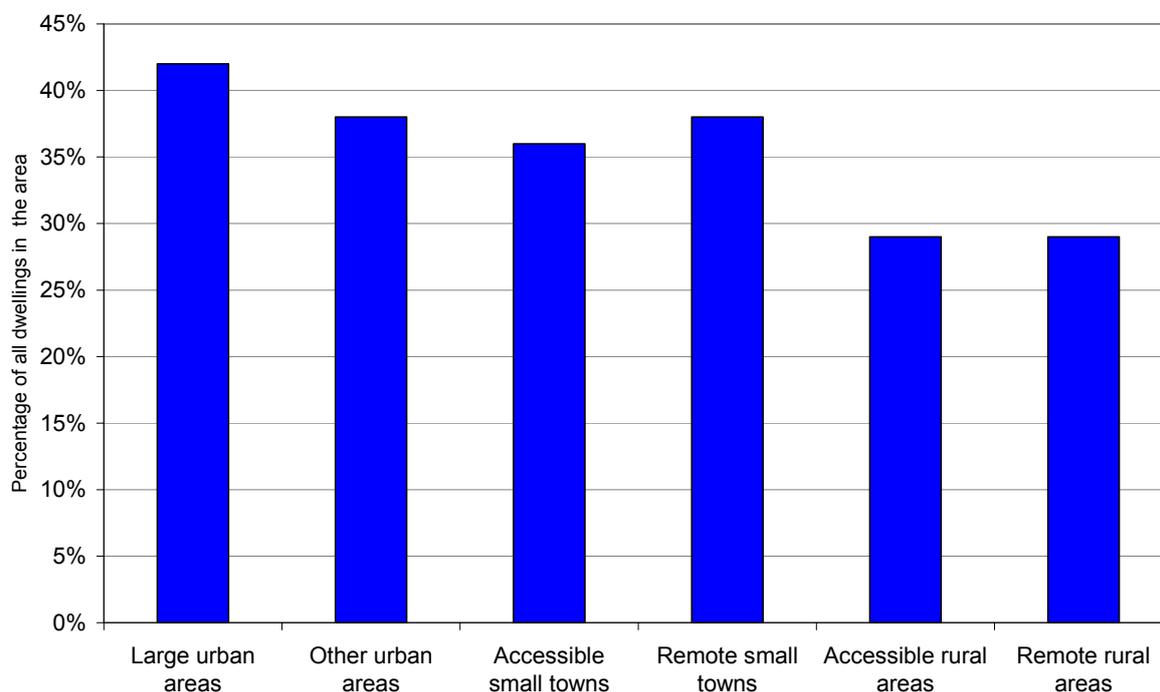
**Figure 4: Vacant dwellings and second homes by Scottish Index of Multiple Deprivation decile, September 2010**



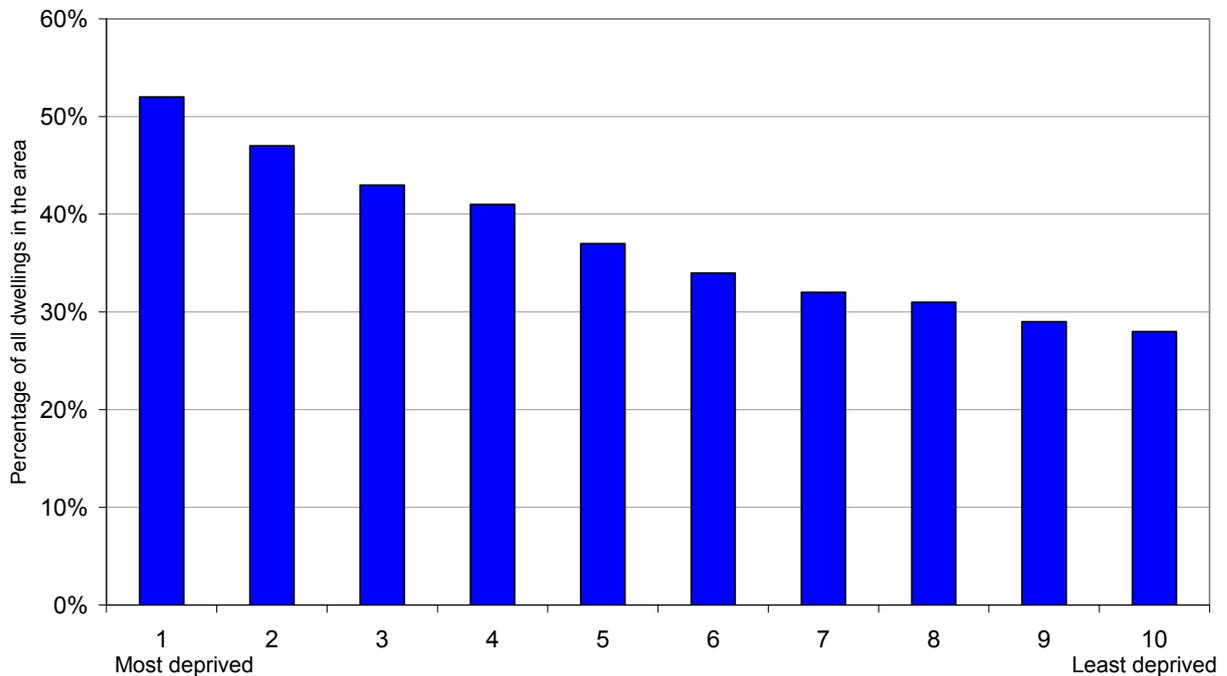
### Single adult households

- Thirty eight per cent of dwellings in Scotland are entitled to a 'single adult' Council Tax discount. This category includes one adult living alone, with children, or with other people who are 'disregarded' for Council Tax purposes. The percentage of dwellings where this discount applies varies from 29 per cent in Aberdeenshire local authority area to 47 per cent in Glasgow City local authority area.
- The proportion of dwellings entitled to a 'single adult' discount is higher in urban areas - 42 per cent in large urban areas compared to 29 per cent of all dwellings in rural areas (either accessible or remote), as Figure 5 shows. This proportion also increases steadily as the level of deprivation increases, from 28 per cent of all dwellings in the least deprived areas to 52 per cent in the most deprived areas. This is shown in [Figure 6](#).
- In both National Park areas the proportion of dwellings which have a 'single adult' discount (29 per cent for Loch Lomond and the Trossachs National Park and 30 per cent for the Cairngorms National Park) is lower than the Scottish figure of 38 per cent.

**Figure 5: Percentage of dwellings entitled to a 'single adult' discount by urban-rural classification, September 2010**



**Figure 6: Percentage of dwellings entitled to a 'single adult' discount by Scottish Index of Multiple Deprivation decile, September 2010**



### **'Occupied exemptions'**

- Large urban areas have the highest percentage of dwellings (4.6 per cent) which are occupied and exempt from paying Council Tax, such as all-student households and armed forces accommodation. Urban areas are more likely to have universities and a larger number of all-student households. For instance, the local authority areas with the highest percentages of dwellings with 'occupied exemptions' are Dundee City (6.7 per cent), Aberdeen City (6.5 per cent), City of Edinburgh (6.5 per cent) and Glasgow City (5.0 per cent), all of which contain major universities. The national figure is 2.6 per cent. Stirling and Moray also have higher percentages of dwellings with 'occupied exemptions' than Scotland as a whole: there is a university in Stirling and two Royal Air Force bases in Moray.
- The percentage of dwellings which are occupied and exempt from paying Council Tax is between three and four per cent for Aberdeen City and Shire, TAYplan and SESplan SDP areas. The figure for Glasgow and the Clyde Valley SDP area is slightly lower (2.6 per cent of all dwellings). In both National Parks the percentage of dwellings with 'occupied exemptions' is much lower than the figure for Scotland as a whole (0.4 per cent in Cairngorms and 0.6 per cent in Loch Lomond and the Trossachs).

### 3.4 Variation within local authority areas

#### Scottish Neighbourhood Statistics and data zones

There can be a great deal of variation in household characteristics within a local authority area. The Scottish Neighbourhood Statistics (SNS) website ([www.sns.gov.uk](http://www.sns.gov.uk)) contains statistics for each 'data zone' in Scotland. Data zones are a standard geography used for a range of statistics. When first created in 2004, the average data zone was designed to contain around 750 people, which is small enough to provide quite detailed local information and can be aggregated to different areas of interest.

The information summarised in this publication is available at data zone level from the SNS website. This includes the number of dwellings by Council Tax band, type of dwelling, number of rooms per dwelling, density of housing and the percentage of dwellings which are occupied, vacant, second homes, entitled to a 'single adult' Council Tax discount, or an 'occupied exemption'. The SNS website allows users to view tables or maps for individual areas, or to download all the data in order to analyse it further.

Maps 2, 3, 4 and 5 illustrate the types of maps that can be produced to show information at data zone level.

Map 2 shows the percentage of dwellings in each data zone which are vacant. This shows the considerable local variations in the percentages of vacant dwellings in every local authority area. The map also highlights the relatively high percentage of vacant dwellings in remote rural parts of local authorities such as Highland. These cannot be identified by looking at Map 1, which shows figures for entire local authority areas. The inset maps show that, in general, there are lower percentages of vacant dwellings in much of the Central Belt. However, there are still some data zones with high percentages of vacant dwellings and these might be caused by new builds, long term empty properties or by vacant properties awaiting demolition. There are some data zones in urban areas which contain high concentrations of vacant dwellings. Due to the small land area of data zones in some areas, it may not be possible to see these concentrations on the maps. It is possible for users to produce more focused maps using the SNS website.

Map 3 shows the percentage of dwellings in each data zone which are flats. Urban areas and areas closer to the 'Central Belt' of Scotland tend to have higher proportions of flats. The inset map shows that there are local variations in the percentages of flats and these are often in town centres or in cities. In general, remote rural areas have low percentages of flats.

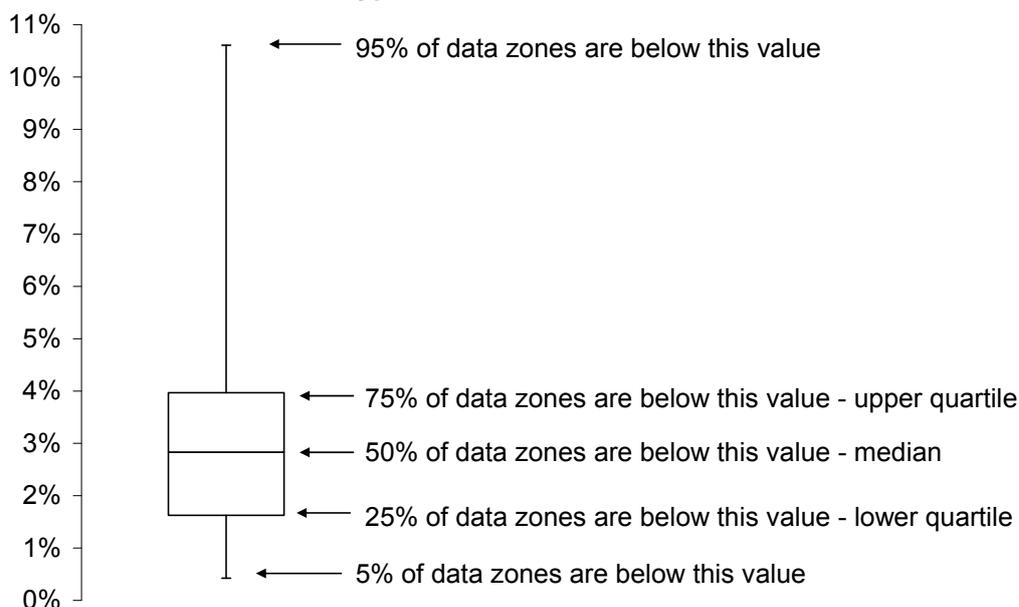
Map 4 shows the percentage of dwellings which are second homes in each data zone in Scotland. The map shows that there are wide variations in the proportions of second homes within many local authority areas, such as Highland. North Ayrshire is another example of an area with wide variation in the percentage of second homes: data zones in the mainland part of the council have relatively low percentages of second homes compared with the islands of Arran and Greater Cumbrae. There are relatively high numbers of second homes in remote rural areas.

Map 5 shows the percentage of dwellings with 'occupied exemptions' in Glasgow City and Helensburgh and its surrounding area. This illustrates the two main types of dwellings which are occupied but exempt from paying Council Tax. The area in the centre of Glasgow contains relatively high numbers of all-student households especially in the areas around the universities. There are also areas of armed forces accommodation in Helensburgh and the surrounding area that are associated with the Faslane naval base.

Maps 2, 3, 4 and 5 provide useful illustrations of the data, but it is not possible to include detailed data zone maps for every part of Scotland in this publication (though users can produce their own maps at [www.sns.gov.uk](http://www.sns.gov.uk)). An alternative way of illustrating the variation within a local authority is through the use of boxplots.

Figures 7, 8, 9 and 10 use boxplots to illustrate the variation within each local authority area. These show the percentage of dwellings in each local authority which are vacant, are second homes, have 'single adult' discounts, or are classed as 'occupied exemptions'. Boxplots show the middle ranked data zone and they also show the level of variation – the larger the box, the more variation there is within that local authority area. An illustration of a boxplot is shown below.

**Example of a boxplot (the percentage of dwellings which are vacant in each data zone in Dundee City)**



The example above shows the percentage of dwellings which are vacant in each data zone in Dundee City (from Figure 7). This shows that in half the data zones in Dundee City, less than three per cent of dwellings are vacant, but that the proportion varies across the local authority area. In the five per cent of data zones with the lowest figures, less than 0.5 per cent of all dwellings are vacant. In the five per cent of data zones with the highest figures, more than 10.5 per cent of dwellings are

vacant. Dundee City council have been carrying out a programme of demolitions of high rise flats in the city<sup>6</sup>.

Figures 7, 8, 9 and 10 confirm some of the trends seen in the previous tables:

- In general, there is a higher proportion of vacant dwellings in the more rural local authority areas, including the island authorities. However, there are a few data zones with particularly high numbers of vacant dwellings (where over 10 per cent of dwellings are vacant) in some other local authority areas including Inverclyde, Dundee City and Glasgow City. This may be related to regeneration work.
- There are also generally a higher proportion of second homes in the more rural local authority areas including the island authorities. In half of the data zones in Argyll and Bute less than one in 20 dwellings is a second home. However in five per cent of data zones in this local authority area more than 22 per cent of dwellings are second homes.
- There tend to be more dwellings with 'single adult' discounts in the urban local authority areas, though there is a lot of variation within every local authority area. Glasgow City has the highest median value of 47 per cent but in the lowest five per cent of data zones less than a quarter of dwellings have a single adult discount whereas in the highest five per cent of data zones more than 65 per cent of dwellings have a single adult discount. This category includes one adult living alone, with children or with other people who are 'disregarded' for Council Tax purposes.
- Most local authority areas have relatively few dwellings entitled to 'occupied exemptions'. The exceptions tend to be areas with large student populations (e.g. City of Edinburgh, Dundee City, Glasgow City, Aberdeen City and Stirling) and areas with armed forces bases (e.g. Moray, City of Edinburgh and Argyll & Bute). These areas tend to be quite concentrated – the median percentage of 'occupied exemptions' in these local authority areas is less than four per cent, but they have a few data zones with far higher figures. The largest variation can be seen in Moray, where there are two Royal Air Force bases: the median is less than one per cent but in five per cent of data zones almost a third of dwellings are entitled to occupied exemptions.

### 3.5 Changes in household size and type

Table 11 and Figure 11 show information on changes in household size and type, taken from the Scottish Household Survey. They show the following:

- The average household size is getting smaller, with more people living alone or in smaller households.

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<sup>6</sup> Refer to 'Housing Statistics for Scotland 2010: Key Trends Summary':  
<http://www.scotland.gov.uk/Publications/2010/08/25134141/0>

- Between 2004 and 2009, the number of households containing just one adult has increased by three per cent and the number of two adult households also increased by 11 per cent.
- There has been an increase in the number of households containing one adult with children since 1991.
- There has been a decline in the number of households containing two or more adults with children since 1991.
- The changes in household composition have contributed to a four per cent increase in the number of households in Scotland between 2004 and 2009. This is almost double the increase in the population over this time (2.3 per cent)<sup>7</sup>.

## 4. Sources, methods and definitions

### 4.1 Household estimates from Council Tax systems

Each local authority keeps a record of all dwellings, and any discounts or exemptions they are entitled to, for Council Tax billing purposes. If a dwelling is vacant, or is a second home, it is entitled to a Council Tax discount or exemption. This makes it possible to estimate the number of dwellings which are occupied or vacant. An occupied dwelling is approximately equivalent to a household.

Council Tax systems also hold records of other discounts or exemptions which provide information on household type. Dwellings with just one adult, one adult living with children or with adults who are 'disregarded' for Council Tax purposes, are entitled to a 25 per cent Council Tax discount. Certain types of dwellings are occupied but exempt from paying Council Tax, such as all-student households and dwellings which are owned by the Secretary of State for Defence for providing armed forces accommodation. Summary statistics on these household types are also included in this publication.

#### Dwellings and households (Tables 1 and 2)

Summary information on the number of dwellings entitled to different discounts or exemptions is provided by each local authority to the Scottish Government, using the Council Tax Base form, 'Ctaxbase' (<http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance/DataSupplierArea>). The information on the number of dwellings contained in Table 2 is based on these figures.

In order to produce the household estimates shown in Table 1, the figures in Table 2 are first adjusted from September back to June, as the mid-year population estimates and household projections are both based at 30 June each year. A number of factors can lead to differences between the number of households recorded in Council Tax systems and in the 2001 Census. This can include the

<sup>7</sup> National Records for Scotland population estimates time series data: <http://www.nrscotland.gov.uk/statistics/theme/population/estimates/mid-year/time-series.html>

treatment of vacant dwellings, shared dwellings, holiday lets, caravans and some communal establishments (such as halls of residence). In order to improve consistency and comparability, the household estimates for each local authority area are adjusted by the difference between the number of households recorded in the 2001 Census and the 2001 Council Tax figures. The same adjustment is applied to each year's figures and will affect the number of households, but not the trends over time. The size of the adjustment is not the same for all local authorities. In 2010 it varied from a reduction of around three per cent to an increase of one per cent.

A more detailed description of the method and sources used can be found in the publication 'Household estimates for Scotland by local authority 1991-2004', which is available at: <http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/households/estimates/index.html>

### **Vacant dwellings and second homes (Tables 7 to 10)**

Clackmannanshire, East Renfrewshire and Renfrewshire councils cannot separately identify vacant dwellings and second homes. Therefore these properties are grouped together as one category. In 2010, 3.0 per cent of dwellings in Clackmannanshire, 1.9 per cent of dwellings in East Renfrewshire and 3.6 per cent of dwellings in Renfrewshire were classed in this way. In the 2001 Census, less than 0.2 per cent of dwellings in these areas were classed as second homes, so the total figures have been included under 'vacant dwellings'.

In previous years' publications separate figures were provided for second homes in East Renfrewshire in [Table 9](#). However, as such dwellings cannot be separately identified by the council, earlier years' figures for 'second homes' should be included in the 'vacant dwellings' category to be consistent with the data provided in this publication.

### **Neighbourhood statistics**

The Ctaxbase report, which has been used by NRS to produce household estimates for several years, only provides figures at local authority level. In order to produce statistics about occupied and vacant dwellings for smaller geographic areas, NRS collects equivalent data at data zone level. The first analysis of this data was included in the 'Estimates of Households and Dwellings in Scotland, 2007' publication. Data zone level information on the percentage of dwellings which are occupied, vacant, second homes, have a single occupancy discount and which are occupied but exempt from council tax is available from the Scottish Neighbourhood Statistics website at [www.sns.gov.uk](http://www.sns.gov.uk). Neighbourhood (i.e. data zone) level data are collected as at September each year to be in line with the Ctaxbase report.

In a number of cases, the totals from each data zone do not exactly match the local authority figures from 'Ctaxbase'. For example, some dwellings on the Council Tax system do not have postcode information or have invalid postcode information. This varies between local authorities: in 2010 it varied from all dwellings having a valid postcode to around two per cent of dwellings with missing or invalid postcodes. The postcode is used to identify the data zone, so a dwelling without a postcode will not be included in the data zone figures. In most cases where there are differences, local

authorities have confirmed that the Ctaxbase figures will be more accurate, so the data zone figures are constrained to the Ctaxbase totals for each local authority area.

A small number of local authorities have told us that the neighbourhood level total for a particular category is more accurate. In these cases we use the neighbourhood total rather than the 'Ctaxbase' total in both the neighbourhood statistics and local authority household estimates.

There can sometimes be variations in the ways that some local authorities classify vacant properties and second homes between different years. This can have a small effect on the percentages of dwellings which are vacant or second homes each year in a local authority area.

In previous years there was some difficulty in extracting full data zone information from the software systems used by East Renfrewshire council, so it was not possible to publish full neighbourhood level data for this area. However this has been rectified for 2010 data and data zone level figures for East Renfrewshire are included in the relevant tables in this publication and are available on the Scottish Neighbourhood Statistics website. Only local authority level figures for East Renfrewshire were available in the past.

## Definitions of household characteristics from Council Tax billing systems

Category	Description
All dwellings	This is the total number of dwellings on the Council Tax valuation list (excluding free-standing private lock-ups and garages). A 'dwelling' refers to the accommodation itself, for example a house or a flat and includes second homes that are not let out commercially. Caravans count as dwellings if they are someone's main home.
Vacant dwellings	This includes: <ul style="list-style-type: none"> <li>• Dwellings exempt from Council Tax, which are unoccupied</li> <li>• Dwellings subject to a Council Tax discount of between 10 per cent and 50 per cent due to being long term empty properties.</li> </ul>
Second homes	Dwellings subject to a Council Tax discount of between 10 per cent and 50 per cent due to being second homes. This includes self-catering holiday accommodation available to let for a total of less than 140 days per year.
Occupied dwellings	All dwellings, minus those which are vacant or second homes.
Single adult discounts	Dwellings subject to a Council Tax discount of 25 per cent. This may include, for example: <ul style="list-style-type: none"> <li>• Dwellings with a single adult</li> <li>• Dwellings with one adult living with one or more children, or with one or more adults who are 'disregarded' for Council Tax purposes.</li> </ul>
Occupied exemptions	Dwellings exempt from Council Tax, which are occupied. This includes: <ul style="list-style-type: none"> <li>• Dwellings only occupied by students</li> <li>• Armed forces accommodation owned by the Secretary of State for Defence</li> <li>• Dwellings which are the sole residence only of people aged under 18 or people who are classed as 'severely mentally impaired'</li> <li>• Trial flats used by registered housing associations</li> <li>• Prisons.</li> </ul>

When interpreting the figures, it is important to note that vacant dwellings will not be included here if they do not receive a Council Tax discount or exemption – for example, short-term vacancies which can arise when people move house. In addition, second homes which are let out for more than 140 days per year are not liable to pay Council Tax – they are instead liable to pay non-domestic rates. This means that such dwellings are not included here, in either the figures on second homes (Tables 7 to 10), or the total number of dwellings (Tables 2, 9 and 10).

### 4.2 Dwelling estimates from the Assessors' Portal

The Scottish Assessors are responsible for valuing property for Council Tax purposes. They maintain the web-based Scottish Assessors' Portal, which contains details of every dwelling in Scotland along with its Council Tax band. More information about the Assessors' Portal and the role of the Assessors can be found at [www.saa.gov.uk](http://www.saa.gov.uk).

NRS uses data from the Assessors' Portal to publish information on the number of dwellings in each data zone in Scotland, along with information about the Council Tax band, type of property and number of rooms. This information is based on an extract of the Assessors' Portal database taken around December – January each year. For 2010 the data was extracted on 18 January 2011.

Summary information on dwellings is included in [Tables 3 to 6](#) of this publication and information for each data zone is available from the Scottish Neighbourhood Statistics website at: [www.sns.gov.uk](http://www.sns.gov.uk). The total number of dwellings on the Scottish Neighbourhood Statistics website for each data zone is taken from the Assessors' Portal data. We use this source rather than the Council Tax information for the total number of dwellings in a data zone because every dwelling has been assigned a postcode and as a result can be allocated to a data zone.

## Definitions of dwelling types

Category	Description
All dwellings	This is the total number of dwellings on the Council Tax valuation list (excluding free-standing private lock-ups and garages). A 'dwelling' refers to the accommodation itself, for example a house or a flat and includes second homes that are not let out commercially. Caravans count as dwellings if they are someone's main home.
Council Tax bands	Each dwelling is placed in one of eight Council Tax bands (A to H), with dwellings in band H being the most expensive. The Council Tax band reflects the Assessor's opinion of open market value, subject to a number of statutory assumptions. Assessors base their opinion of value on the actual selling prices of similar properties which sold around the valuation date of 1 April 1991.
Dwellings per hectare	This variable has been calculated by dividing the total number of dwellings by the area in hectares, as determined by a NRS in-house measure.
Type of dwelling:	This information is based on 'attachment' – i.e., the type of property in relation to its degree of attachment to surrounding properties. This information has been aggregated into five categories: <ul style="list-style-type: none"> <li>• Detached</li> <li>• Semi-detached</li> <li>• Terraced</li> <li>• Flat, maisonette or apartment</li> <li>• Not known – in some areas, this information is not available via the Assessors' Portal for every dwelling.</li> </ul>
Number of rooms	In the Assessors' Portal, this is defined as the number of habitable rooms (usually bedrooms and living rooms). There may be some differences between different Assessors' areas in the way in which this information is recorded. For example, differences could arise in the treatment of open plan areas, dining rooms, kitchens and kitchenettes. This information on number of rooms may not always represent the most up to date position. Assessors are only able to reflect physical changes and alterations to dwellings once they have been sold and a reconsideration of the banding has taken place. Information on the number of rooms is not available for most dwellings in Shetland. No information is separately available for dwellings with seven or more rooms in Dumfries and Galloway.

### **4.3 Information on household types from the Scottish Household Survey**

The Scottish Household Survey is used to estimate the number of households of each type in Scotland as a whole (Table 11 and Figure 11). The sample size of this survey is not large enough to provide reliable information on each household type in each local authority area. More information about the Scottish Household Survey is available from [www.scotland.gov.uk/shs](http://www.scotland.gov.uk/shs).

The estimates of the number of households of each type obtained from the Scottish Household Survey are adjusted so that the total number of households is equal to the NRS household estimate figure in each year. Household estimates for 2007 to 2009 have been revised for the 2010 publication. This is a result of clarification of how certain Council Tax exemption categories are recorded by Dundee City council and a resulting change in how these figures are included in the household estimate calculation. In addition, a correction has been made because of an error in figures for 'long-term empty' properties and 'disregarded adults' in Clackmannanshire's Council Tax base return for 2009. The Scottish Household Survey figures are rounded to the nearest 1,000. This rounding means that the revision only affects the 'all households' figure for 2008, increasing it by 1,000 households

### **4.4 Urban-rural classification**

The Scottish Government produces an urban-rural classification, which is based on settlement size defined by NRS and accessibility based on drive time analysis. An urban-rural classification is provided for each data zone in Scotland and this information has been used to analyse the data shown in this publication.

This year's publication uses the latest urban-rural classification, the 2009-10 Scottish Government Urban-Rural Classification which was published in August 2010. Last year's publication used the 2007-08 Scottish Government urban-rural classification therefore results are not directly comparable.

There are six urban and rural classifications, shown below:

<b>Scottish Government urban-rural classification</b>	
1 Large Urban Areas	Settlements of over 125,000 people.
2 Other Urban Areas	Settlements of 10,000 to 125,000 people.
3 Accessible Small Towns	Settlements of between 3,000 and 10,000 people and within 30 minutes drive of a settlement of 10,000 or more.
4 Remote Small Towns	Settlements of between 3,000 and 10,000 people and with a drive time of over 30 minutes to a settlement of 10,000 or more.
5 Accessible Rural	Settlements of less than 3,000 people and within 30 minutes drive of a settlement of 10,000 or more.
6 Remote Rural	Settlements of less than 3,000 people and with a drive time of over 30 minutes to a settlement of 10,000 or more.

Source: Scottish Government Urban Rural classification 2009-10  
<http://www.scotland.gov.uk/Publications/2010/08/2010UR>

#### **4.5 Scottish Index of Multiple Deprivation**

The Scottish Index of Multiple Deprivation (SIMD) is produced by the Scottish Government to identify concentrations of deprivation across Scotland in a consistent way. It is based on 38 indicators in seven domains: Current Income, Employment, Health, Education Skills and Training, Geographic Access to Services, Housing and Crime. An SIMD rank is produced for every data zone in Scotland. Based on this, the SIMD decile is produced, from one (most deprived) to ten (least deprived). This information, from the 2009 SIMD, has been used to analyse the data shown in this publication.

This publication uses the revised version of the 2009 SIMD as did last year's corrected version of 'Estimates of Households and Dwellings in Scotland'. More information about the SIMD is available from the Scottish Government website at <http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>.

#### **4.6 Strategic Development Plan (SDP) areas and National Parks**

In 2009 NRS produced for the first time household projections for Scotland's Strategic Development Plan (SDP) areas and National Parks. These were 2006-based projections. In 2010, NRS published 2008-based projections for these areas. These household projections can be found, along with information on the areas covered by the SDP areas and National Parks, here: <http://www.nrscotland.gov.uk/statistics/theme/households/projections/sdp-areas-natparks-08based/index.html>.

SDP areas cover the four largest city regions around Aberdeen, Dundee, Edinburgh and Glasgow. In November 2008 the following SDP areas (which exclude any data zones which form part of Scotland's two National Parks) were agreed by Ministers:

**Glasgow and the Clyde Valley Strategic Development Plan Area (Glasgow and the Clyde Valley SDP area)**

East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire (except the part of West Dunbartonshire Council that forms part of Loch Lomond and the Trossachs National Park).

**Aberdeen City and Shire Strategic Development Plan Area (Aberdeen City and Shire SDP area)**

Aberdeen City and Aberdeenshire (except the part of Aberdeenshire Council that forms part of the Cairngorms National Park).

**Edinburgh and South East Scotland Strategic Development Plan Area (SESplan SDP area)**

City of Edinburgh, East Lothian, Midlothian, Scottish Borders, West Lothian and south Fife (Kirkcaldy, Mid Fife and Dunfermline local plan areas).

**Dundee, Perth, Angus and North Fife Strategic Development Plan Area (TAYplan SDP area)**

Angus (except the part of Angus Council that forms part of the Cairngorms National Park), Dundee City, Perth & Kinross (excepting the part of Perth & Kinross Council that forms part of Loch Lomond and the Trossachs National Park) and north Fife (St Andrews and North Fife local plan areas).

The household and dwelling information presented in this publication for SDP areas is built up from local authority level information, where the entire local authority is within SDP area boundaries, and data zone level information, where this is not the case.

Scotland has two National Parks: the Loch Lomond and the Trossachs National Park and the Cairngorms National Park.

National Park estimates of household and dwellings are built up from data zone level information.

Data zone boundaries do not exactly match SDP area and National Park boundaries. For the purposes of these estimates (as with the household projections for SDP areas and National Parks), data zones are included or excluded based on the location of the data zone centroid as determined by the Scottish Government. This is a standard approach for assigning the population of a smaller geographical area to a larger one. The data zone centroid does not represent the geographical centre of a data zone but rather is a representation of the population weighted centre (or, to put it more simply, the population 'centre of gravity') of the area. In this publication a data zone is allocated to a National Park if its population centroid lies within the Park boundary.

In October 2010, the boundary of the Cairngorms National Park was extended to include some areas of northern Perth and Kinross including Blair Atholl. Although this change increases the number of data zones which fall at least partly within the Park boundary, the population centroids of these additional data zones lie outwith the boundary therefore they are excluded for the purposes of the figures shown in this publication. The data zones used for SDP areas and National Parks in this publication are therefore the same as those detailed in the 2008-based household projections for SDP areas and National Parks (<http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/households/projections/sdp-areas-natparks-08based/index.html>).

Further information about SDP areas, including maps showing the boundaries of each SDP area is available in the Scottish Government's Planning Circular 3/08: <http://www.scotland.gov.uk/Publications/2008/11/25145654/15>.

## 5. Related publications and websites

The [Scottish Neighbourhood Statistics](#) (SNS) website contains the information included in this publication at data zone level - the number of dwellings by Council Tax band, type of dwelling, number of rooms per dwelling, density of housing and the percentage of dwellings which are occupied, vacant, second homes, entitled to a 'single adult' Council Tax discount, or an 'occupied exemption'.

It also allows users to view data or maps for individual areas, or to download all the data in order to analyse it further. It also contains a range of other data at the same level, such as population, levels of deprivation, health, education, crime, benefits and tax credits, environment and house prices.

NRS household projections show forward projections of the number of households in Scotland and each local authority area, for a 25 year period, broken down by household type and age group. They are available at <http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/households/projections/index.html>.

NRS population estimates and projections are available from <http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/population/index.html>.

The latest NRS population and household projections for Strategic Development Plan (SDP) areas and for Scotland's National Parks can be found at: <http://www.nrscotland.gov.uk/statistics-and-data/statistics/theme/households/projections/sdp-areas-natparks>.

The Scottish Government produces housing statistics for Scotland, including the number of new houses built each year, which are available from <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration>.

Scottish Government planning statistics, which include statistics on vacant and derelict land, are available from <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>.

The Scottish Government's Centre for Housing Market Analysis (CHMA) was formed in summer 2008. The key remit of the CHMA is to provide government support to local authorities and other key stakeholders, to aid the strategic planning of housing in Scotland. The CHMA produces two relevant statistical bulletins which contain relevant background statistics which can be used in conjunction with NRS estimates of households and dwellings.

- The monthly 'Scottish Housing Market Review' collates a range of statistics on house prices, housing market activity, cost and availability of finance and repossessions.
- The monthly 'Local Authority Housing Bulletin' collates a range of time series statistics on volume of transactions and house prices.

Please go to <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/statistics> for more information on these bulletins.

Local government finance statistics are available from the Scottish Government website at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance/Publications>. This includes the 'Ctaxbase' form which is used as the basis for some of the statistics included in this publication.

Household estimates and projections for other parts of the UK are available from the following sources:

- England: Department for Communities and Local Government:  
<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/>
- Wales: Welsh Assembly Government:  
<http://new.wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Northern Ireland: Northern Ireland Statistics and Research Agency:  
<http://www.nisra.gov.uk/demography/default.asp21.htm>

You can register with the Scottish Government's ScotStat website, to receive notification of forthcoming household estimates and projections publications, or a range of other statistics on Scotland:

<http://www.scotland.gov.uk/Topics/Statistics/scotstat/Intro>.

**Table 1: Household estimates for Scotland by local authority area, June 1991-2010**

Local authority	1991	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Change 2009-2010		Change 2005-2010	
												Number	%	Number	%
<b>Scotland</b>	<b>2,042,809</b>	<b>2,195,033</b>	<b>2,211,025</b>	<b>2,229,535</b>	<b>2,249,160</b>	<b>2,271,353</b>	<b>2,291,415</b>	<b>2,314,359</b>	<b>2,332,457</b>	<b>2,345,304</b>	<b>2,357,424</b>	<b>12,119</b>	<b>0.5%</b>	<b>86,071</b>	<b>3.8%</b>
Aberdeen City	89,949	96,944	97,424	97,924	98,635	99,269	100,735	102,195	102,899	103,438	103,677	239	0.2%	4,408	4.4%
Aberdeenshire	80,473	90,902	92,317	93,727	95,597	97,401	98,774	100,191	101,516	102,626	103,770	1,144	1.1%	6,369	6.5%
Angus	43,806	46,948	47,175	47,591	48,122	48,625	49,091	49,565	49,974	50,343	50,568	225	0.4%	1,943	4.0%
Argyll & Bute	37,657	39,037	39,270	39,988	40,220	40,769	41,093	41,233	41,414	41,422	41,609	187	0.5%	840	2.1%
Clackmannanshire <sup>1</sup>	18,857	20,572	20,747	20,979	21,296	21,610	21,937	22,316	22,624	22,850	22,953	104	0.5%	1,343	6.2%
Dumfries & Galloway	59,300	63,899	64,264	65,019	65,703	66,465	66,779	67,282	67,851	68,161	68,408	246	0.4%	1,943	2.9%
Dundee City <sup>2</sup>	67,028	66,851	67,267	67,385	67,726	67,747	67,762	68,858	69,589	70,213	70,401	187	0.3%	2,653	3.9%
East Ayrshire	48,779	50,404	50,634	50,967	51,282	51,459	51,899	52,376	53,027	53,459	53,722	263	0.5%	2,263	4.4%
East Dunbartonshire	39,479	42,254	42,242	42,260	42,399	42,592	42,652	42,702	42,833	42,915	43,010	95	0.2%	419	1.0%
East Lothian	34,245	38,232	38,647	38,966	39,356	39,749	40,417	41,240	41,935	42,385	42,798	413	1.0%	3,048	7.7%
East Renfrewshire	32,212	35,024	35,164	35,329	35,431	35,512	35,532	35,636	35,636	35,799	35,995	196	0.5%	483	1.4%
Edinburgh, City of	188,714	204,956	206,361	207,552	209,094	211,731	213,633	216,524	217,654	218,774	220,195	1,421	0.6%	8,464	4.0%
Eilean Siar	10,980	11,283	11,224	11,302	11,381	11,486	11,597	11,706	11,816	11,893	12,018	124	1.0%	532	4.6%
Falkirk	56,780	62,689	63,534	64,394	65,391	65,879	66,651	67,379	67,808	68,223	68,655	432	0.6%	2,776	4.2%
Fife	138,659	150,530	151,760	152,888	154,072	155,890	156,919	158,175	159,475	160,372	161,274	902	0.6%	5,385	3.5%
Glasgow City	272,092	271,953	272,710	274,115	276,300	278,162	278,892	280,425	281,187	281,743	282,196	453	0.2%	4,034	1.5%
Highland	79,707	89,637	90,673	91,904	93,211	94,941	96,327	98,048	99,721	100,906	101,833	927	0.9%	6,892	7.3%
Inverclyde	36,407	36,698	36,569	36,558	36,692	36,692	36,691	36,588	36,562	36,595	36,502	-93	-0.3%	-190	-0.5%
Midlothian	29,988	32,939	33,032	33,142	33,282	33,422	33,698	33,909	34,211	34,820	35,270	451	1.3%	1,849	5.5%
Moray	32,662	35,870	36,230	36,513	36,980	37,484	37,997	38,521	38,815	38,954	39,207	253	0.7%	1,723	4.6%
North Ayrshire <sup>3</sup>	54,443	58,781	59,256	59,692	59,833	60,321	60,840	61,044	61,504	61,814	62,006	193	0.3%	1,686	2.8%
North Lanarkshire	121,587	132,765	134,564	136,214	137,672	139,343	140,976	142,431	143,439	143,896	144,865	968	0.7%	5,522	4.0%
Orkney Isles	7,735	8,344	8,427	8,515	8,640	8,790	8,869	8,982	9,073	9,206	9,308	102	1.1%	518	5.9%
Perth & Kinross	51,692	58,370	58,943	59,885	60,804	61,613	62,625	63,233	64,354	64,654	64,780	126	0.2%	3,167	5.1%
Renfrewshire	70,537	75,773	76,329	76,947	76,751	77,012	77,549	78,182	78,753	79,026	79,054	29	0.0%	2,042	2.7%
Scottish Borders	43,473	47,463	47,976	48,506	49,067	49,534	50,034	50,705	51,270	51,640	51,983	343	0.7%	2,449	4.9%
Shetland	8,467	9,111	9,136	9,201	9,276	9,376	9,443	9,498	9,586	9,704	9,829	125	1.3%	453	4.8%
South Ayrshire	45,410	48,804	49,083	49,522	49,881	50,311	50,505	50,883	51,133	51,255	51,526	271	0.5%	1,215	2.4%
South Lanarkshire	116,407	126,626	127,576	128,411	129,620	131,065	132,975	134,555	135,547	136,389	137,228	839	0.6%	6,163	4.7%
Stirling	31,139	35,544	35,961	36,454	36,658	36,958	37,164	37,328	37,555	37,789	38,048	260	0.7%	1,090	2.9%
West Dunbartonshire	38,933	40,768	40,593	40,599	40,529	40,835	41,123	41,298	41,449	41,471	41,578	107	0.3%	743	1.8%
West Lothian	55,212	65,062	65,939	67,085	68,259	69,309	70,236	71,351	72,248	72,569	73,158	589	0.8%	3,849	5.6%

Figures for 1991 to 2001 are based on the number of households recorded in the 1991 and 2001 Censuses and the mid-year population estimates.

Figures for 2002 onwards are based on the number of occupied dwellings (Table 9), adjusted to the number of households recorded in the 2001 Census and adjusted from September to June.

1. The household estimates figure for Clackmannanshire for 2009 has been corrected due to an error in the Council Tax Base figures for 'long-term empty' properties and 'disregarded adults'. This results in a reduction of 118 households in 2009.

2. To ensure consistency with other councils, figures for Dundee City council for the years 2007 to 2009 have been revised. This results in increases of 581, 1,208 and 986 households in Dundee for 2007 to 2009 respectively when compared with previously published figures. This is because of a clarification of how certain council tax exemption categories were recorded and a resulting change in how these figures are included in the household estimate calculation. 2010 household estimates for Dundee are treated in the same way.

3. Figures on dwellings for North Ayrshire Council Tax returns were adjusted in 2002 and 2003, following a manual check of Council Tax discounts by the Council. This has also had a small effect on the 2004 household estimates for North Ayrshire. The revised figures were first produced for the "Estimates of households and dwellings in Scotland, 2007" publication.

Note that the local authority area figures may not add up to the Scotland total due to rounding.

Source: Council Tax Base Return 2010 and 2010 neighbourhood level collection of council tax information.

See Sources, Methods and Definitions for more information

**Table 2: Number of dwellings in Scotland by local authority area, September 2001-2010**

Local authority	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Change 2009-2010		Change 2005-2010	
											Number	%	Number	%
<b>Scotland</b>	<b>2,320,642</b>	<b>2,338,324</b>	<b>2,356,176</b>	<b>2,376,915</b>	<b>2,396,782</b>	<b>2,416,071</b>	<b>2,440,596</b>	<b>2,460,883</b>	<b>2,476,157</b>	<b>2,488,496</b>	<b>12,339</b>	<b>0.5%</b>	<b>91,714</b>	<b>3.8%</b>
Aberdeen City	105,030	105,675	106,280	106,754	107,670	108,618	109,425	110,084	110,565	110,968	403	0.4%	3,298	3.1%
Aberdeenshire	97,014	98,380	99,654	101,357	102,864	104,226	105,503	106,850	108,051	109,552	1,501	1.4%	6,688	6.5%
Angus	50,313	50,607	51,051	51,550	51,989	52,346	52,870	53,402	53,807	54,060	253	0.5%	2,071	4.0%
Argyll & Bute	44,556	44,857	45,123	45,246	45,512	45,794	45,932	46,306	46,446	46,679	233	0.5%	1,167	2.6%
Clackmannanshire	21,252	21,534	21,682	22,076	22,443	22,770	23,132	23,374	23,549	23,670	121	0.5%	1,227	5.5%
Dumfries & Galloway	67,607	67,967	68,497	69,242	69,880	70,501	71,115	71,778	72,106	72,421	315	0.4%	2,541	3.6%
Dundee City	71,740	72,109	72,297	72,210	71,790	72,165	72,736	73,068	73,696	74,015	319	0.4%	2,225	3.1%
East Ayrshire	52,983	53,312	53,499	53,677	53,842	54,231	54,848	55,717	56,121	56,398	277	0.5%	2,556	4.7%
East Dunbartonshire	42,910	42,906	42,968	43,140	43,405	43,521	43,723	43,990	44,154	44,184	30	0.1%	779	1.8%
East Lothian	39,712	40,105	40,561	40,957	41,441	42,145	42,949	43,749	44,175	44,544	369	0.8%	3,103	7.5%
East Renfrewshire	36,039	36,346	36,445	36,671	36,728	36,781	36,659	36,751	36,890	37,063	173	0.5%	335	0.9%
Edinburgh, City of	216,594	218,285	219,239	221,536	223,693	226,247	228,523	230,051	231,903	233,068	1,165	0.5%	9,375	4.2%
Eilean Siar	13,462	13,522	13,630	13,682	13,676	13,759	13,893	14,006	14,101	14,258	157	1.1%	582	4.3%
Falkirk	64,625	65,433	66,478	67,444	68,295	68,911	69,543	70,040	70,533	71,010	477	0.7%	2,715	4.0%
Fife	157,349	158,711	160,268	161,694	163,313	164,592	166,085	167,661	168,677	169,435	758	0.4%	6,122	3.7%
Glasgow City	288,462	289,157	290,740	293,075	294,819	295,295	298,831	299,941	299,915	299,160	-755	-0.3%	4,341	1.5%
Highland <sup>1</sup>	98,398	99,712	101,017	102,481	103,940	105,049	106,918	108,438	109,617	110,788	1,171	1.1%	6,848	6.6%
Inverclyde	39,204	39,290	39,453	39,659	39,376	39,136	39,174	39,285	39,299	39,377	78	0.2%	1	0.0%
Midlothian	33,285	33,350	33,500	33,669	33,795	34,144	34,408	34,840	35,605	35,986	381	1.1%	2,191	6.5%
Moray	38,861	39,123	39,416	39,774	40,179	40,607	41,172	41,544	41,981	42,241	260	0.6%	2,062	5.1%
North Ayrshire <sup>2</sup>	62,321	62,809	63,195	63,697	64,130	64,609	65,270	65,913	66,204	66,461	257	0.4%	2,331	3.6%
North Lanarkshire	136,941	138,343	139,606	140,864	142,679	144,337	145,621	146,740	147,604	148,553	949	0.6%	5,874	4.1%
Orkney Isles	9,237	9,354	9,423	9,548	9,642	9,726	9,880	10,039	10,190	10,265	75	0.7%	623	6.5%
Perth & Kinross	62,573	63,270	64,139	65,021	65,608	66,252	67,010	67,896	68,349	68,788	439	0.6%	3,180	4.8%
Renfrewshire	80,747	80,781	80,580	80,579	80,632	81,020	81,749	82,059	82,663	82,760	97	0.1%	2,128	2.6%
Scottish Borders	51,279	51,803	52,327	52,833	53,252	53,912	54,588	55,179	55,666	56,129	463	0.8%	2,877	5.4%
Shetland	9,959	10,014	10,052	10,120	10,157	10,219	10,313	10,403	10,522	10,621	99	0.9%	464	4.6%
South Ayrshire	50,754	51,237	51,642	52,047	52,391	52,665	53,069	53,209	53,424	53,788	364	0.7%	1,397	2.7%
South Lanarkshire	130,836	132,464	133,822	135,488	136,862	138,527	140,112	141,534	142,594	143,470	876	0.6%	6,608	4.8%
Stirling	36,835	37,167	37,566	37,815	38,198	38,316	38,582	38,984	39,091	39,246	155	0.4%	1,048	2.7%
West Dunbartonshire	43,437	43,535	43,694	43,505	43,827	43,880	43,982	44,104	44,262	44,415	153	0.3%	588	1.3%
West Lothian	66,327	67,166	68,332	69,504	70,754	71,770	72,981	73,948	74,397	75,123	726	1.0%	4,369	6.2%

1. Figures for 2010 exclude 432 dwellings which had been transferred from the Council Tax system to the Non-Domestic Rates system in Highland. In 2009 1,240 dwellings were excluded for the same reason. For 2008 and before, 1,688 such dwellings were excluded, they had been included in error in the past. These dwellings were mainly caravans and holiday lets, which were let out for more than 140 days per year, are now classed as businesses rather than dwellings. In previous years, they were included in these figures as vacant dwellings (which are unoccupied and exempt from paying Council Tax).

2. Figures on dwellings for North Ayrshire Council Tax returns were adjusted 2002 and 2003, following a manual check of Council Tax discounts by the Council in 2004. The revised figures were first produced for the "Estimates of households and dwellings in Scotland, 2007" publication

Source: Council Tax Base return 2010.

See Sources, Methods and Definitions for more information

**Table 3: Characteristics of dwellings by urban-rural classification, 2010**

	Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas	Scotland	
Council Tax band of dwelling <sup>1</sup>	Bands A-C	62%	67%	62%	70%	47%	57%	62%
	Bands D-E	26%	23%	26%	23%	31%	30%	26%
	Bands F-H	12%	10%	12%	7%	22%	13%	12%
	Total	100%	100%	100%	100%	100%	100%	100%
Dwelling type	Flats	59%	32%	24%	26%	11%	8%	38%
	Terraced	16%	28%	26%	24%	19%	13%	21%
	Semi-detached	15%	21%	25%	25%	25%	23%	20%
	Detached	9%	18%	25%	23%	45%	54%	21%
	Unknown	0%	0%	0%	1%	1%	2%	1%
	Total	100%	100%	100%	100%	100%	100%	100%
Number of rooms per dwelling <sup>2</sup>	1-3 rooms	51%	42%	39%	38%	28%	27%	42%
	4-6 rooms	44%	54%	55%	50%	58%	56%	50%
	7 or more rooms	4%	4%	6%	6%	13%	10%	6%
	Unknown	1%	0%	1%	5%	1%	7%	1%
	Total	100%	100%	100%	100%	100%	100%	100%
Median number of rooms per dwelling <sup>2</sup>	3	4	4	4	4	4	4	
Dwellings per hectare	10.62	4.70	1.68	1.20	0.14	0.03	0.32	
Population, by age group <sup>3</sup>	0-15 (children)	17%	18%	18%	17%	19%	17%	18%
	16-59/64 (working age)	65%	62%	60%	58%	61%	58%	63%
	60/65+ (pensionable age)	18%	20%	21%	25%	21%	24%	20%
	Total	100%	100%	100%	100%	100%	100%	100%

1. Each dwelling is placed in one of eight Council Tax bands (A to H), with dwellings in band H being the most expensive.

2. No information is available on the number of rooms in a dwelling for most dwellings in Shetland Islands.

3. Working age includes males aged 16 to 64 and females aged 16 to 59, pensionable age includes males aged 65+ and females aged 60+.

This table uses the Scottish Government Urban Rural Classification 2009-2010. Last year's publication used the Scottish Government Urban Rural Classification 2007-2008 therefore figures are not directly comparable. Section 4.4 describes the Urban-rural classification in more detail

Source: Dwelling characteristics - Dwelling Estimates from the Assessors' Portal. Areas in Hectares - NRS in-house measure. Population: NRS 2009 mid-year population estimates by Urban Rural Classification.

See Sources, Methods and Definitions for definitions of the dwelling types listed in the table

**Table 4: Characteristics of dwellings by Scottish Index of Multiple Deprivation decile, 2010**

		Most deprived								Least deprived		Scotland
		1	2	3	4	5	6	7	8	9	10	
Council Tax band of dwelling <sup>1</sup>	Bands A-C	95%	91%	84%	81%	70%	61%	49%	37%	23%	13%	62%
	Bands D-E	5%	8%	13%	16%	23%	29%	35%	42%	50%	46%	26%
	Bands F-H	1%	1%	2%	4%	6%	11%	15%	21%	27%	41%	12%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Dwelling type	Flats	69%	55%	49%	41%	34%	29%	24%	25%	22%	29%	38%
	Terraced	19%	27%	29%	29%	25%	21%	18%	15%	11%	10%	21%
	Semi-detached	11%	15%	16%	17%	20%	22%	23%	24%	27%	26%	20%
	Detached	1%	3%	6%	12%	20%	28%	34%	35%	40%	36%	21%
	Unknown	0%	0%	1%	1%	1%	1%	1%	0%	0%	0%	1%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Number of rooms per dwelling <sup>2</sup>	1- 3 rooms	63%	56%	53%	49%	44%	38%	35%	32%	26%	22%	42%
	4-6 rooms	36%	42%	45%	47%	50%	53%	55%	56%	62%	62%	50%
	7 or more rooms	0%	1%	2%	2%	4%	6%	9%	11%	11%	15%	6%
	Unknown	1%	1%	1%	1%	2%	3%	2%	1%	1%	0%	1%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median number of rooms per dwelling <sup>2</sup>		3	3	3	4	4	4	4	4	5	5	4
Dwellings per hectare		15.76	7.14	1.03	0.42	0.14	0.11	0.14	0.33	1.13	5.59	0.32
Population, by age group <sup>3</sup>	0-15 (children)	20%	19%	17%	17%	17%	17%	17%	17%	17%	17%	18%
	16-59/64 (working age)	62%	62%	63%	62%	63%	62%	62%	63%	63%	63%	63%
	60/65+ (pensionable age)	17%	19%	20%	21%	21%	21%	21%	20%	19%	19%	20%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

1. Each dwelling is placed in one of eight Council Tax bands (A to H), with dwellings in band H being the most expensive.

2. No information is available on the number of rooms in a dwelling for most dwellings in Shetland Islands.

3. Working age includes males aged 16 to 64 and females aged 16 to 59, pensionable age includes males aged 65+ and females aged 60+.

Source: Dwelling characteristics - Dwelling Estimates from the Assessors' Portal. Areas in Hectares - NRS in-house measure. Population: NRS 2009 mid-year population estimates by Scottish Index of Multiple Deprivation decile (2009). Section 4.5 describes the Scottish Index of Multiple Deprivation in more detail

See Sources, Methods and Definitions for definitions of the dwelling types listed in the table

**Table 5: Characteristics of dwellings by local authority area, 2010**

Local Authority	Council Tax band of dwelling <sup>1</sup> (% of total dwellings)				Dwelling type (% of total dwellings)						Number of rooms per dwelling (% of total dwellings)					Median number of rooms per dwelling	Dwellings per hectare
	Bands A-C	Bands D-E	Bands F-H	Total	Flats	Terraced	Semi- detached	Detached	Unknown	Total	1-3 rooms	4-6 rooms	7 or more rooms	Unknown	Total		
<b>Scotland</b>	<b>62%</b>	<b>26%</b>	<b>12%</b>	<b>100%</b>	<b>38%</b>	<b>21%</b>	<b>20%</b>	<b>21%</b>	<b>1%</b>	<b>100%</b>	<b>42%</b>	<b>50%</b>	<b>6%</b>	<b>1%</b>	<b>100%</b>	<b>4</b>	<b>0.32</b>
Aberdeen City	61%	24%	14%	100%	55%	18%	17%	11%	0%	100%	55%	38%	6%	0%	100%	3	5.95
Aberdeenshire	46%	33%	21%	100%	13%	12%	30%	46%	0%	100%	28%	55%	17%	0%	100%	5	0.17
Angus	64%	28%	8%	100%	26%	22%	20%	32%	0%	100%	43%	48%	9%	0%	100%	4	0.25
Argyll & Bute	57%	28%	15%	100%	32%	15%	19%	34%	1%	100%	34%	53%	11%	2%	100%	4	0.07
Clackmannanshire	65%	23%	11%	100%	27%	26%	24%	23%	0%	100%	48%	48%	4%	1%	100%	4	1.49
Dumfries & Galloway <sup>2</sup>	63%	27%	10%	100%	15%	26%	25%	33%	0%	100%	37%	62%	*	1%	100%	4	0.11
Dundee City	75%	21%	4%	100%	53%	18%	18%	11%	0%	100%	57%	39%	5%	0%	100%	3	12.31
East Ayrshire	72%	21%	7%	100%	25%	27%	29%	19%	0%	100%	37%	59%	5%	0%	100%	4	0.45
East Dunbartonshire	30%	41%	30%	100%	20%	16%	34%	30%	0%	100%	27%	64%	8%	1%	100%	4	2.53
East Lothian	55%	26%	19%	100%	28%	27%	23%	21%	0%	100%	37%	55%	8%	0%	100%	4	0.66
East Renfrewshire	28%	38%	33%	100%	25%	17%	30%	27%	0%	100%	29%	62%	9%	0%	100%	4	2.13
Edinburgh, City of	48%	32%	20%	100%	67%	12%	10%	10%	0%	100%	49%	45%	6%	0%	100%	4	8.84
Eilean Siar	80%	19%	1%	100%	5%	10%	15%	64%	7%	100%	25%	62%	5%	8%	100%	4	0.05
Falkirk	67%	23%	10%	100%	31%	25%	24%	20%	1%	100%	47%	49%	3%	1%	100%	4	2.39
Fife	65%	24%	11%	100%	28%	28%	21%	23%	1%	100%	45%	51%	4%	1%	100%	4	1.28
Glasgow City	71%	23%	6%	100%	74%	12%	11%	3%	0%	100%	56%	38%	3%	3%	100%	3	16.83
Highland	58%	31%	11%	100%	13%	18%	24%	41%	4%	100%	32%	55%	8%	5%	100%	4	0.04
Inverclyde	75%	17%	9%	100%	52%	19%	17%	11%	0%	100%	43%	52%	5%	0%	100%	4	2.43
Midlothian	65%	23%	12%	100%	23%	32%	25%	19%	0%	100%	32%	62%	6%	0%	100%	4	1.02
Moray	67%	27%	6%	100%	13%	20%	31%	36%	0%	100%	31%	56%	13%	0%	100%	4	0.19
North Ayrshire	70%	23%	7%	100%	28%	31%	21%	20%	0%	100%	35%	61%	4%	0%	100%	4	0.76
North Lanarkshire	74%	20%	6%	100%	33%	31%	20%	15%	0%	100%	39%	57%	4%	0%	100%	4	3.15
Orkney Islands	71%	26%	2%	100%	7%	10%	21%	62%	0%	100%	40%	55%	5%	0%	100%	4	0.10
Perth & Kinross	51%	31%	19%	100%	26%	15%	21%	37%	0%	100%	40%	48%	11%	0%	100%	4	0.13
Renfrewshire	64%	25%	11%	100%	44%	22%	19%	14%	0%	100%	45%	51%	4%	0%	100%	4	3.17
Scottish Borders	64%	21%	15%	100%	29%	22%	21%	28%	1%	100%	44%	48%	7%	1%	100%	4	0.12
Shetland Islands <sup>3</sup>	70%	27%	3%	100%	8%	8%	26%	58%	0%	100%	*	*	*	99%	100%	*	0.07
South Ayrshire	53%	33%	14%	100%	27%	23%	25%	25%	0%	100%	36%	56%	8%	0%	100%	4	0.44
South Lanarkshire	63%	26%	11%	100%	31%	28%	20%	20%	0%	100%	36%	57%	6%	0%	100%	4	0.81
Stirling	47%	27%	26%	100%	27%	19%	23%	30%	1%	100%	40%	51%	9%	1%	100%	4	0.18
West Dunbartonshire	73%	22%	5%	100%	52%	20%	19%	8%	0%	100%	52%	44%	2%	3%	100%	3	2.78
West Lothian	68%	22%	10%	100%	22%	34%	21%	23%	0%	100%	31%	63%	6%	0%	100%	4	1.75

\* Information not available

1. Each dwelling is placed in one of eight Council Tax bands (A to H), with dwellings in band H being the most expensive.

2. For Dumfries and Galloway, no separate information is available on dwellings with more than 6 rooms.

3. No information is available on the number of rooms for most dwellings in Shetland Islands.

Source: Dwelling characteristics - Dwelling Estimates from the Assessors' Portal. Areas in Hectares - NRS in-house measure.

See Sources, Methods and Definitions for definitions of the dwelling types listed in the table

**Table 6: Characteristics of dwellings by Strategic Development Plan (SDP) area and National Park, 2010**

		SDP area				National Park		Scotland
		Glasgow and the Clyde Valley	Aberdeen City and Shire	SESplan	TAYplan	Cairngorms	LLTNP <sup>1</sup>	
Council Tax band of dwelling <sup>2</sup>	Bands A-C	66%	54%	59%	61%	46%	35%	62%
	Bands D-E	24%	29%	26%	27%	34%	37%	26%
	Bands F-H	10%	18%	15%	12%	20%	27%	12%
	Total	100%	100%	100%	100%	100%	100%	100%
Dwelling type	Flats	49%	34%	43%	34%	11%	14%	38%
	Terraced	20%	15%	23%	19%	13%	13%	21%
	Semi-detached	18%	23%	17%	20%	23%	26%	20%
	Detached	12%	28%	17%	26%	52%	46%	21%
	Unknown	0%	0%	0%	1%	1%	1%	1%
Total	100%	100%	100%	100%	100%	100%	100%	
Number of rooms per dwelling <sup>3</sup>	1-3 rooms	45%	42%	44%	46%	32%	32%	42%
	4-6 rooms	49%	47%	51%	46%	53%	55%	50%
	7 or more rooms	4%	11%	6%	8%	12%	12%	6%
	Unknown	1%	0%	0%	1%	2%	2%	1%
Total	100%	100%	100%	100%	100%	100%	100%	
Median number of rooms per dwelling <sup>3</sup>		4	4	4	4	4	4	4
Dwellings per hectare		2.53	0.42	0.82	0.28	0.02	0.04	0.32
Population, by age group <sup>4</sup>	0-15 (children)	18%	18%	17%	17%	16%	15%	18%
	16-59/64 (working age)	64%	64%	64%	61%	58%	59%	63%
	60/65+ (pensionable age)	18%	19%	19%	23%	25%	26%	20%
	Total	100%	100%	100%	100%	100%	100%	100%

1. LLTNP is Loch Lomond and the Trossachs National Park

2. Each dwelling is placed in one of eight Council Tax bands (A to H), with dwellings in band H being the most expensive.

3. No information is available on the number of rooms for most dwellings in Shetland Islands.

4. Working age includes males aged 16 to 64 and females aged 16 to 59, pensionable age includes males aged 65+ and females aged 60+.

Source: Dwelling characteristics - Dwelling Estimates from the Assessors' Portal. Areas in Hectares - NRS in-house measure. Population - NRS 2009 mid-year population estimates.

See Sources, Methods and Definitions for definitions of the dwelling types listed in the table

Section 4.6 describes the areas covered by each SDP area and National Park

**Table 7: Occupied and vacant dwellings in each data zone by urban-rural classification, September 2010**

	Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas	Scotland
% Occupied dwellings <sup>1</sup>	96%	97%	97%	95%	95%	88%	96%
% Vacant dwellings <sup>1</sup>	2.7%	2.5%	2.4%	2.9%	3.2%	4.6%	2.8%
% Second homes <sup>2</sup>	1.1%	0.7%	0.9%	2.0%	1.8%	7.4%	1.4%
% Dwellings with a single adult discount	42%	38%	36%	38%	29%	29%	38%
% Dwellings with 'occupied exemptions' <sup>1</sup>	4.6%	1.7%	1.3%	1.3%	0.9%	0.6%	2.6%

1. East Renfrewshire were unable to provide data zone level information on occupied and vacant dwellings in 2009. They have been able to provide this information for 2010 therefore the percentages are not directly comparable with those in last year's publication.

2. Data zone figures are not available on second homes for Clackmannanshire, East Renfrewshire and Renfrewshire. These data zones have been removed from calculations of second homes for each urban-rural classification. The Scotland figure includes totals for these three local authority areas, from Table 9, to be in line with other Scotland-level statistics quoted elsewhere in this publication.

This table uses the Scottish Government Urban Rural Classification 2009-2010. Last year's publication used the Scottish Government Urban Rural Classification 2007-2008 therefore figures are not directly comparable. Section 4.4 describes the Urban Rural classification in more detail.

Source: 2010 neighbourhood level collection of council tax information.

See Sources, Methods and Definitions for definitions of each of the household characteristics listed in the table

**Table 8: Occupied and vacant dwellings in each data zone by Scottish Index of Multiple Deprivation decile, September 2010**

	Most deprived										Scotland
	1	2	3	4	5	6	7	8	9	10	
% Occupied dwellings <sup>1</sup>	95%	96%	96%	96%	95%	95%	95%	96%	97%	97%	96%
% Vacant dwellings <sup>1</sup>	4.5%	3.4%	2.7%	2.6%	2.9%	2.7%	2.9%	2.4%	1.8%	1.8%	2.8%
% Second homes <sup>2</sup>	0.4%	0.7%	0.9%	1.3%	2.5%	2.5%	2.2%	1.8%	1.3%	1.7%	1.4%
% Dwellings with a single adult discount	52%	47%	43%	41%	37%	34%	32%	31%	29%	28%	38%
% Dwellings with 'occupied exemptions' <sup>1</sup>	2.7%	2.5%	3.4%	2.6%	2.8%	2.3%	2.2%	2.5%	2.3%	3.3%	2.6%

1. East Renfrewshire were unable to provide data zone level information on occupied and vacant dwellings in 2009. They have been able to provide this information for 2010 therefore the percentages are not directly comparable with those in last year's publication.

2. Data zone figures are not available on second homes for Clackmannanshire, East Renfrewshire and Renfrewshire. These data zones have been removed from calculations of second homes for each SIMD decile. The Scotland figure includes totals for these three local authority areas, from Table 9, to be in line with other Scotland-level statistics quoted in the publication.

Source: 2010 neighbourhood level collection of council tax information.

See Sources, Methods and Definitions for definitions of each of the household characteristics listed in the table  
Section 4.5 describes the Scottish Index of Multiple Deprivation in more detail.

**Table 9: Occupied and vacant dwellings in each local authority area, September 2010**

	Total number of dwellings	Occupied dwellings	Vacant dwellings <sup>5</sup>	Second homes <sup>4</sup>	Dwellings with a single adult discount	Dwellings with 'occupied exemptions'	Occupied dwellings	Vacant dwellings <sup>4</sup>	Second homes <sup>4</sup>	Dwellings with a single adult discount	Dwellings with 'occupied exemptions'	Number of data zones in the LA
<b>Scotland</b>	<b>2,488,496</b>	<b>2,382,847</b>	<b>69,852</b>	<b>35,797</b>	<b>941,915</b>	<b>65,732</b>	<b>96%</b>	<b>2.8%</b>	<b>1.4%</b>	<b>38%</b>	<b>2.6%</b>	<b>6,505</b>
Aberdeen City	110,968	106,490	2,210	2,268	43,960	7,240	96%	2.0%	2.0%	40%	6.5%	267
Aberdeenshire	109,552	104,496	3,782	1,274	31,758	851	95%	3.5%	1.2%	29%	0.8%	301
Angus	54,060	51,134	2,489	437	19,669	547	95%	4.6%	0.8%	36%	1.0%	142
Argyll & Bute	46,679	41,249	1,447	3,983	15,447	1,141	88%	3.1%	8.5%	33%	2.4%	122
Clackmannanshire <sup>1</sup>	23,670	22,959	711	0	9,196	302	97%	3.0%	0.0%	39%	1.3%	64
Dumfries & Galloway	72,421	68,435	2,175	1,811	24,863	800	94%	3.0%	2.5%	34%	1.1%	193
Dundee City <sup>2</sup>	74,015	69,687	3,510	818	32,109	4,923	94%	4.7%	1.1%	43%	6.7%	179
East Ayrshire	56,398	54,858	1,227	313	21,260	545	97%	2.2%	0.6%	38%	1.0%	154
East Dunbartonshire	44,184	43,284	655	245	13,926	416	98%	1.5%	0.6%	32%	0.9%	127
East Lothian	44,544	43,100	937	507	15,341	552	97%	2.1%	1.1%	34%	1.2%	120
East Renfrewshire <sup>1,3</sup>	37,063	36,373	690	0	12,091	489	98%	1.9%	0.0%	33%	1.3%	120
Edinburgh, City of	233,068	223,328	5,151	4,589	91,754	15,237	96%	2.2%	2.0%	39%	6.5%	549
Eilean Siar	14,258	12,363	916	979	4,785	67	87%	6.4%	6.9%	34%	0.5%	36
Falkirk	71,010	69,208	1,188	614	26,098	628	97%	1.7%	0.9%	37%	0.9%	197
Fife	169,435	161,416	4,271	3,748	62,646	3,287	95%	2.5%	2.2%	37%	1.9%	453
Glasgow City	299,160	288,488	9,380	1,292	141,705	15,080	96%	3.1%	0.4%	47%	5.0%	694
Highland <sup>4</sup>	110,788	102,958	3,227	4,603	37,271	1,186	93%	2.9%	4.2%	34%	1.1%	292
Inverclyde	39,377	36,815	2,299	263	15,631	559	93%	5.8%	0.7%	40%	1.4%	110
Midlothian	35,986	35,265	661	60	12,239	569	98%	1.8%	0.2%	34%	1.6%	112
Moray	42,241	39,918	1,769	554	13,886	1,500	95%	4.2%	1.3%	33%	3.6%	116
North Ayrshire	66,461	62,891	2,087	1,483	25,320	666	95%	3.1%	2.2%	38%	1.0%	179
North Lanarkshire	148,553	145,919	2,308	326	53,055	1,074	98%	1.6%	0.2%	36%	0.7%	418
Orkney Islands	10,265	9,372	448	445	3,350	87	91%	4.4%	4.3%	33%	0.8%	27
Perth & Kinross	68,788	64,865	1,923	2,000	23,534	749	94%	2.8%	2.9%	34%	1.1%	175
Renfrewshire <sup>1</sup>	82,760	79,741	3,019	0	34,465	1,483	96%	3.6%	0.0%	42%	1.8%	214
Scottish Borders	56,129	52,434	2,701	994	20,066	687	93%	4.8%	1.8%	36%	1.2%	130
Shetland Islands	10,621	9,972	505	144	3,470	121	94%	4.8%	1.4%	33%	1.1%	30
South Ayrshire	53,788	52,119	1,224	445	19,837	700	97%	2.3%	0.8%	37%	1.3%	147
South Lanarkshire	143,470	139,560	3,486	424	55,303	1,885	97%	2.4%	0.3%	39%	1.3%	398
Stirling	39,246	37,723	1,088	435	13,085	1,238	96%	2.8%	1.1%	33%	3.2%	110
West Dunbartonshire	44,415	43,021	1,137	257	17,281	424	97%	2.6%	0.6%	39%	1.0%	118
West Lothian	75,123	73,406	1,231	486	27,514	699	98%	1.6%	0.6%	37%	0.9%	211

1. Clackmannanshire, East Renfrewshire and Renfrewshire cannot separately identify vacant dwellings which are classed as long-term empty and second homes, as they receive the same Council Tax discount. Therefore, the total figures have been included under 'vacant dwellings'.

2. 2010 figures for occupied and vacant dwellings in Dundee are not directly comparable with previously published figures for 2007, 2008 and 2009. This is because of a clarification of how certain council tax exemption categories are recorded. Earlier years are unaffected by this change. For 2007, 2008 and 2009 726, 1,328 and 900 dwellings respectively would move from the 'vacant dwellings' to 'occupied dwellings' categories as a result of this change.

3. In previous years separate figures have been provided for vacant dwellings and second homes in East Renfrewshire. However the second homes figure should have been included in the 'vacant dwellings' total due to issues with separately identifying such dwellings. For 2009 this would give a figure of 709 vacant dwellings in East Renfrewshire, 1.9% of all dwellings in the council area.

4. Figures for 2010 exclude 432 dwellings which had been transferred from the Council Tax system to the Non-Domestic Rates system in Highland. These dwellings were mainly caravans and holiday lets, which were let out for more than 140 days per year, are now classed as businesses rather than dwellings.

5. There can be variations in the ways that some local authorities classify vacant properties and second homes between different years. This can have a small effect on the percentages of dwellings which are vacant or second homes each year.

Source: Council tax base return 2010 and 2010 neighbourhood level collection of council tax information.:

See Sources, Methods and Definitions for more information.

**Table 10: Occupied and vacant dwellings in each Strategic Development Plan (SDP) area and National Park, September 2010**

	SDP area				National Park		Scotland
	Glasgow and the Clyde Valley	Aberdeen City and Shire	SESplan	TAYplan <sup>1</sup>	Cairngorms	LLTNP <sup>2</sup>	
Total number of dwellings	837,999	218,620	579,529	231,619	9,346	6,949	2,488,496
% Occupied dwellings	97%	96%	96%	94%	83%	89%	96%
% Vacant dwellings	2.7%	2.7%	2.4%	3.8%	4.0%	3.3%	2.8%
% Second homes	0.3%	1.5%	1.4%	2.4%	12.5%	7.4%	1.4%
% Dwellings with a single adult discount	41%	34%	38%	37%	30%	29%	38%
% Dwellings with 'occupied exemptions'	2.6%	3.7%	3.3%	3.5%	0.4%	0.6%	2.6%

1. 2010 figures for occupied and vacant dwellings in TAYplan are not directly comparable with previously published SDPA figures. This is because of a clarification of how certain council tax exemption categories are recorded by Dundee City council. For 2009 900 dwellings would move from the 'vacant dwellings' to 'occupied dwellings' categories as a result of this change.

2. LLTNP is Loch Lomond and the Trossachs National Park

Source; Council tax base return 2010 and 2010 neighbourhood level collection of council tax information.

See Sources, Methods and Definitions for further information.

Section 4.6 describes the areas covered by each SDP area and National Park

**Table 11: Estimates of the number of households by household type, Scotland, 1981-2009**

Household size	Household type	1981	1991	2001	2002	2003	2004	2005	2006	2007	2008	2009	Change 04-09	
													Number	%
<b>All households</b>		<b>1,786,000</b>	<b>2,043,000</b>	<b>2,195,000</b>	<b>2,211,000</b>	<b>2,230,000</b>	<b>2,249,000</b>	<b>2,271,000</b>	<b>2,291,000</b>	<b>2,314,000</b>	<b>2,332,000</b>	<b>2,345,000</b>	<b>96,000</b>	<b>4%</b>
1 person households	1 adult: male	119,000	221,000	306,000	313,000	321,000	337,000	326,000	348,000	338,000	342,000	350,000	14,000	4%
	1 adult: female	274,000	362,000	416,000	415,000	414,000	424,000	428,000	422,000	431,000	449,000	431,000	7,000	2%
2 person households	2 adults	507,000	607,000	651,000	658,000	666,000	662,000	682,000	693,000	723,000	711,000	732,000	71,000	11%
	1 adult, 1 child	20,000	52,000	76,000	79,000	78,000	84,000	86,000	85,000	81,000	78,000	90,000	6,000	7%
3+ person households	1 adult, 2+ children	21,000	51,000	62,000	63,000	62,000	59,000	60,000	56,000	55,000	50,000	50,000	-9,000	-14%
	2+ adults, 1+ children	595,000	520,000	479,000	468,000	474,000	470,000	479,000	472,000	459,000	459,000	464,000	-7,000	-1%
	3+ adults	251,000	230,000	205,000	216,000	213,000	213,000	211,000	216,000	227,000	243,000	228,000	14,000	7%

**Percentage of households by household type**

Household size	Household type	1981	1991	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>All households</b>		<b>100%</b>										
1 person households	1 adult: male	7%	11%	14%	14%	14%	15%	14%	15%	15%	15%	15%
	1 adult: female	15%	18%	19%	19%	19%	19%	19%	18%	19%	19%	18%
2 person households	2 adults	28%	30%	30%	30%	30%	29%	30%	30%	31%	30%	31%
	1 adult, 1 child	1%	3%	3%	4%	3%	4%	4%	4%	4%	3%	4%
3+ person households	1 adult, 2+ children	1%	2%	3%	3%	3%	3%	3%	2%	2%	2%	2%
	2+ adults, 1+ children	33%	25%	22%	21%	21%	21%	21%	21%	20%	20%	20%
	3+ adults	14%	11%	9%	10%	10%	9%	9%	9%	10%	10%	10%

The figures for 1981 are from the Census. For the 1981 Census, households with children just included children aged 0-15; for the 1991 and 2001 Censuses, the definition of a dependent child also included those aged 16-18 in full time education.

The figures for 1991 are from the Census and mid-year population estimates (Table 1)

The figures for 2001 onwards are from the Scottish Household Survey (SHS). These figures are adjusted to each year's household estimates (Table 1) and adjusted to the 2001 Census to remove for any under- or over-count of a household type in the SHS. The SHS has a sample size of around 15,000 households per year. More information about it is available from [www.scotland.gov.uk/shs](http://www.scotland.gov.uk/shs)

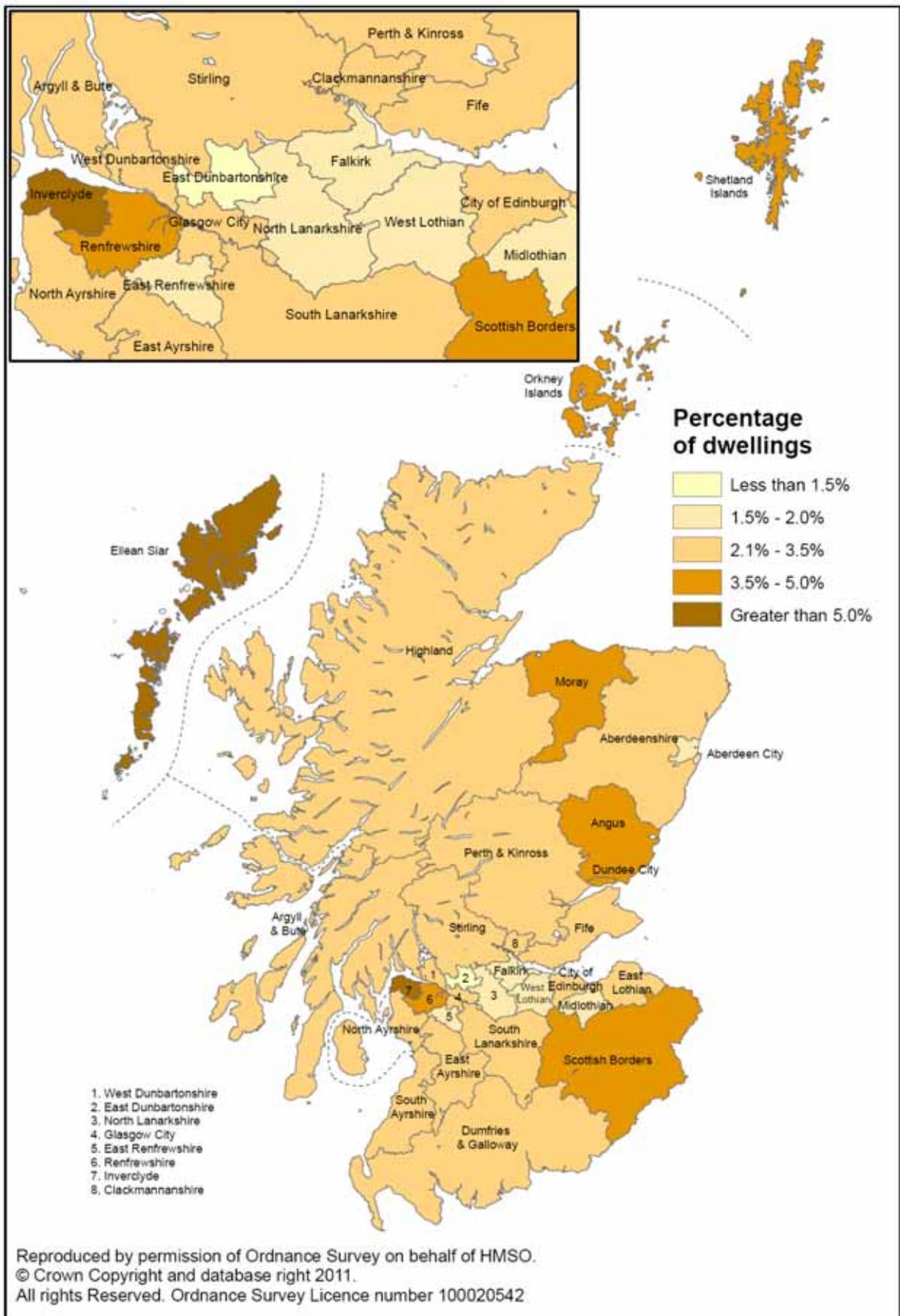
Figures for 2007 and 2008 have been revised. This is because of a clarification of how certain council tax exemption categories were recorded by Dundee City council. The rounding employed in this table means that this revision only affects the 'all households' figure for 2008, increasing it by 1,000 households.

Household numbers are rounded to the nearest 1,000. Percentages are rounded to the nearest whole number.

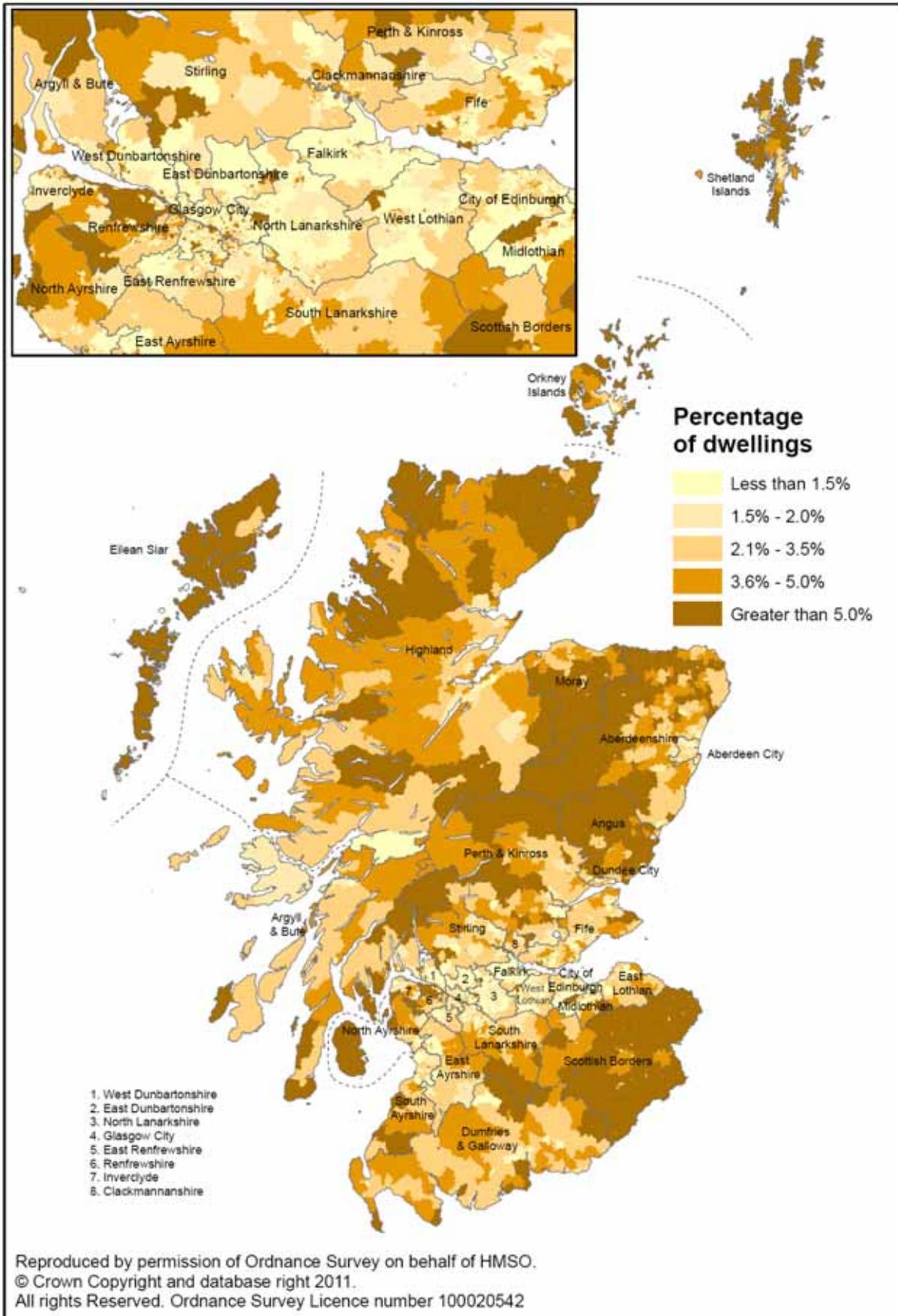
Source: Household types: Scottish Household Survey. All households - NRS household estimates.

See Sources, Methods and Definitions for further information.

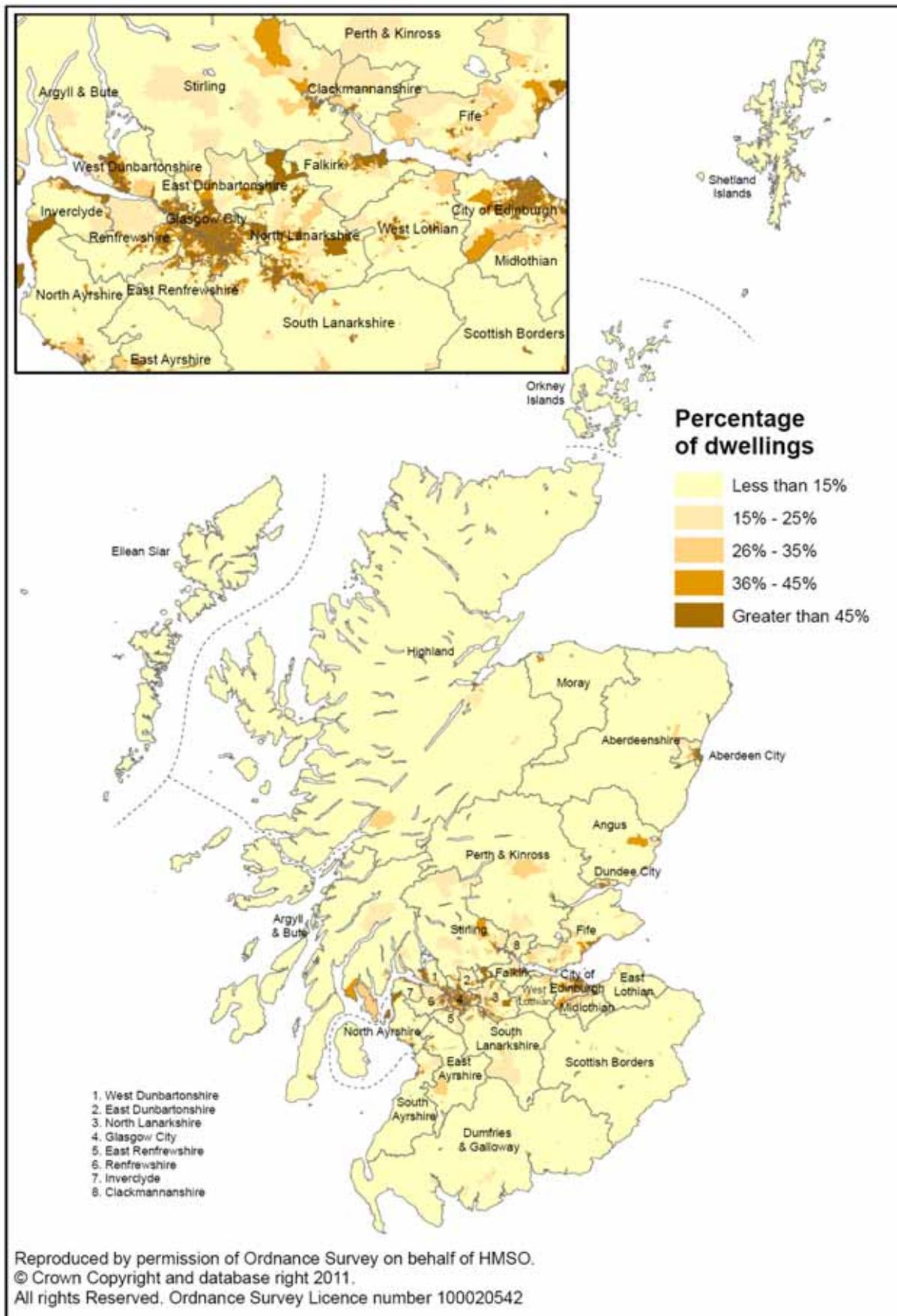
**Map 1: Percentage of dwellings which are vacant in each local authority area in Scotland, 2010**



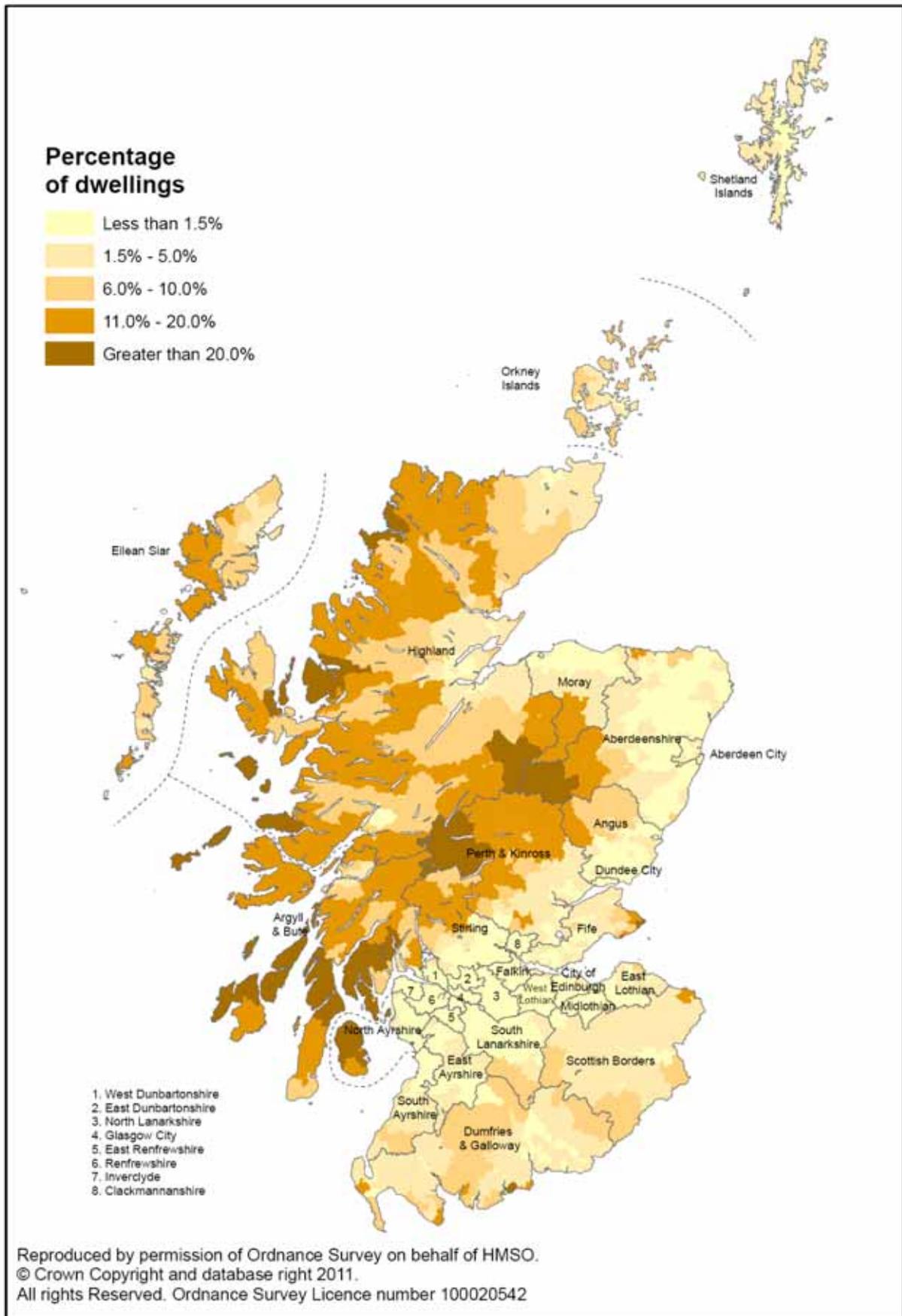
**Map 2: Percentage of dwellings which are vacant in each data zone in Scotland, 2010**



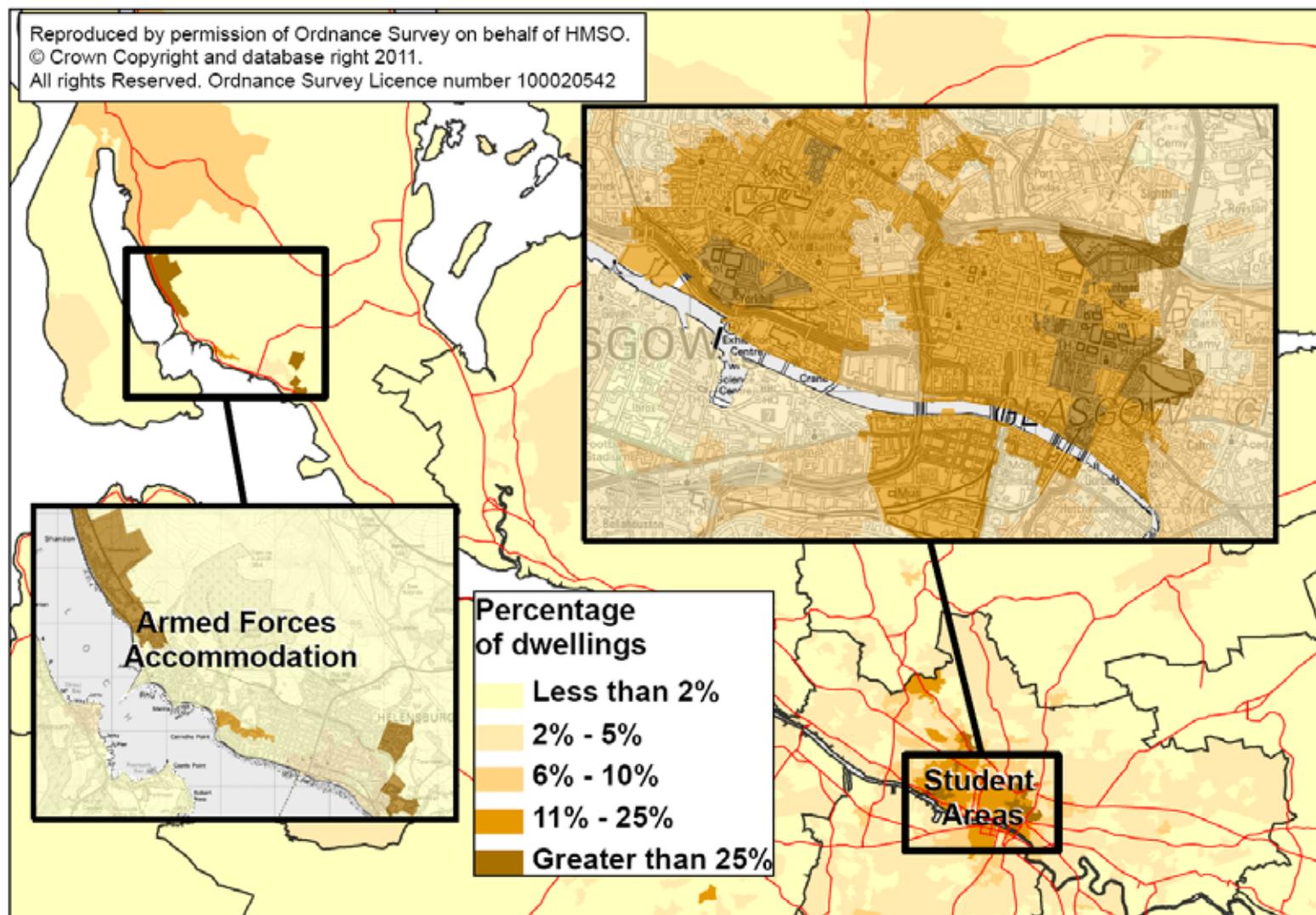
**Map 3: Percentage of dwellings which are flats in each data zone in Scotland, 2010**



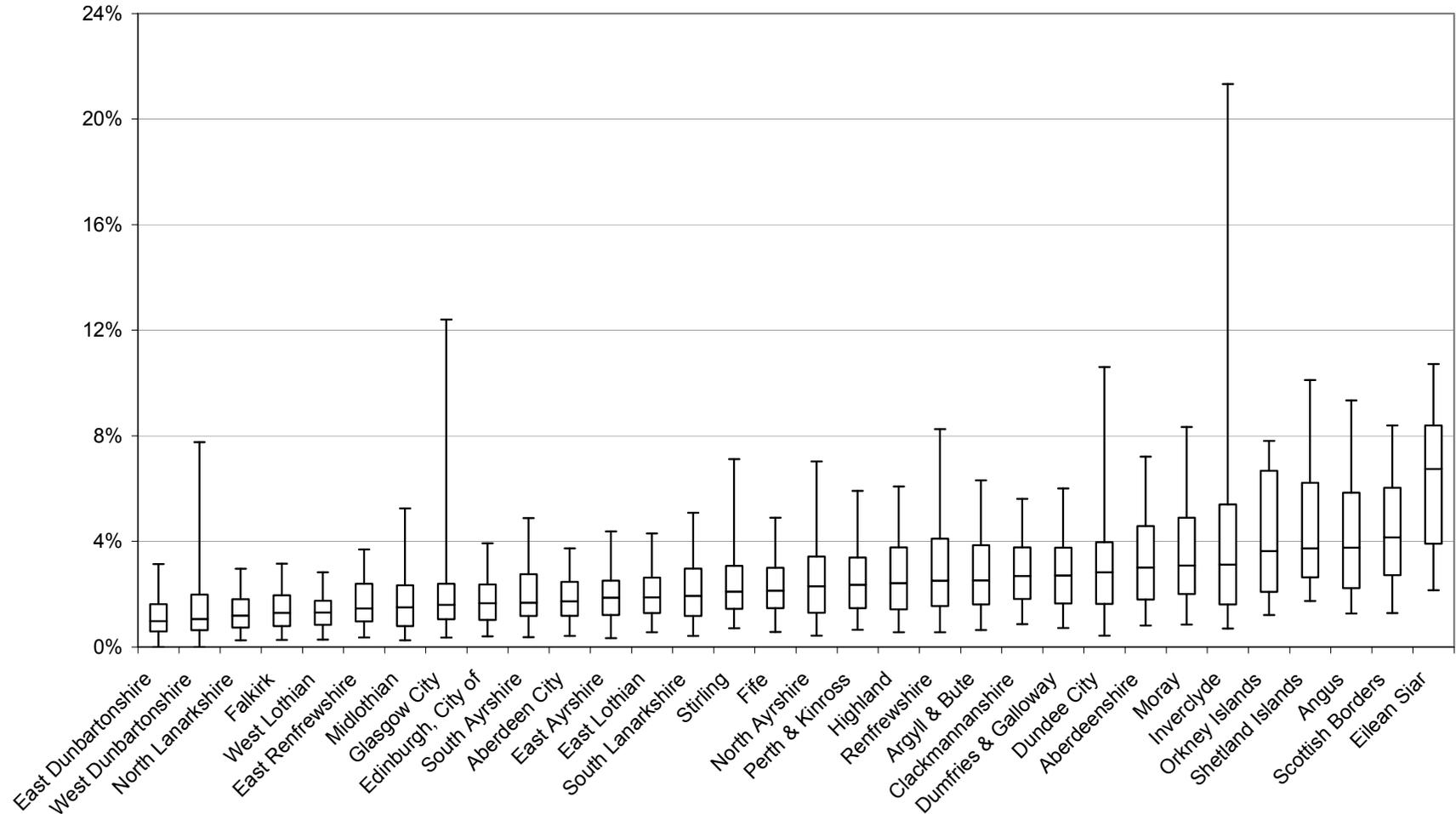
**Map 4: Percentage of dwellings which are second homes in each data zone in Scotland, 2010**



**Map 5: Percentage of dwellings in each data zone with Council Tax 'occupied exemptions' (e.g. all-student households), Glasgow City and Helensburgh area, 2010**

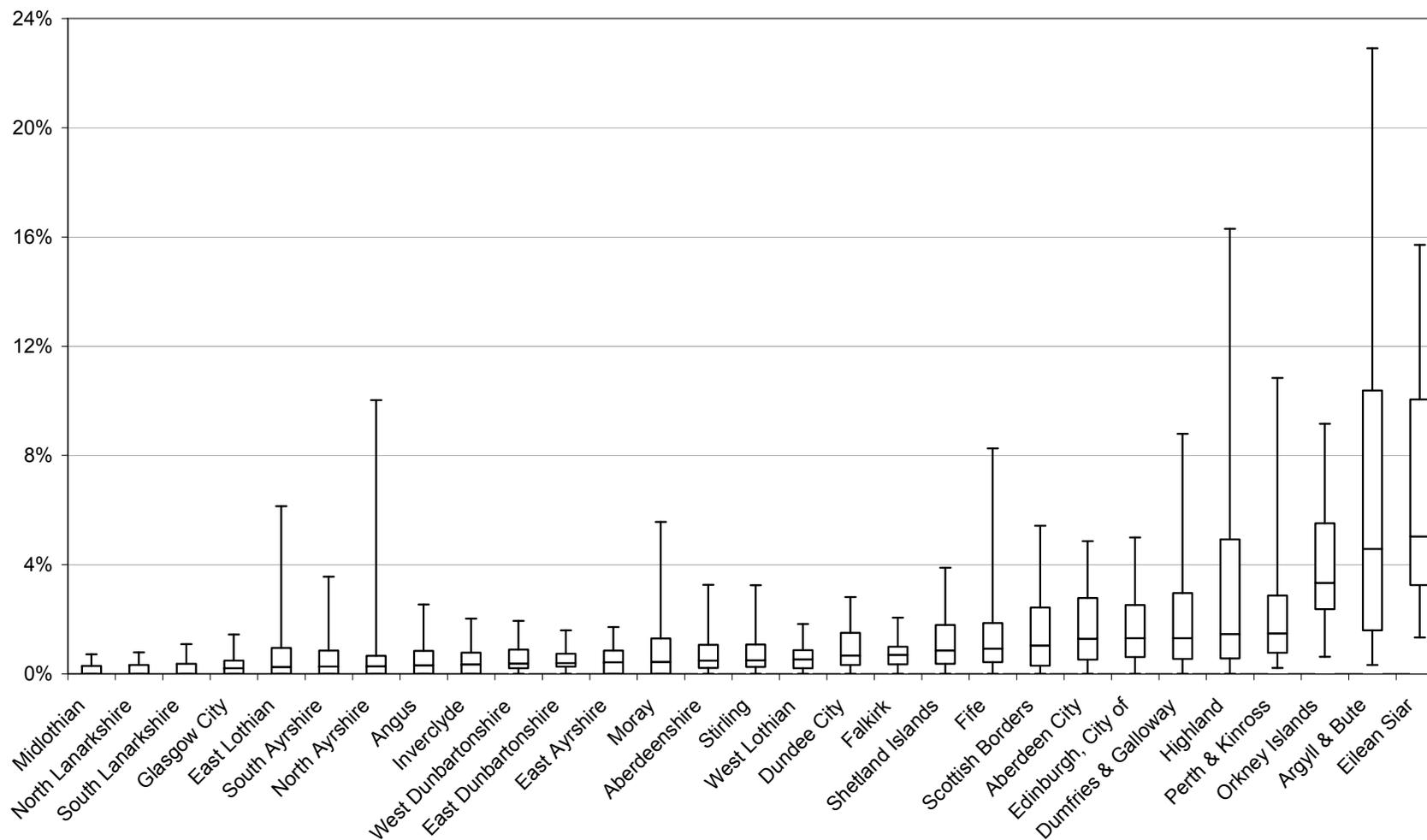


**Figure 7: Percentage of dwellings in each data zone which are vacant, by local authority area, September 2010**



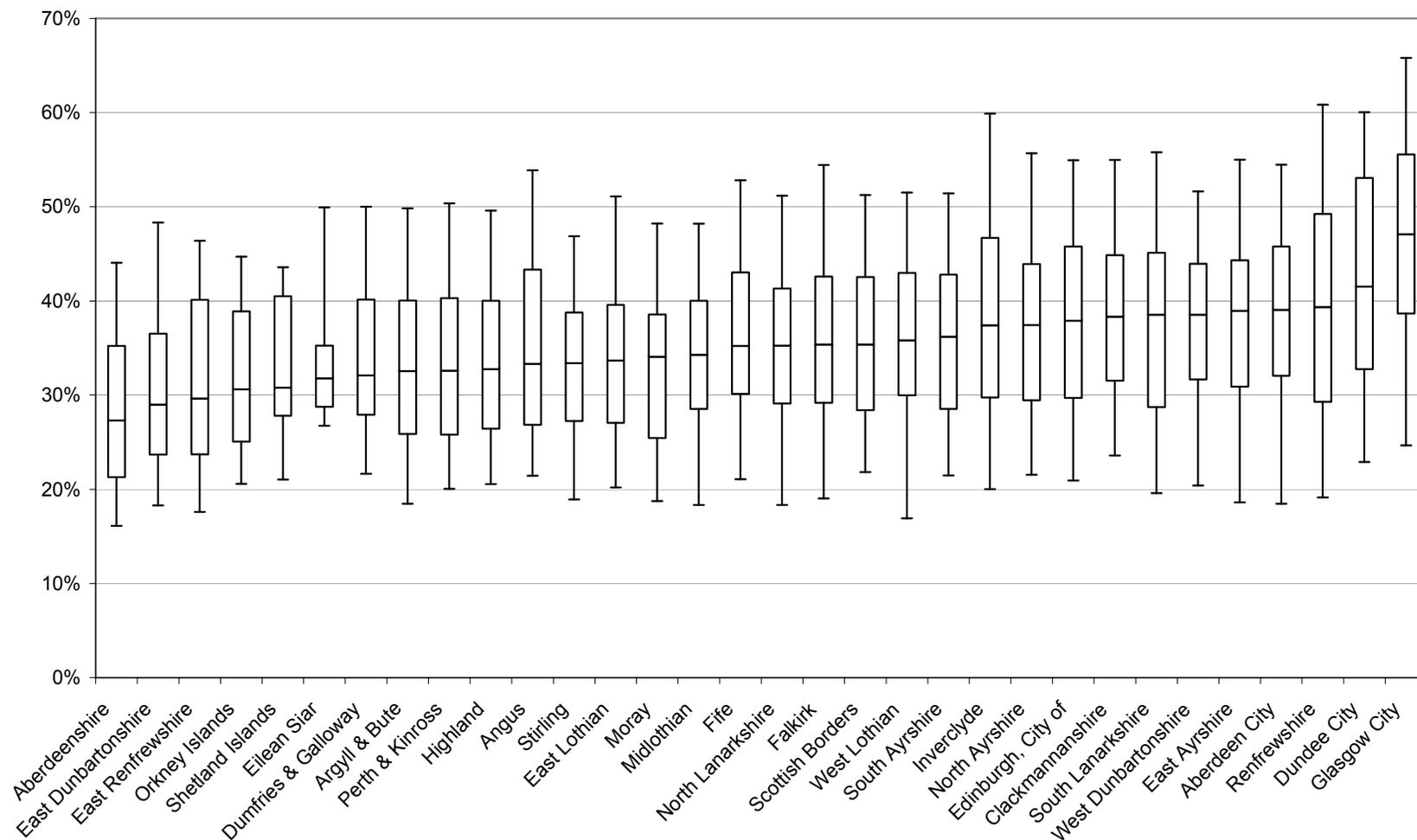
Further information on boxplots is found in [Section 3.4](#).

**Figure 8: Percentage of dwellings in each data zone which are second homes, by local authority area, September 2010**



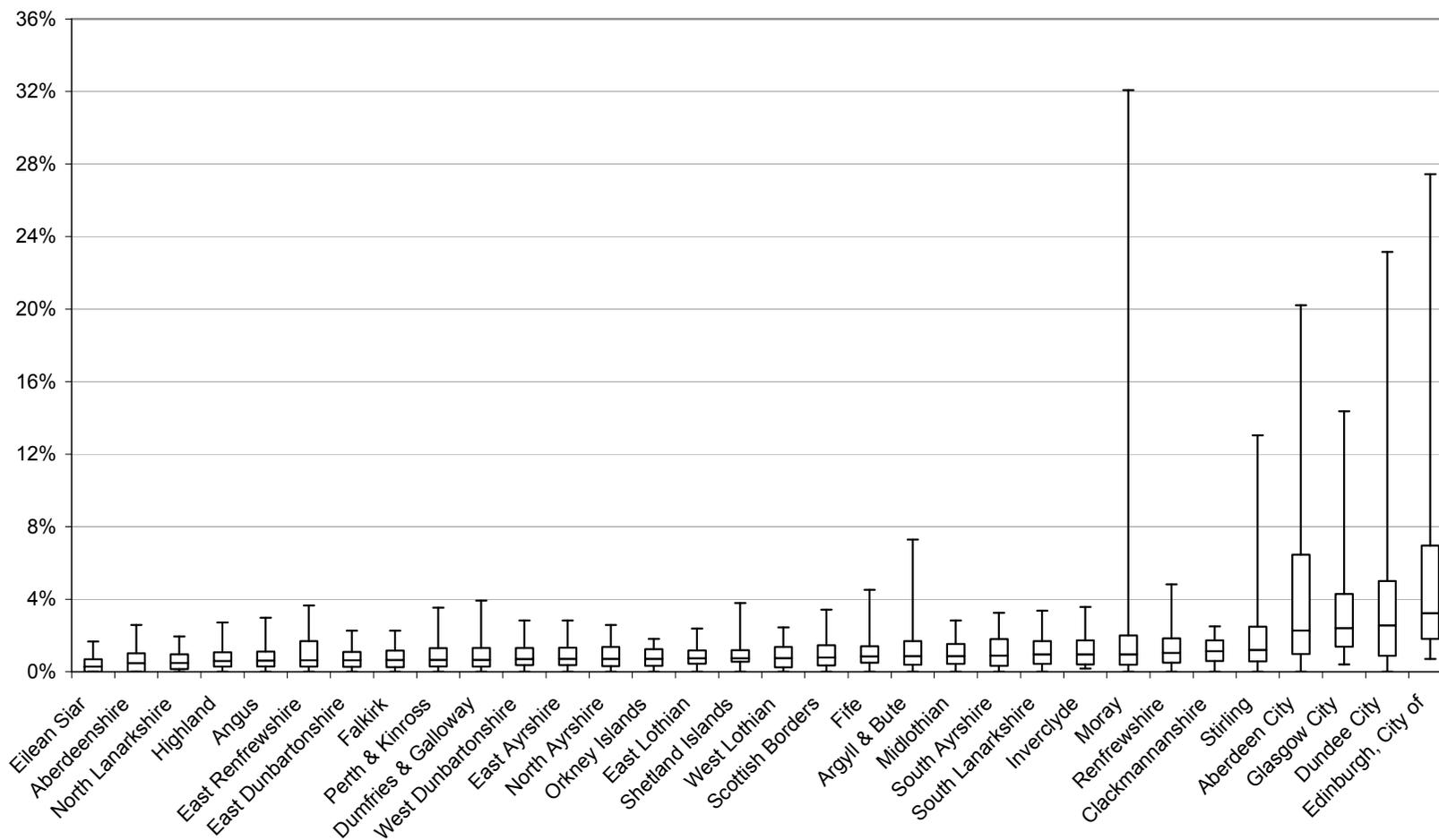
Figures are not available for Clackmannanshire, East Renfrewshire or Renfrewshire. Further information on boxplots is found in [Section 3.4](#).

**Figure 9: Percentage of dwellings in each data zone with a 'single adult' Council Tax discount, by local authority area, September 2010**



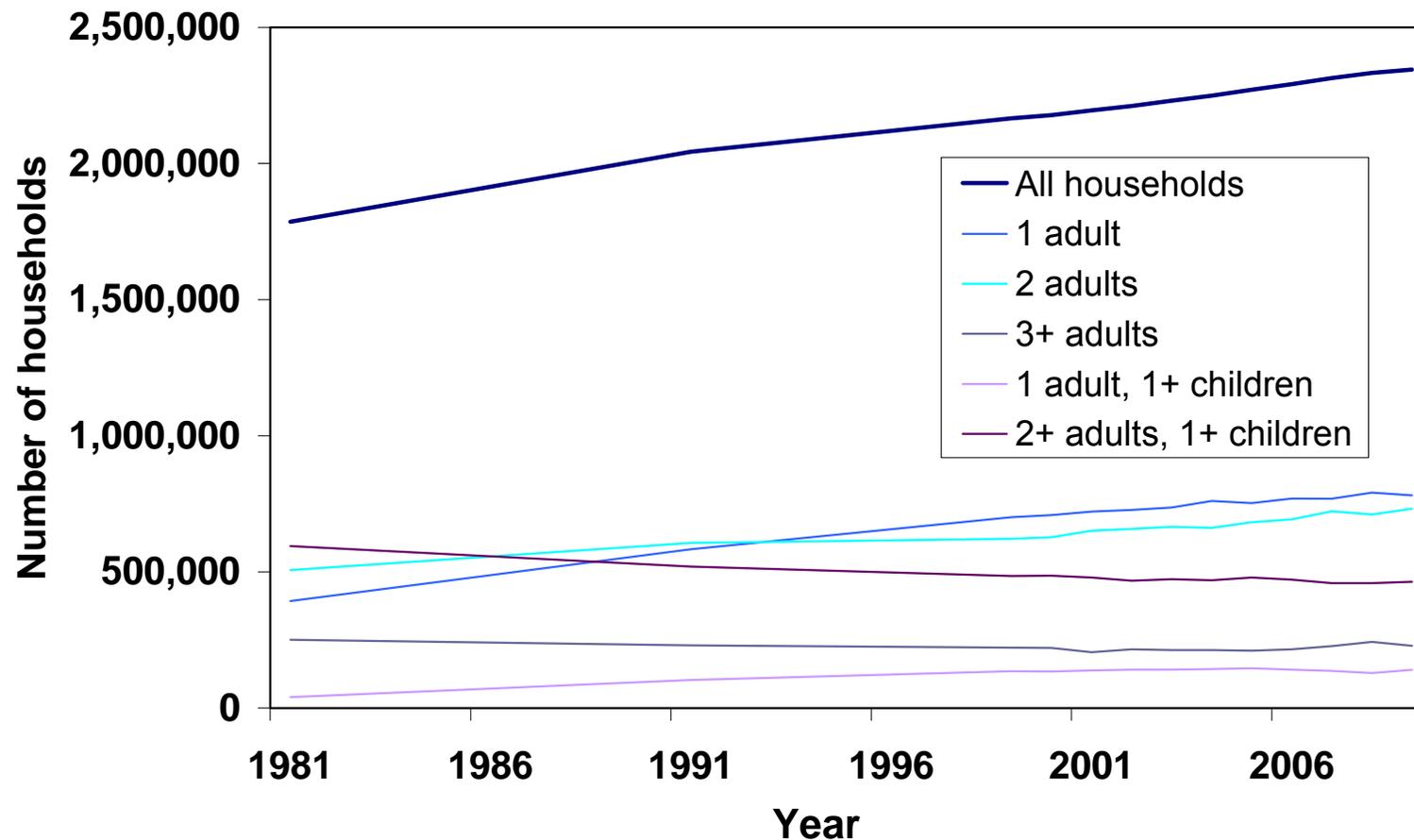
Further information on boxplots is found in [Section 3.4](#).

**Figure 10: Percentage of dwellings in each data zone with 'occupied exemptions' (e.g. all-student households or armed forces accommodation), by local authority area, September 2010**



Further information on boxplots is found in [Section 3.4](#).

Figure 11: Change in household type, 1981-2009



Sources: 1981: Census. 1991: Census and mid-year population estimates

## Notes on statistical publications

### National Statistics

This is a National Statistics publication. It has been produced to the high professional standards set out in the UK Statistics Authority Code of Practice for Official Statistics (<http://www.statisticsauthority.gov.uk/assessment/code-of-practice/index.html>). These statistics undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference.

### National Records of Scotland

From 1 April 2011, the General Register Office for Scotland merged with the National Archives of Scotland to become the National Records of Scotland (NRS). The GROS website will remain active until it is replaced in due course by a new website for NRS.

The National Records of Scotland is a non-ministerial department of the devolved Scottish Administration. Our aim is to provide relevant and reliable information, analysis and advice that meet the needs of government, business and the people of Scotland. We do this by:

Preserving the Past – We look after Scotland’s national archives so that they are available for current and future generations, and we make available important information for family history.

Recording the Present – At our network of local offices, we register births, marriages, civil partnerships, deaths, divorces and adoptions in Scotland.

Informing the Future – We are responsible for the Census of Population in Scotland which we use, with other sources of information, to produce population and household statistics.

Further detailed statistics produced by NRS are available from the Statistics section of our website (<http://www.nrscotland.gov.uk/statistics-and-data/statistics/index.html>). Statistics from the 2001 Census are on Scotland’s Census Results On-Line website (<http://www.scrol.gov.uk>) and on the Census section of our website (<http://www.gro-scotland.gov.uk/census/index.html>).

Information about future publications is provided on our website at <http://www.nrscotland.gov.uk/statistics-and-data/futurepb.html>. If you would like to receive notification of forthcoming statistical publications, you can register your interest on the Scottish Government ScotStat website at <http://www.scotland.gov.uk/scotstat>.

### Enquiries and Suggestions

Please visit our [enquiries](#) page if you need any further information.

If you have comments or suggestions that would help us improve our outputs or our standards of service contact:

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## Related organisations

Organisation	Contact
<p>The Scottish Government (SG) forms the bulk of the devolved Scottish Administration. The aim of the statistical service in the SG is to provide relevant and reliable statistical information, analysis and advice that meets the needs of government, business and the people of Scotland.</p>	<p>Office of the Chief Statistician, Scottish Government, 1.N04, St Andrew's House, Edinburgh, EH1 3DG.</p> <p>Telephone: (0131) 244 0442</p> <p>E-mail: <a href="mailto:statistics.enquiries@scotland.gsi.gov.uk">statistics.enquiries@scotland.gsi.gov.uk</a></p> <p>Website: <a href="http://www.scotland.gov.uk/Statistics">http://www.scotland.gov.uk/Statistics</a></p>
<p>The Office for National Statistics (ONS) is responsible for producing a wide range of economic and social statistics. It also holds the Census of Population for England and Wales.</p>	<p>Customer Contact Centre, Room 1.015, Office for National Statistics, Cardiff Road, Newport, NP10 8XG.</p> <p>Telephone: 0845 601 3034</p> <p>Minicom: 01633 812399</p> <p>E-mail: <a href="mailto:info@statistics.gsi.gov.uk">info@statistics.gsi.gov.uk</a></p> <p>Website: <a href="http://www.ons.gov.uk">http://www.ons.gov.uk</a></p>
<p>The Northern Ireland Statistics and Research Agency (NISRA) is Northern Ireland's official statistics organisation. The Agency also has responsibility, in Northern Ireland, for the registration of births, marriages, adoptions and deaths and the Census of Population.</p>	<p>Northern Ireland Statistics and Research Agency, McAuley House, 2-14 Castle Street, Belfast, BT1 1SA.</p> <p>Telephone: 028 9034 8100</p> <p>Website: <a href="http://www.nisra.gov.uk">http://www.nisra.gov.uk</a></p>

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