
Estimates of Households and Dwellings in Scotland, 2015

**Includes figures on
occupied and vacant dwellings,
second homes and trends in household types**

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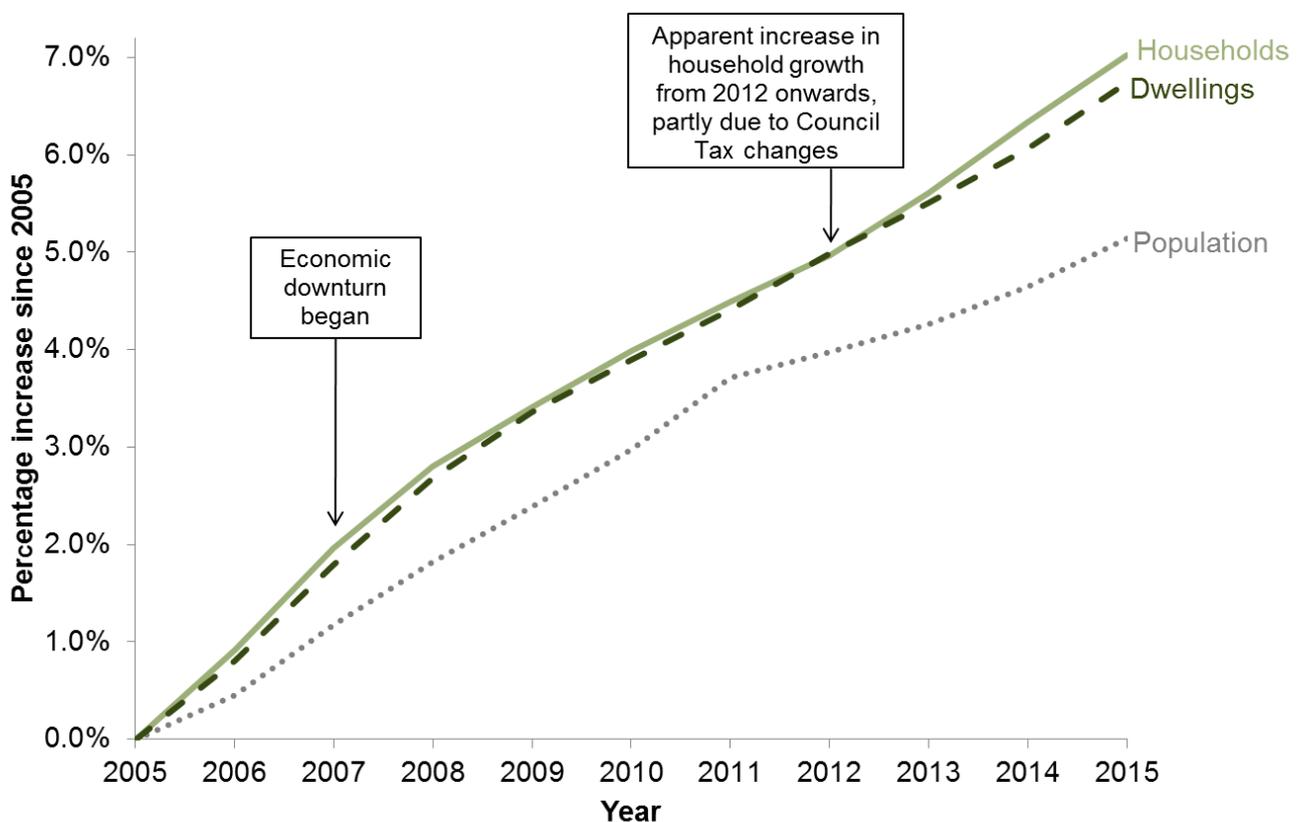
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1. Key points

- In 2015, there were 2.43 million households and 2.56 million dwellings in Scotland.
- Over the last ten years, the number of households has increased by around 160,000 and the number of dwellings by around 161,000. For both households and dwellings, this represents a seven per cent increase in numbers from 2005 to 2015 (Figure 1).
- Over the last ten years, the number of households and dwellings in Scotland rose faster than the population. In 2015 Scotland's population was five per cent higher than in 2005¹ (Figure 1). Growth in households has been faster than the population because more people are living alone and in smaller households. Average household size has fallen from 2.21 people per household in 2005 to 2.17 in 2015.

Figure 1: Trends in households, dwellings and population, June 2005 to 2015



Source for population: National Records of Scotland Mid-Year Population Estimates

- The increase in households and dwellings did not occur at a consistent rate over the last ten years. For example, before the economic downturn began in 2007/8, the rate of growth in households was increasing. After 2007 the rate of growth fell, reaching its lowest point in 2012. Since 2012 the rate of growth has

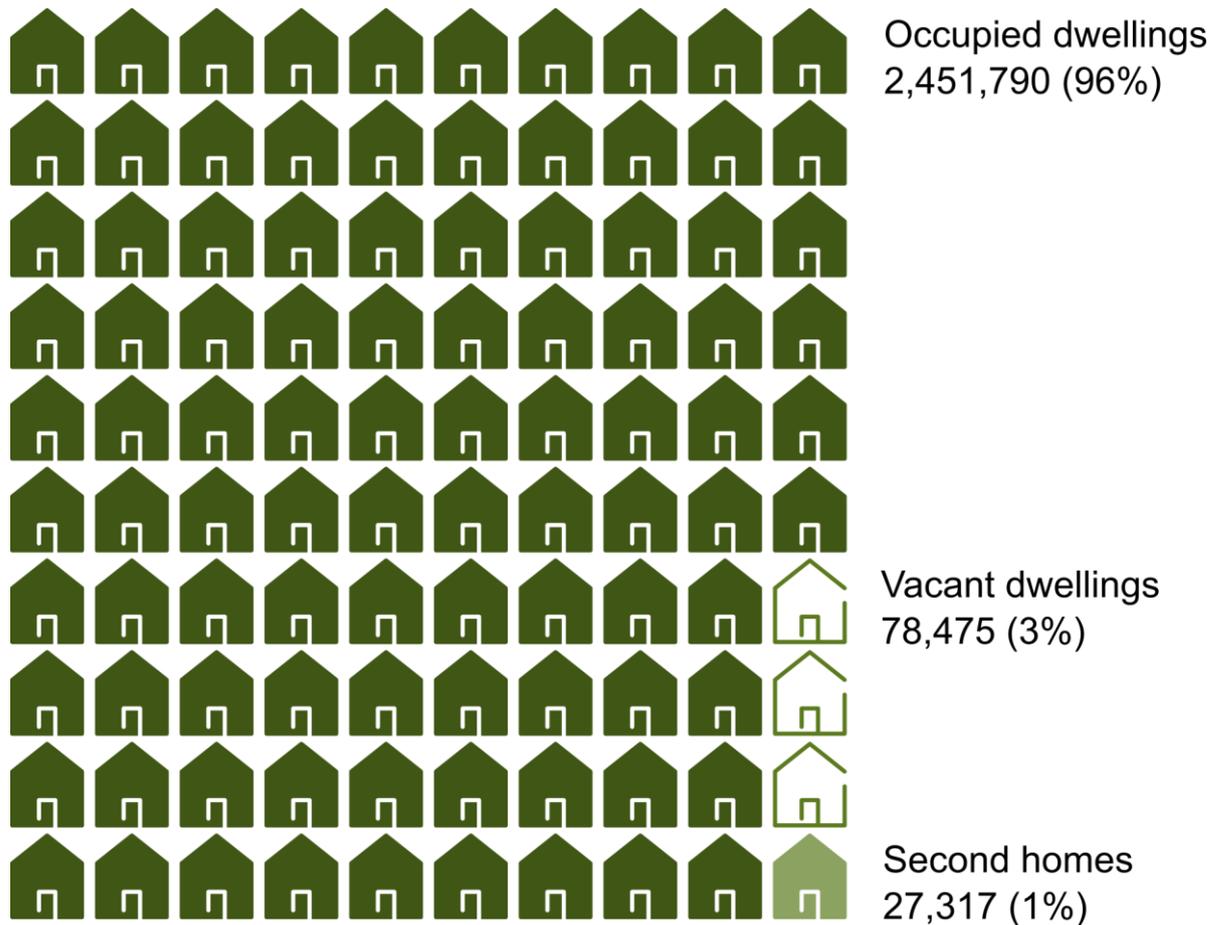
Footnote

1) National Records of Scotland (NRS) Mid-Year Population Estimates: Scotland and its council areas by single year of age and sex 1981 to 2015 are available in the [Population Estimates Time Series Data](#) section of the NRS website.

increased again, although this may be due to reclassification of vacant properties and second homes.

- The increase in households and dwellings has not occurred evenly across all council areas and neighbourhoods in Scotland. For example, over the last ten years the increase in the number of households ranged from one per cent in Inverclyde, to 14 per cent in the Orkney Islands.
- In 2015, 96 per cent of dwellings were occupied. Four per cent of dwellings were not occupied (Figure 2), and this included 78,500 vacant dwellings (three per cent of all dwellings) and 27,300 second homes (one per cent of all dwellings).

Figure 2: Proportion of dwellings which are occupied, vacant and second homes, September 2015



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2. Introduction

Estimates of households and dwellings are published every year mainly to help planners, particularly in councils, in their decision-making and other research.

This publication:

- summarises the key findings and trends in these estimates
- details the [methodology](#)
- includes tables of estimates for Scotland, council areas, Strategic Development Plan (SDP) areas and National Parks, and by urban/rural area (using the Scottish Government Urban/Rural Classification)²

Estimates at neighbourhood (data zone) level are available on the [Small Area Statistics on Households and Dwellings](#) section of the National Records of Scotland (NRS) website, and will be available on statistics.gov.scot in due course. The following information will be available at neighbourhood level and for other geographies:

- the number and percentage of dwellings that are occupied, vacant, second homes, have a single occupancy discount, are occupied but exempt from Council Tax
- the number and percentage of dwellings in each area by Council Tax band
- the density of housing

Uses of the estimates of households and dwellings

The estimates are used for a range of purposes by councils, the Scottish Government, other organisations and researchers.

Statistics about dwellings and households are used mainly for informing council decisions about housing need and the provision of services (including housing, planning waste collection and community care). They feed into the Development Plans produced by councils and other Planning Authorities, which include assessments of housing need and demand both at present and for the future. Some councils use the statistics as the baseline for producing their own projections of the future number of households.

The statistics are also employed in land use allocation and planning, and in land use and transport models. Small area statistics on dwellings and households have been 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.

Footnote

2) Please note that figures for geographies aside from Scotland and its council areas have been built up from data zones using the new 2011 Data Zone boundaries published by the Scottish Government (SG) in November 2014. For more information, please refer to the [‘Analysis of the responses to the 2013 consultation regarding the redraw of data zones’](#) available on the SG website.

The estimates also contribute to National Records of Scotland's (NRS's) [household projections](#) which are available on the NRS website. Household estimates and projections (for Scotland and the UK) are used directly and indirectly in the production of certain statistics contained within the Scottish Government's annual '[Government Expenditure and Revenues Scotland \(GERS\)](#)' publication and the '[Quarterly National Accounts Scotland \(QNAS\)](#)' releases, both of which can be found on the Scottish Government website. Some of the Scottish Government's major population surveys make use of the household estimates (and projections) in their weighting strategies. More information on these surveys is available from the [statistics](#) section of the Scottish Government website.

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. They contribute to Scottish Health and Wellbeing profiles published by the [Scottish Public Health Observatory](#) on their website. These are used by planners and policy makers to increase understanding of health issues in local areas and to prompt further investigation.

The figures on occupied dwellings are used to measure progress towards Scottish Government Housing and Regeneration Outcomes, via the [Housing and Regeneration \(HAR\)](#) website.

Definitions and source of estimates

A '**dwelling**' refers to the accommodation itself, for example, a house or a flat. Dwelling estimates come from both Council Tax records and Scottish Assessors' data.

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. Communal establishments, such as care homes and student halls of residence, are not included in the definition of a household. Household estimates come from Council Tax records.

The '**household size**' is the number of people in a household. Household size is estimated using the household estimates and population estimates.

A household can be classed into a '**household type**' based on the number and gender of adults, and the number of children which it includes (e.g. '1 adult: male' households). Household type information is derived from the [Scottish Household Survey](#) (SHS).

More details about the sources, methods and definitions used, can be found in the [Background Information](#) section of this publication.

Revisions/corrections

The data presented in this publication for 2014 and earlier years contains some revisions and corrections to figures published in 'Estimates of Households and Dwellings in Scotland, 2014' and earlier years' publications. There are a number of reasons it has been necessary to revise or correct, including errors picked up during quality assurance, improvements in our (and data suppliers') understanding

of particular aspects of the data and data suppliers informing us of issues with previous years' data.

Revisions/corrections have mainly been made to the estimated number of vacant dwellings in three council areas: City of Edinburgh, Shetland Islands and West Lothian. They have resulted in changes in the estimated number of households in each of these areas, and in changes in numbers of vacant dwellings and households at Scotland level. Most of the differences with previously published figures are small. However the discrepancy is larger in 2014 (though still small relative to the overall numbers in the affected areas/categories). These revisions/corrections affect Tables 1 and 4b. The corrections to previous household estimates, alongside corrections made by NRS to the mid-year population estimates for 2012 to 2014³ have resulted in some slight changes in the average household size figures presented in Table 3. A correction has also been made to the percentages of households of each type in Table 5 for each year from 2000 to 2013. More details, including the impact of the revisions/corrections, can be found in the [Background Information](#) section of this publication.

Footnote

3) More information on the corrections to mid-year population estimates for 2012 to 2014 can be found in ['Mid-2015 population estimates Scotland and corrected population estimates for mid-2012, mid-2013 and mid-2014'](#) on the NRS website.

3. National households and dwellings estimates

3.1 Overall increase in the number of households and dwellings

In 2015, there were 2.43 million households in Scotland, an increase of around 160,000 households (seven per cent) over the last 10 years ([Table 1](#) and [Figure 1](#)).

The increasing number of households relates to:

- Increasing population size ([Figure 1](#)).
- Increasing numbers of dwellings ([Table 2](#)). There were 2.56 million dwellings in 2015. The number of dwellings has risen by 160,800 (seven per cent) over the last 10 years, similar to the rise in the number of households ([Table 1](#) and [Figure 1](#)).
- Decreasing household size as more people are living alone or in smaller households. Average household size has fallen from 2.21 people per household in 2005 to 2.17 in 2015 ([Table 3](#)).

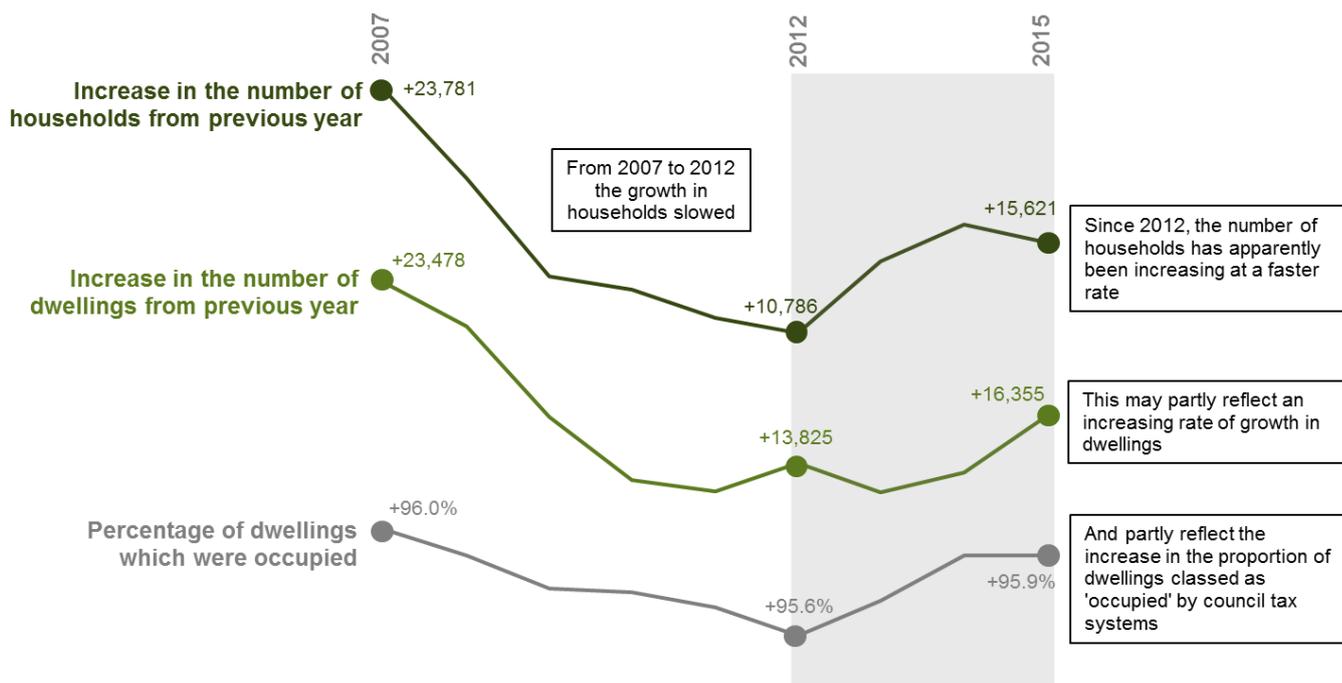
As the estimated number of households is based on the number of occupied dwellings, changes in the number of dwellings which are unoccupied (i.e. vacant or second homes, [Figure 4](#)) also have an impact.

The number of households in Scotland grows every year. Before the economic downturn began in 2007/8, the rate of growth was increasing (that is the number of households increased by a larger amount each year). After 2007 the rate of growth fell (that is to say although the overall number of household still rose each year, the amount it increased by each time was smaller than before the downturn), reaching its lowest point in 2012. Since 2012 the rate of growth has increased ([Figure 3](#)).

The increased rate of growth of households since 2012 is primarily due to increases in the growth of dwellings ([Figure 3](#)). However, the higher growth in household numbers in 2013 and 2014 will also be due to an apparent drop in numbers of second homes and vacant properties ([Tables 4a](#) and [4b](#), [Figure 4](#)). This led to a slightly higher proportion of dwellings being classed as 'occupied', and hence to more households being estimated ([Figure 3](#)).

From 2014 to 2015 the rate of increase in households declined slightly compared to 2013 to 2014 ([Table 1](#) and [Figure 3](#)), from 0.7 per cent to 0.6 per cent. This is despite growth in dwelling numbers being higher than in 2013 to 2014, at 0.7 per cent ([Table 2](#)) compared with 0.5 per cent. The smaller increase in household numbers in 2015 seems to result from an apparent rise in the number of unoccupied dwellings ([Table 4b](#) and [Figure 4](#)). This may be down to reviews or re-classifications of such properties following legislation on empty properties introduced in 2013. More details are given in the following section.

Figure 3: Changing rate of increase in households and dwellings, June 2007 to 2015



3.2 Changes in vacant dwellings and second homes

There were 105,800 unoccupied dwellings (4.1 per cent of all dwellings) in Scotland in 2015. These dwellings include second homes (27,300, 1.1 per cent of all dwellings) and vacant properties (78,500, 3.1 per cent of all dwellings), such as new homes which are yet to be occupied and dwellings which are empty and awaiting demolition, amongst others (Figure 2).

Overall, the number of second homes and vacant properties increased by 1.6 per cent from 2014 to 2015 in Scotland as a whole (Table 4b). This appears to indicate a return to the trend seen before 2012, for an increasing number of vacant and second homes, primarily driven by the increase in vacant dwellings (Figure 4). However, the current number of vacant and second homes remains below the figure for 2012, when 111,100 (4.4 per cent) vacant or second homes were estimated (Figure 4, Table 4b).

The reduction in the number of vacant and second homes from 2012 to 2014 was down in large part to re-classification of such properties. This followed on from legislation introduced by the Scottish Government in 2013 which allows councils to increase the Council Tax payable on certain empty properties⁴. The aim of this was to encourage the availability of housing to meet the needs of a growing population, by bringing vacant properties back into use. This led to many councils carrying out reviews of empty and second homes with subsequent re-classifications. The legislation also made changes to the definition of some vacant properties and second homes, which has resulted in some re-categorisation⁵. These changes are

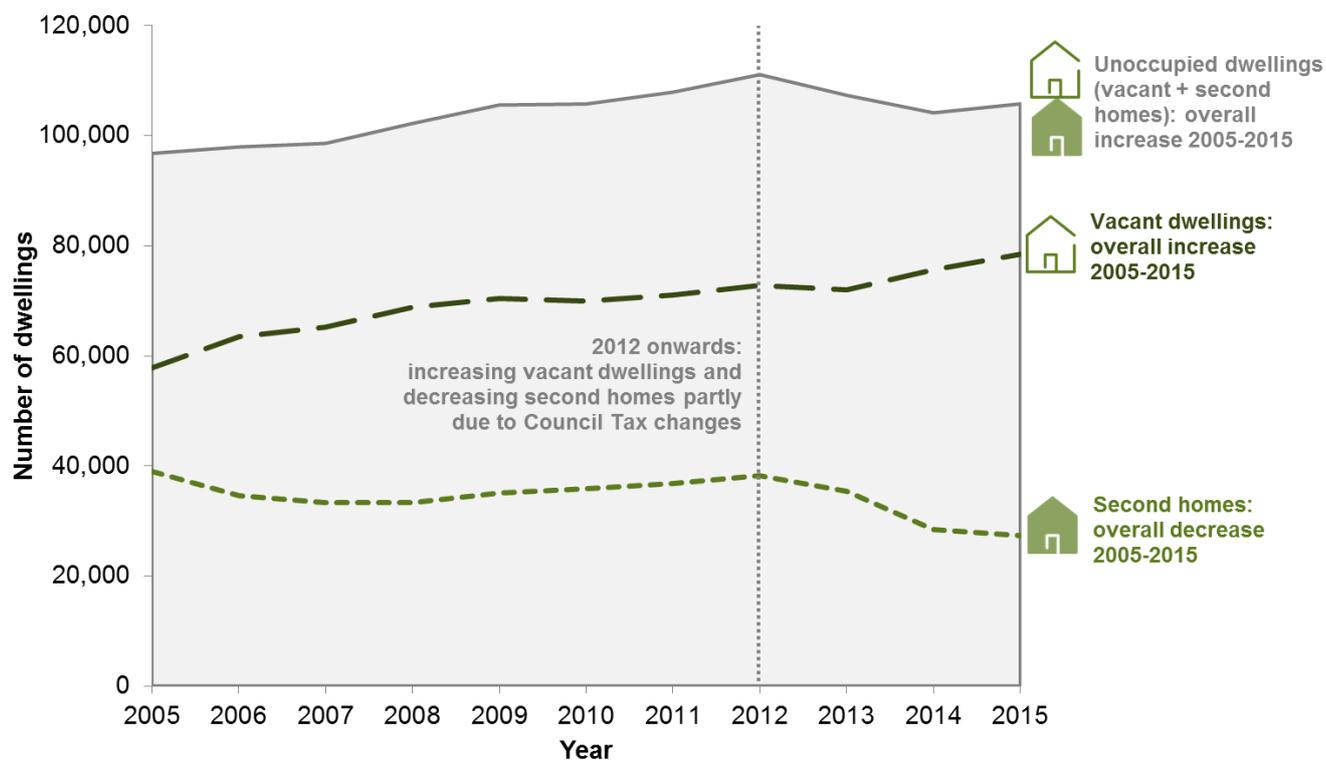
Footnotes

4) Information on [legislation](#) is available on the government's legislation website.

5) The requirement for a vacant property classed as 'long-term empty' to be unfurnished was removed whilst a requirement for second homes to be lived in for at least 25 days per year was introduced.

reflected in decreasing numbers of second homes but increasing numbers of vacant properties from 2012 to 2015 (Table 4b and Figure 4).

Figure 4: Numbers of vacant dwellings and second homes, September 2005 to 2015



3.3 Changes in household size and type

People are living in smaller households than in the past, as measured by the average number of people per household (Table 3), and by changes in the proportions of different household types (for example one adult households versus other types of households, Figure 5, Table 5). As the population increases, and people live in smaller households, the total number of households increases.

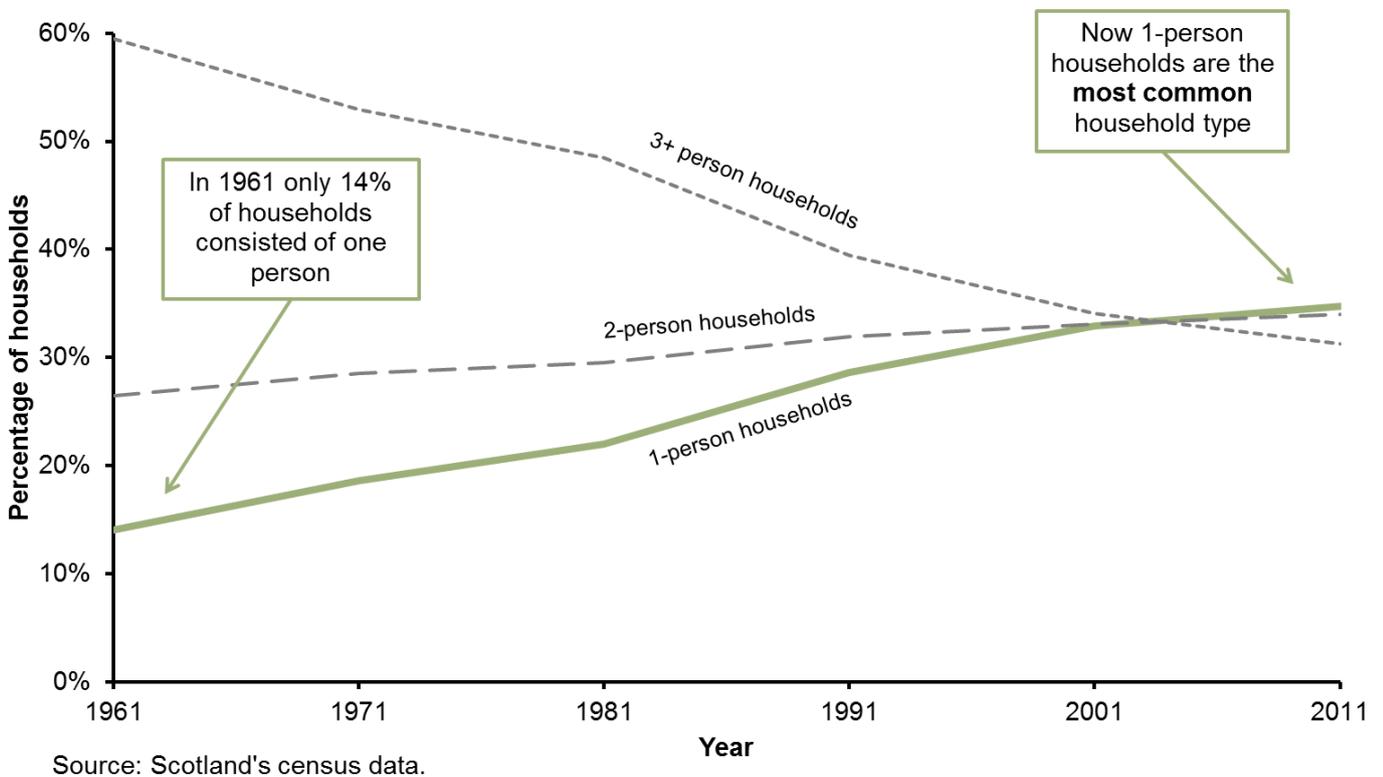
According to the census, over the last 50 years one-person households have gone from being the least prevalent household type, to the most prevalent type, and large households have become less common (Figure 5). According to the Scottish Household Survey, which has more recent annual estimates of household type, more than a third of households (36 per cent) contained one adult living alone in 2014. This had risen from just over a fifth (22 per cent) in 1981 (Figure 6, Table 5). The number of men living alone has more than trebled since 1981, whilst the number of women living alone is more than 1.5 times higher than in 1981 (Figure 6, Table 5). However, in 2014 there were still more women than men living alone (53 per cent of women compared with 47 per cent of men). The percentage of households which contained at least one child had fallen from over one in three (36 per cent) in 1981 to around one in four households (25 per cent) in 2014.

The changes in household composition mean that average household size has been declining for many years. It has decreased from 2.21 people per household in 2005 to 2.17 in 2015 (Table 3). This in turn has led to the number of households growing faster than the population. However, over recent years the decline in average household size has slowed.

The changes in household size and type over the past decades are partly due to changes in the way we live, and partly because Scotland's population is ageing, as older people are more likely to live alone or in smaller households. In addition, a growing proportion of older people are living in their own homes rather than care homes⁶.

Analysis of data from the 2001 and 2011 Censuses shows that in 2011 young adults in Scotland were less likely to be living alone or with a partner compared to 2001⁷. There had also been an increase in the proportion living with their parents⁷. Other sources also point to an increase in young adults living with their parents over the last decade instead of forming their own households⁸. This will have contributed to the slowing of the rate of decline in average household size seen over more recent years. We don't yet know if this is a temporary effect resulting mainly from the economic downturn or whether it will be longer lasting.

Figure 5: Change in household type in Scotland, 1961 to 2011



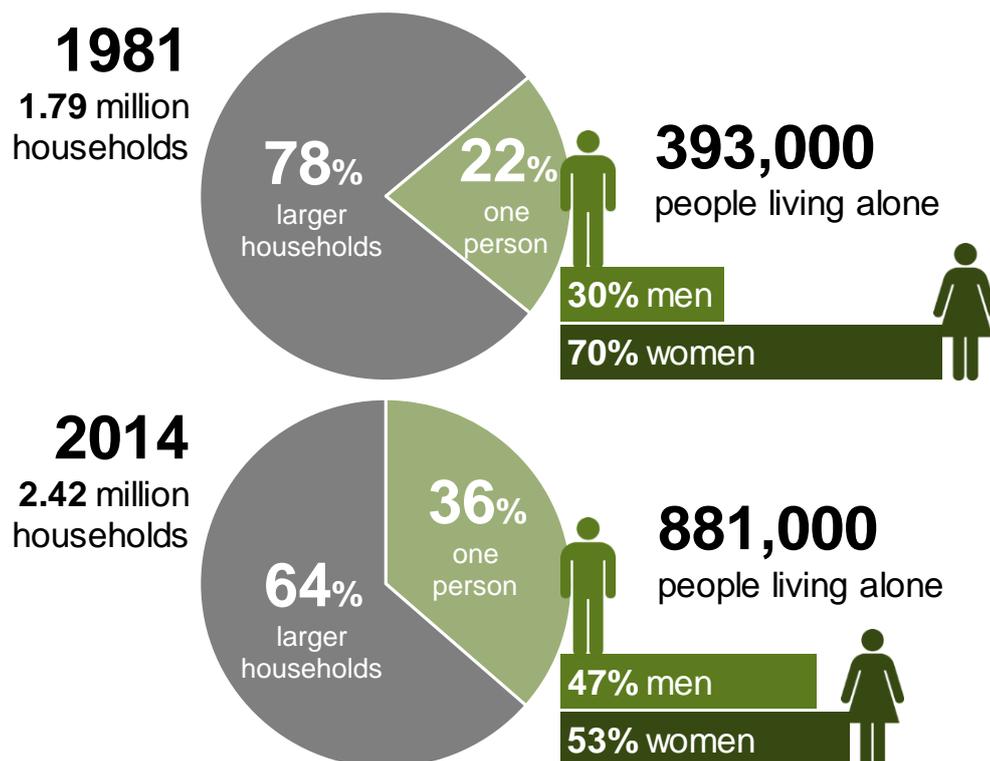
Footnotes

6) Analysis of [Care Home Census](#) data, available from the Information Services Division (ISD) Scotland website.

7) Refer to section 4 of '[Household Projections for Scotland, 2012-based](#)' on the NRS website.

8) Office for National Statistics (ONS) '[Young adults living with parents, 2013](#)' publication, available from the ONS website, and references therein.

Figure 6: Percentage of households by type, 2014



Source for household type: Scottish Household Survey

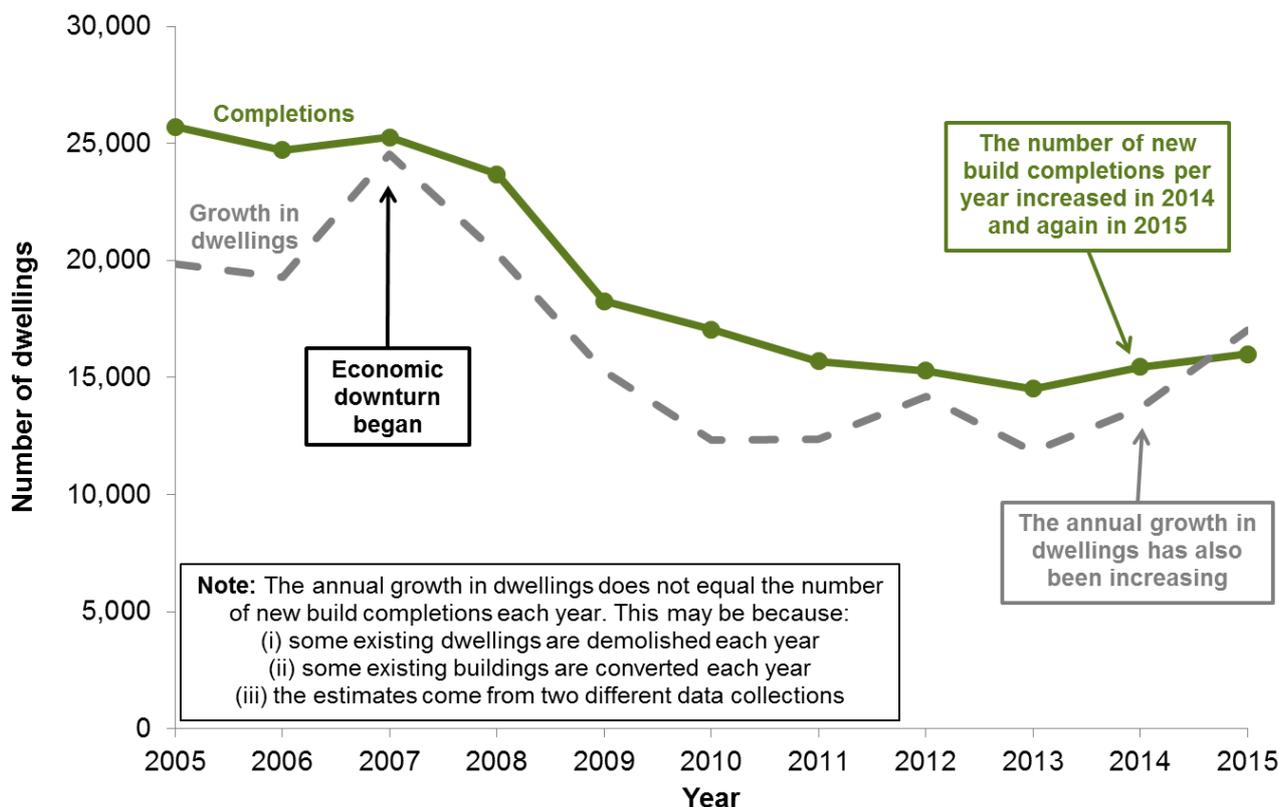
3.4 Other factors influencing household and dwellings estimates

Levels of house-building have fallen since the economic downturn, which began in 2007/8, as shown in [Figure 7](#). After falling from 2008 onwards, the number of new build completions increased for the first time in 2014, and again in 2015. However at 16,004 completions for the year to September 2015, the level is still considerably lower than the 25,268 completions in the year ending September 2007⁹. [Figure 7](#) also shows the annual increase in the number of dwellings in Scotland from 2005 to 2015. The trend is similar to that seen in new-build completions although there are differences between the two as the annual increase in dwellings also includes the effects of any demolitions or conversions, and the data comes from two different sources.

Footnote

9) Further information on the Scottish Government [Housing Statistics for Scotland – New House Building](#) is available on the Scottish Government website.

Figure 7: New build completions and annual increase in dwellings, September 2005 to 2015



Source for new build completions: Housing Statistics for Scotland

Other factors have affected rates of household formation. In particular, there have been changes in the living arrangements of young adults, with more young adults living with their parents or renting rather than buying a home¹⁰. This is linked to the affordability of home ownership.

3.5 Comparison to other parts of the UK

The trend in Scotland for increasing number of households and dwellings is also occurring in England^{11,12}, Wales^{13,14}, and Northern Ireland^{15,16}. Direct comparison of figures between the countries is difficult as the methods used are different in each¹⁷. However, it is estimated that the number of households in the UK rose by seven per cent between 2005 and 2015 overall¹⁸, the same percentage increase as in Scotland (Table 1).

Footnotes

- 10) Office for National Statistics (ONS) [Why are more young people living with their parents?](#)
- 11) Department for Communities and Local Government (DCLG) publication [2012-based Household Projections: England, 2012-2037](#)
- 12) DCLG publication [Dwelling Stock Estimates: 2015, England](#)
- 13) Welsh Government publication [Household estimates for Wales, mid-2014](#)
- 14) Welsh Government publication [Dwelling stock estimates, 2014-15](#)
- 15) Northern Ireland Statistics and Research Agency (NISRA) publication [Household Projections \(2012-based\)](#)
- 16) Department for Communities publication [Northern Ireland Housing Statistics 2014-15](#)
- 17) Paper available on the NRS website: [Household and Dwelling Estimates Across the UK](#)
- 18) Office for National Statistics (ONS) statistical release [Families and Households: 2015](#)

As in Scotland, household size is decreasing in England¹¹, Wales¹³ and Northern Ireland¹⁵. However, according to the last census, average household size was smallest in Scotland (at 2.19 people per household)¹⁹. The proportion of households containing only one person in Scotland (estimated at 36 per cent in this publication based on the Scottish Household Survey) is also higher than UK average (estimated at 29 per cent based on The Labour Force Survey¹⁸). This is despite the proportion of the population aged 65 or older being similar to the UK average (18.1 per cent compared with 17.7 per cent for the UK as a whole²⁰).

Footnotes

19) Analysis of data from the 2001 and 2011 Censuses in '[Households and Household Composition in England and Wales: 2001-11](#)' available on the ONS website.

20) [Mid-year population estimates for the UK by age and sex - mid 2014](#), available on the ONS website.

4. Variation in the figures across Scotland

The distributions of households and dwellings, household size, housing density and house value (Council Tax band) are not even across Scotland. They vary among council areas, among neighbourhoods within council areas, and between urban and rural areas. Trends over time are also different in these different geographical areas. Household and dwelling estimates at council area level, data zone level, and for Strategic Development Plan (SDP) areas, National Parks and urban/rural classifications, can be used to explore this variation across Scotland.

This section includes some examples of maps and boxplots produced using the council level and neighbourhood level data on households and dwellings produced for this year's publication. Please also refer to the [Tables](#) which provide summaries of households and dwellings by a range of geographies.

4.1 Trends in household and dwelling numbers by council area

[Figure 8](#) and [Figure 9](#) show that the number of households has grown in every council area over the last 10 years. The areas with the greatest increase, in percentage terms, have been the Orkney Islands (an increase of 13.6 per cent, 1,212 households) and Highland (an increase of 12.7 per cent, 12,042 households ([Figure 8](#))). The City of Edinburgh has seen the largest increase in terms of absolute numbers (18,283 households, an increase of 8.6 per cent, [Table 1](#)).

Over the last year, the number of households has increased in every council area except Dundee City, which decreased by 76 households ([Table 1](#)).

All council areas saw an increase in the total number of dwellings between 2014 and 2015, and only Inverclyde has seen a decrease in the number of dwellings over the last ten years (a decrease of 589 dwellings, 1.5 per cent, [Table 2](#)). This reduction in dwelling numbers is mainly down to demolition of unoccupied properties.

Figure 8: Percentage change in the number of households by council area, June 2005 to 2015

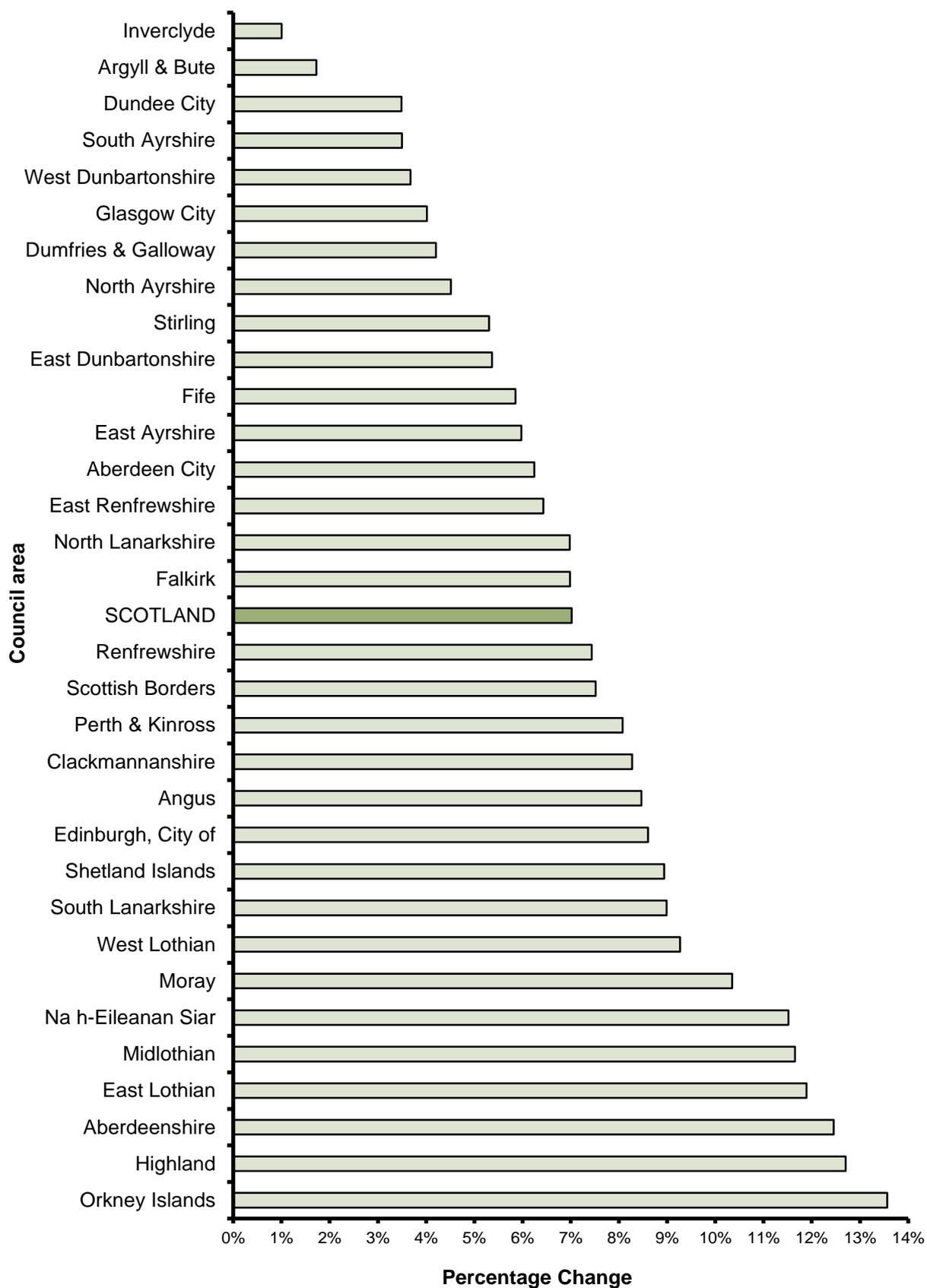
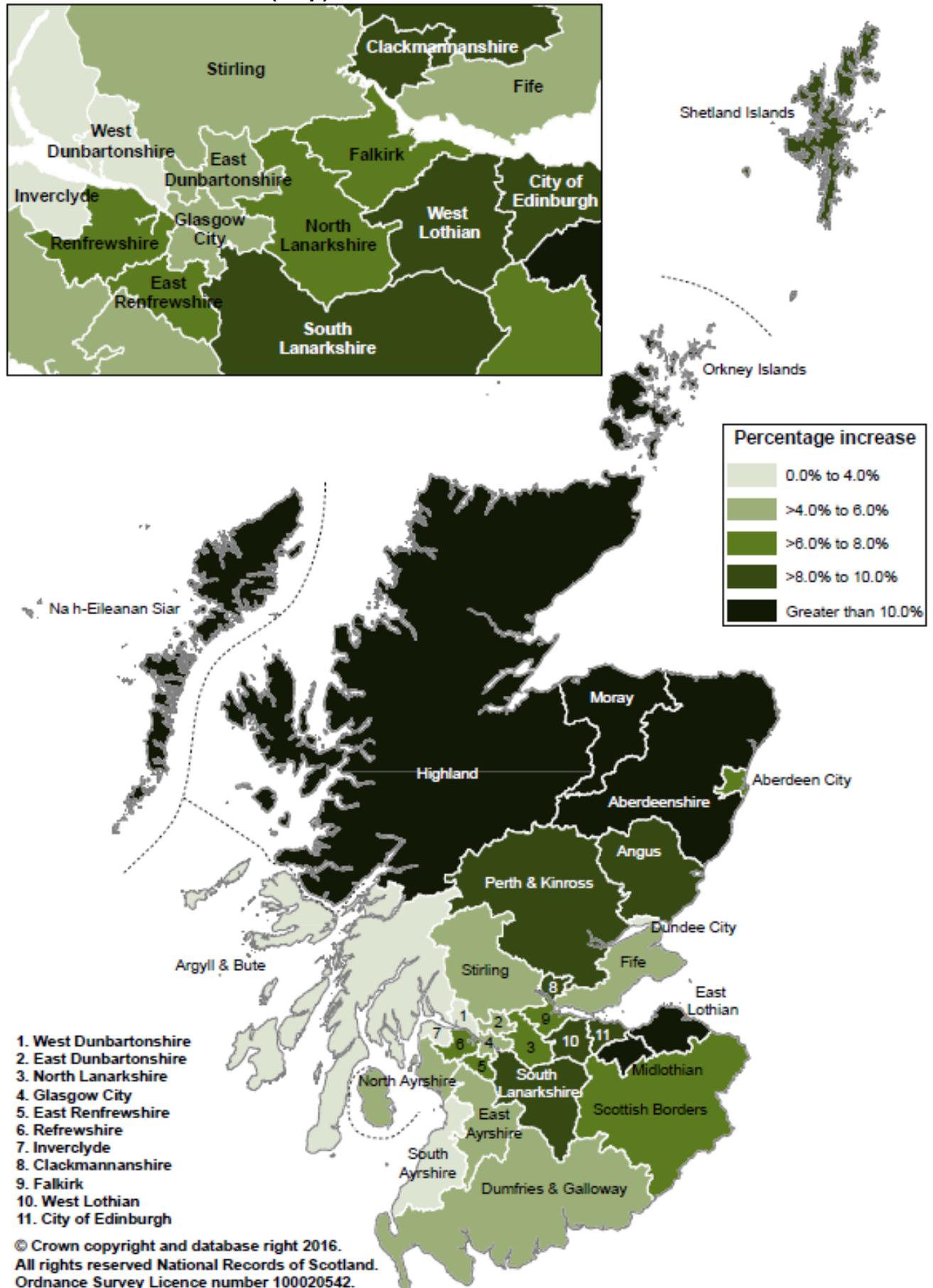


Figure 9: Percentage change in the number of households by council area, June 2005 to 2015 (Map)



4.2 Trends in vacant dwellings and second homes by council area

The council areas with the highest percentage of dwellings that are vacant are the Orkney Islands (6.6 per cent), Na h-Eileanan Siar (6.3 per cent) and the Shetland Islands (6.1 per cent), [Table 4a](#).

Argyll and Bute is the council area with the highest percentage of dwellings that are second homes (7.2 per cent) followed by Na h-Eileanan Siar (5.1 per cent), Highland (3.6 per cent) and the Orkney Islands (3.6 per cent), [Table 4a](#).

[Table 4b](#) shows that the council areas with the largest reductions in the number of dwellings classed as being vacant or second homes between 2014 and 2015 were Glasgow City and Renfrewshire. The biggest increases in the number of vacant dwellings and second homes were in the City of Edinburgh, Aberdeen City and Fife.

As discussed in [Section 3.2](#) above, the changes in the number of vacant and second homes since 2012 are affected by the introduction of Council Tax changes for such properties from 2013 onwards. Scottish Government legislation introduced in 2013⁴ allows councils to increase the Council Tax charges on certain types of empty property. It has also made some changes to the definitions of such properties and second homes⁵. This has led to many council areas reviewing such properties, resulting in re-classifications. Many councils have now introduced new charges for empty properties. This process is expected to continue into the following years. The change to the definitions of these types of property have also led to some re-categorisation. Taking all of this together, it is difficult to determine whether the change in numbers of vacant and second homes is a result of real differences in numbers of such properties, re-classification or a mixture of the two.

4.3 Variation in household and dwelling characteristics across neighbourhoods (data zones) by council area

Percentage of vacant dwellings and second homes

The percentage of dwellings which are vacant or second homes can vary greatly within individual council areas. This is illustrated in the maps in [Figure 10](#) and [Figure 11](#). Boxplots are another way to look at the variation within a council area, these are discussed in more detail in [Section 5.10](#). [Figure 12](#) and [Figure 13](#) show boxplots for the percentage of dwellings which are vacant and second homes respectively in each data zone in each council area.

[Figure 12](#) shows that although rural council areas such as Shetland Islands, Orkney Islands, and Na h-Eileanan Siar have the highest proportions of dwellings that are vacant ([Table 4a](#)), there are parts of Inverclyde, Glasgow City and West Dunbartonshire where the proportion of vacant dwellings is much higher than the average for the area. For example, the average (median) percentage of dwellings in Inverclyde Data Zones that are vacant is three per cent. However, in around five per cent of Inverclyde Data Zones, 15 per cent or more dwellings are vacant.

As data zones have roughly equal populations, those in more rural council areas, such as Highland, tend to be much larger, as their population is more widely spread, than those in cities. Therefore it can be difficult to notice the variation in urban areas on a Scotland level map. An example which illustrates this more clearly is shown in [Figure 14](#). It shows the percentage of dwellings which are vacant in

each data zone in Glasgow City Council area. It highlights that within a council area such as this, the percentage of vacant dwellings can be very different even between neighbouring data zones. High proportions of vacant dwellings often occur in areas where regeneration activity is taking place, for example where dwellings are lying empty awaiting demolition. They can also be present in areas where there is new housing awaiting occupation.

[Figure 13](#) shows the proportion of second homes in each data zone in Scotland. A good illustration of the variation within a council area is North Ayrshire. At 2.3 per cent, this council area has a relatively high proportion of second homes (compared to 1.1 per cent for Scotland as a whole, [Table 4a](#)). However the map in [Figure 11](#) shows that this is mainly because North Ayrshire includes the island of Arran, which has quite high proportions of second homes. The proportions in the mainland part of North Ayrshire are much smaller.

Figure 10: Percentage of dwellings which are vacant in each data zone, September 2015 (Map)

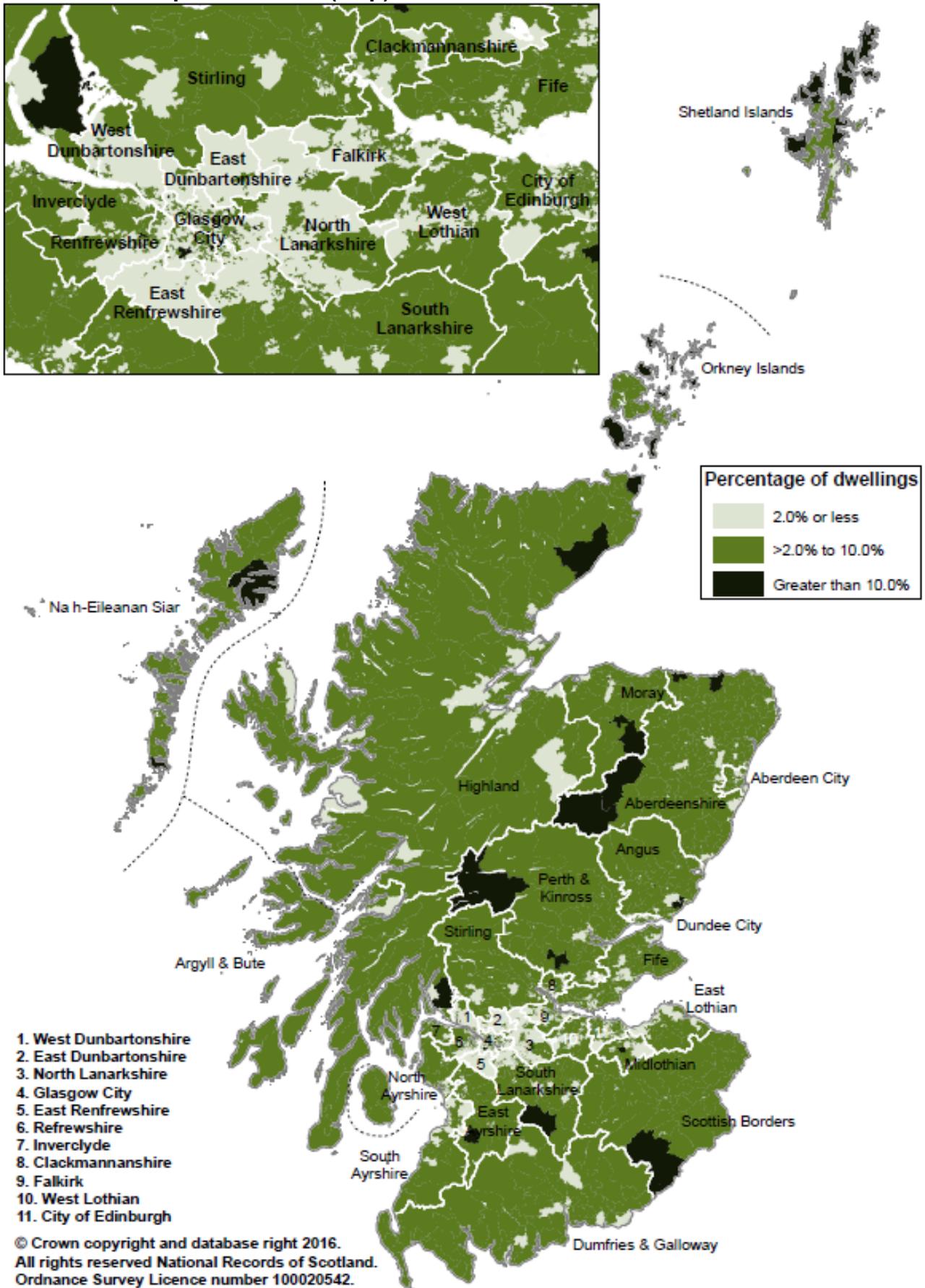


Figure 11: Percentage of dwellings which are second homes in each data zone, September 2015 (Map)

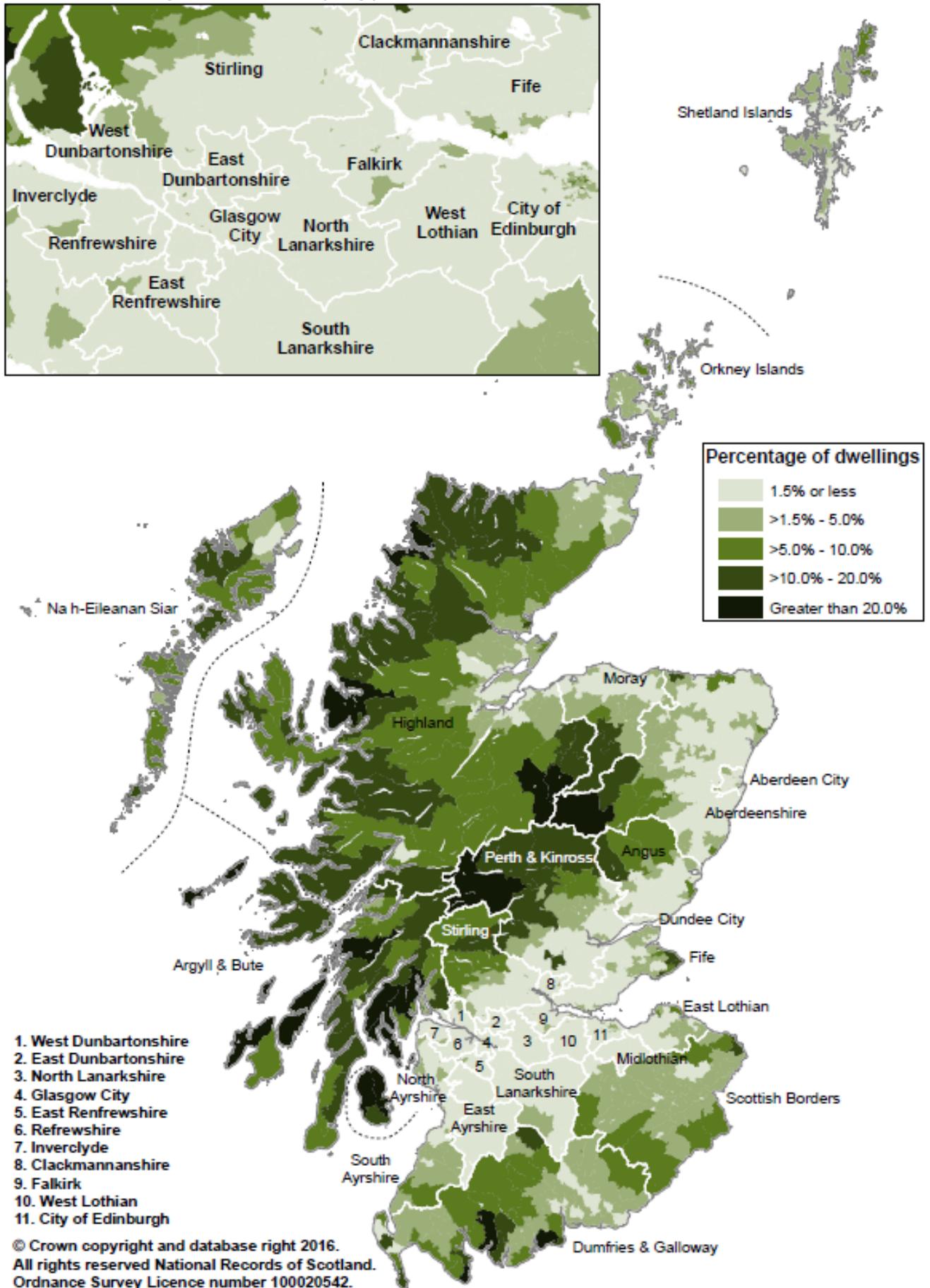


Figure 12: Percentage of dwellings in each data zone which are vacant in each council area, September 2015 (Boxplot)

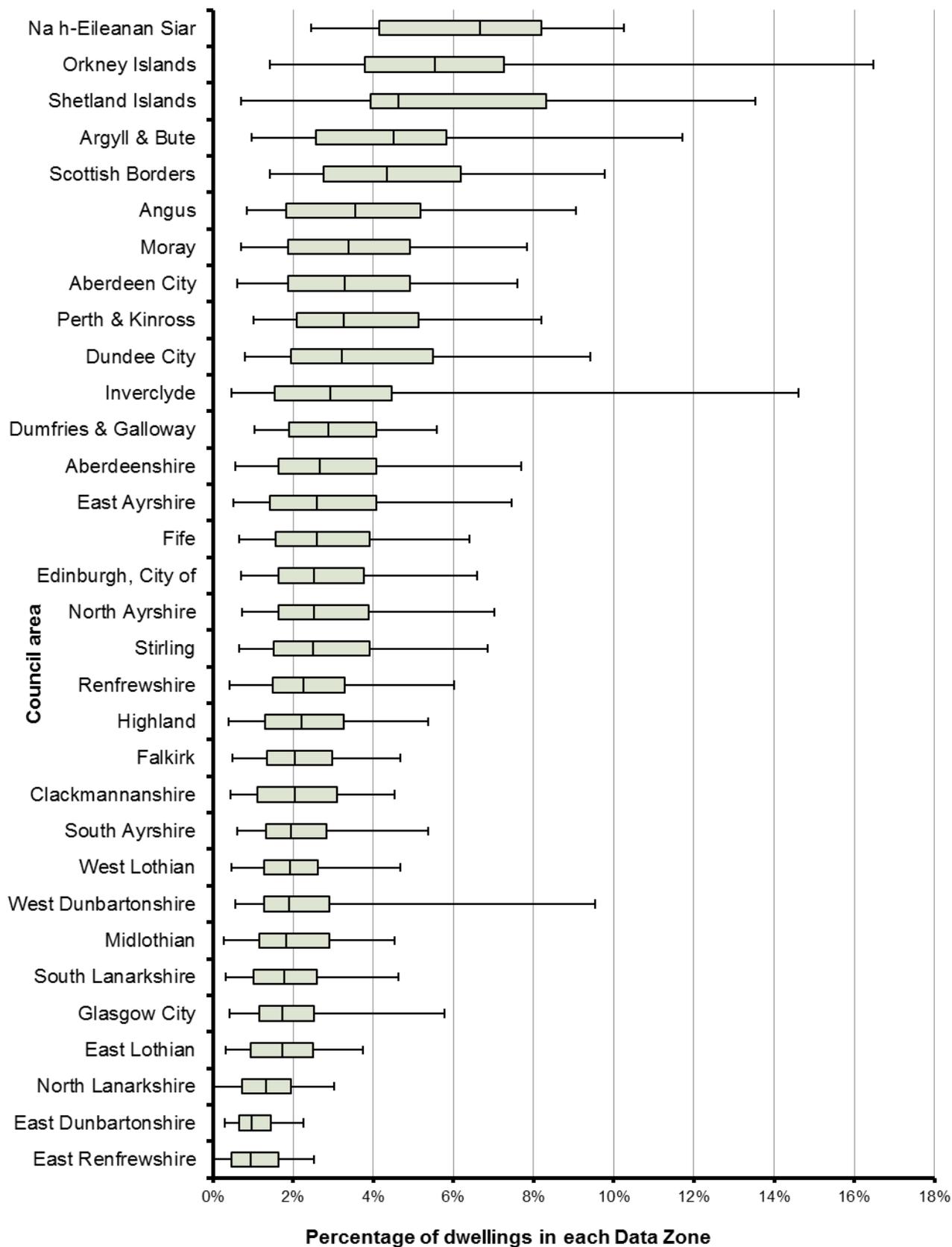


Figure 13: Percentage of dwellings in each data zone which are second homes in each council area, September 2015 (Boxplot)

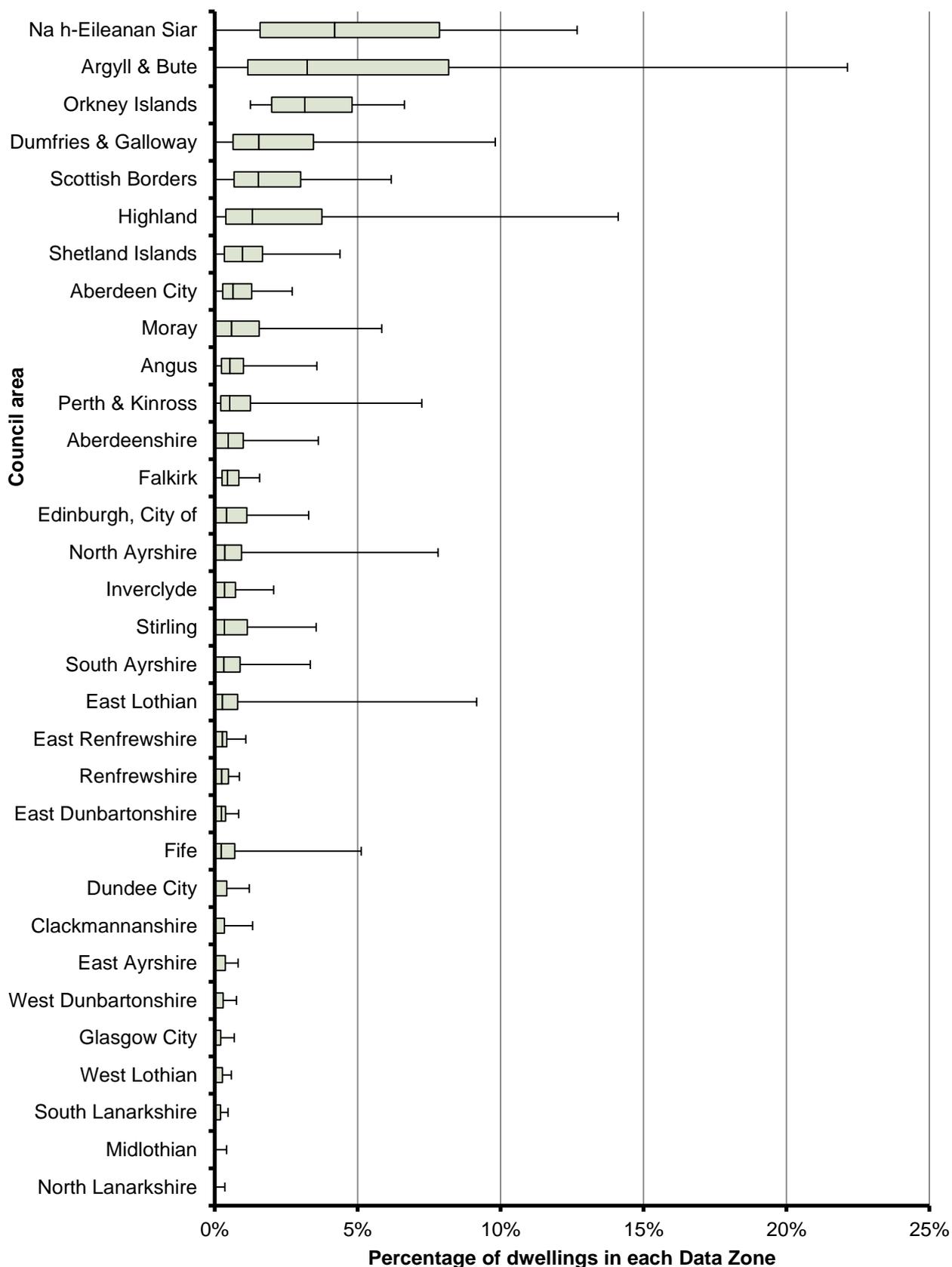
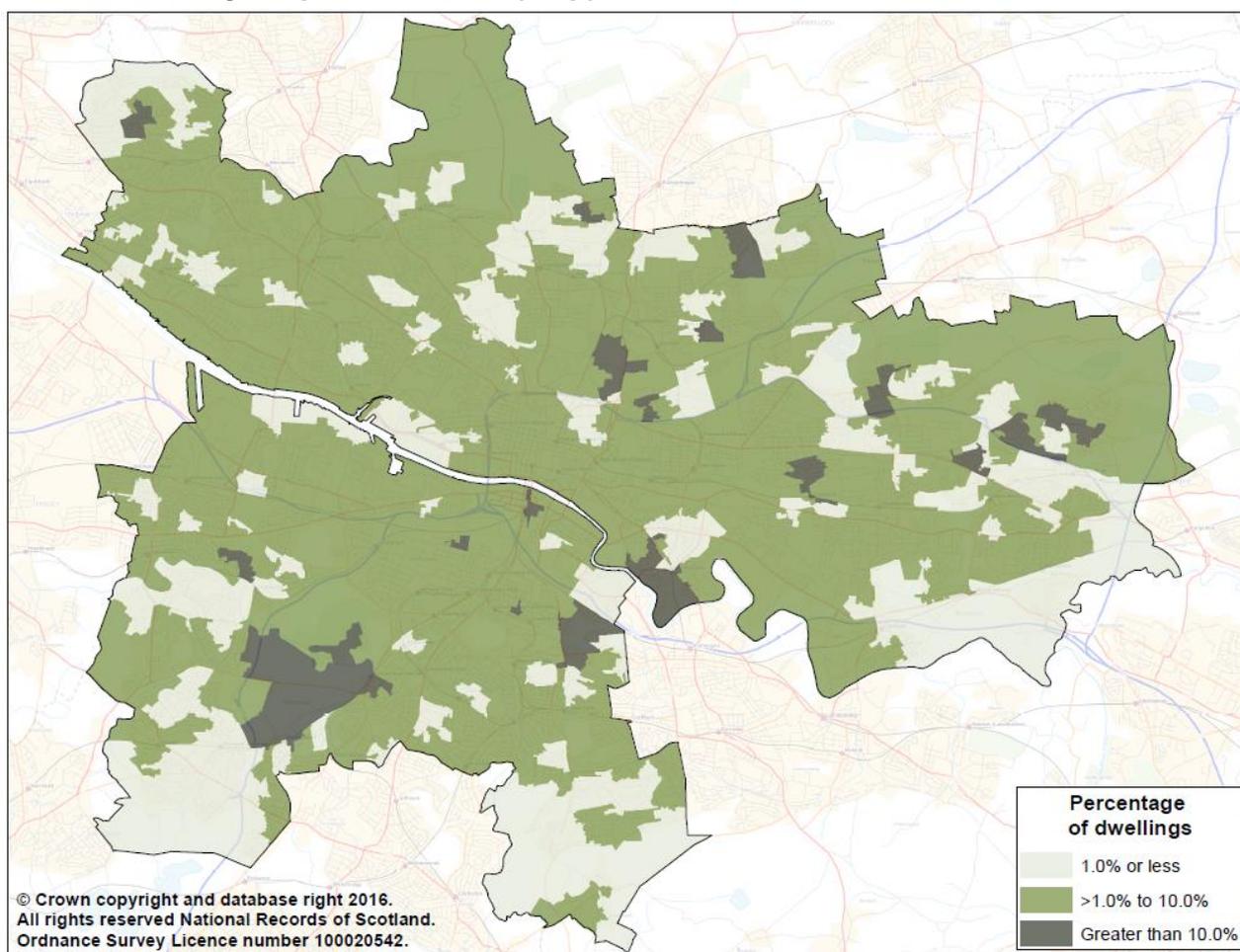


Figure 14: Percentage of dwellings which are vacant in each data zone in Glasgow City, September 2015 (Map)



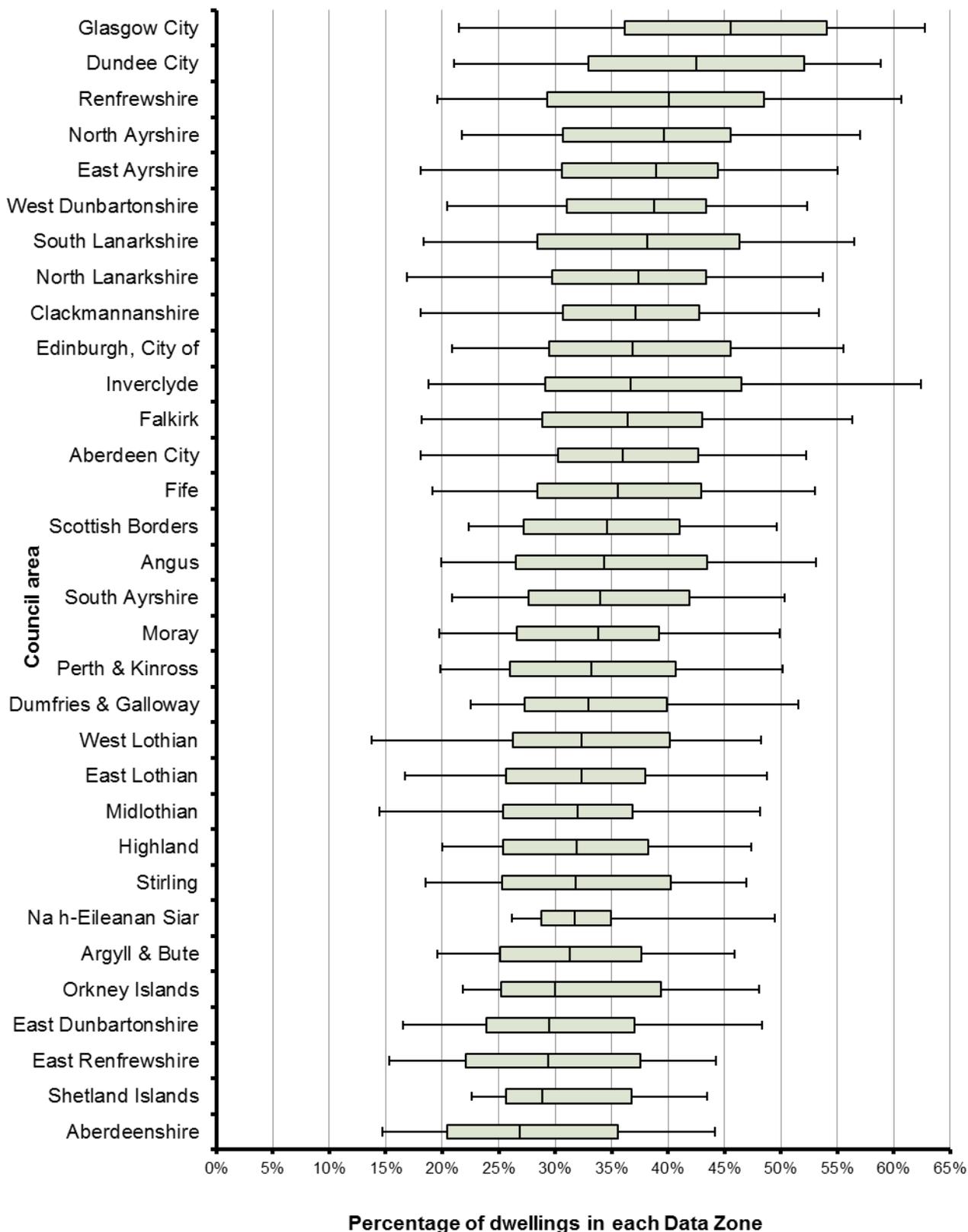
'Single adult' discount

'Single adult discounts' from Council Tax are granted to dwellings where only one adult lives either alone, with children or with another adult who is 'disregarded' for Council Tax purposes (for example a student). Just over 37 per cent of dwellings in Scotland receive a single adult Council Tax discount ([Table 4a](#)).

[Figure 15](#) shows the percentage of dwellings entitled to a 'single adult discount' in each data zone in each council area.

The data zones making up Glasgow City have the highest median percentage of households with 'single adult' Council Tax discounts (46 per cent). Aberdeenshire has the lowest median value (27 per cent, [Figure 15](#)).

Figure 15: Percentage of dwellings in each data zone with a 'single adult' discount from Council Tax in each council area, September 2015 (Boxplot)



Occupied dwellings that are exempt from Council Tax

Some dwellings are occupied, but exempt from paying Council Tax. Most of these are all-student households, though there are some other types of dwellings which are included in this category, such as armed forces accommodation. Across

Scotland, 2.8 per cent of dwellings are occupied but exempt from paying Council Tax ([Table 4a](#)).

The figures tend to be highest in the council areas which have major universities, and therefore large student populations ([Table 4a](#)). They also tend to be quite concentrated within certain parts of these council areas. This is reflected in [Figure 16](#). Council areas with relatively large student populations (City of Edinburgh, Dundee City, Glasgow City, Aberdeen City and Stirling) have both high median percentages of occupied exemptions, and a high degree of variation in percentage of occupied exemptions among data zones within the council area.

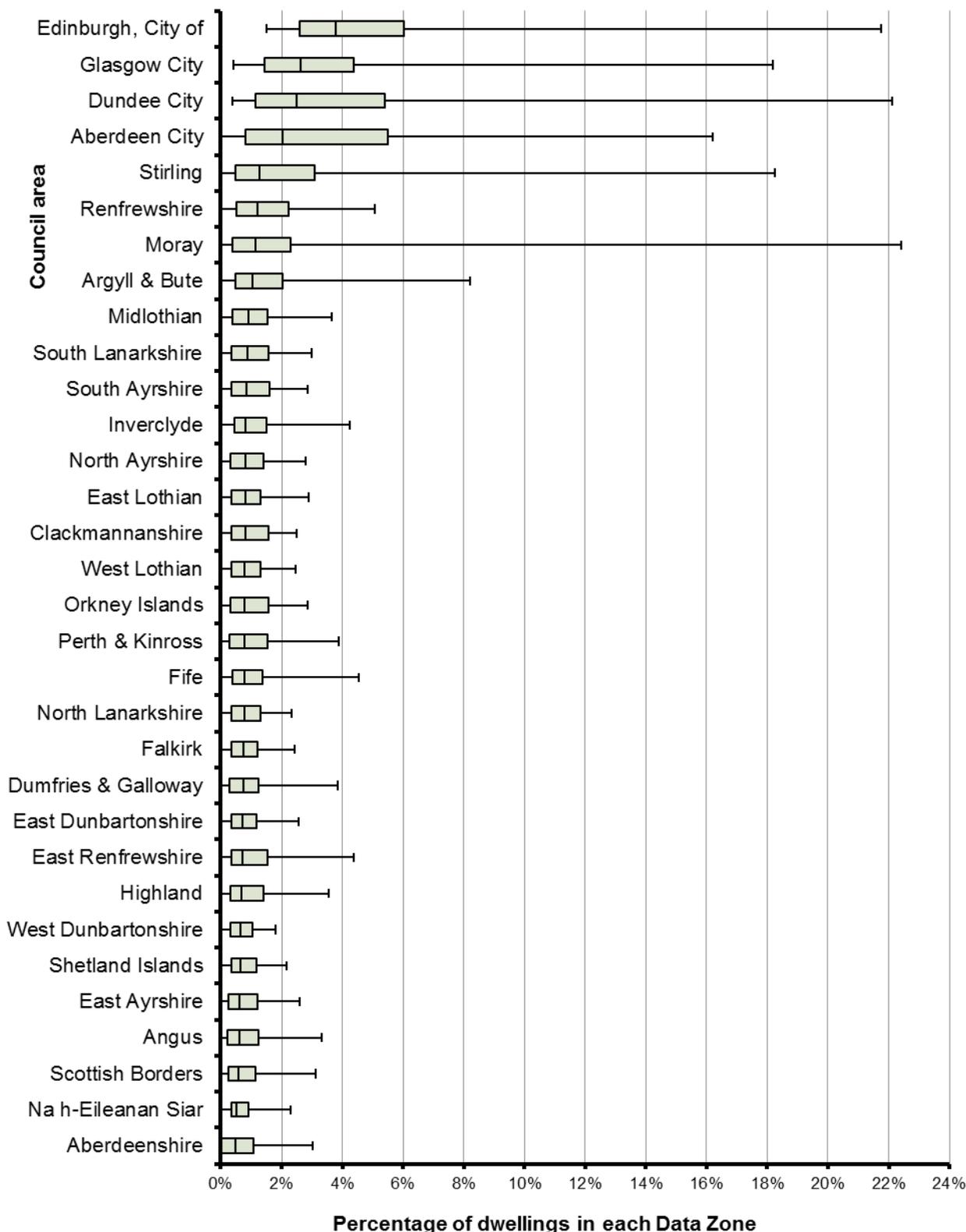
Although the median proportion of households with occupied exemptions in Moray is only one per cent, there is a wide variation among data zones. In the five per cent of data zones with the highest proportion of occupied exemptions, over one in five households had an occupied exemption ([Figure 16](#)). There are two armed forces bases in Moray which account for these high proportions of occupied exemptions in a small number of data zones.

4.4 Council Tax band and density of dwellings by council area

Council Tax bands give some indication of the value of a property with the cheapest properties falling into band A and the most expensive into band H. More information on Council Tax bands can be found in the [Background information](#) section of this publication. Around three in five dwellings in Scotland (61 per cent) fall into the lowest Council Tax bands (A-C) whereas slightly more than one in ten fall into the highest bands (F-H), [Table 6](#).

There are 0.33 dwellings per hectare in Scotland as a whole, however this varies widely between council areas ([Table 6](#)). Highland and Na h-Eileanan Siar have the lowest density of housing, with an average of 0.05 dwellings per hectare each. These are closely followed by Argyll and Bute (0.07 dwellings per hectare) and Shetland Islands (0.08 dwellings per hectare). Glasgow City has the highest average density of housing of all council areas (17.47 dwellings per hectare) followed by Dundee City (12.34 dwellings per hectare), the City of Edinburgh (9.22 dwellings per hectare) and Aberdeen City (6.17 dwellings per hectare).

Figure 16: Percentage of dwellings in each data zone with ‘occupied exemptions’ from Council Tax (e.g. all-student households or armed forces accommodation) in each council area, September 2015 (Boxplot)



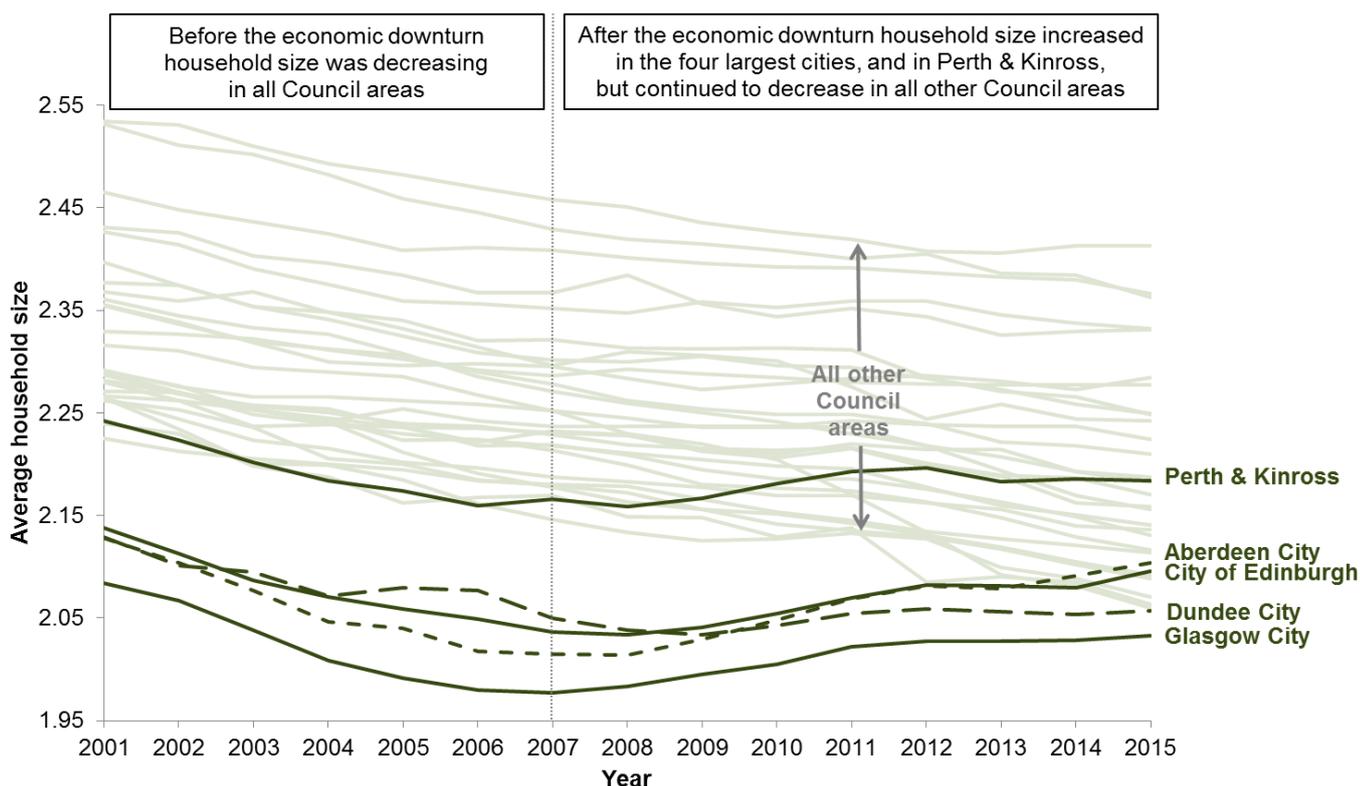
4.5 Average household size by council area

Table 3 shows the average household size by council area in Scotland from 2001 to 2015. In 2015, average household size varied from 2.03 people per household in Glasgow to 2.41 people per household in East Renfrewshire. Most council areas

saw a decrease in average household size over the last 14 years (Figure 17), but in the four city council areas of Aberdeen City, Dundee City, City of Edinburgh and Glasgow City, average household size was initially falling but then started to increase, and something similar was seen in Perth and Kinross. The size of the change in average household size varied widely, with the biggest drop in Na h-Eileanan Siar, where it fell from 2.32 in 2001 to 2.06 in 2015.

More information on how average household size is calculated can be found in Section 5.6.

Figure 17: Average household size by council area, June 2001 to 2015



Source: National Records of Scotland Mid-year household and population estimates and the 2001 and 2011 Censuses

4.6 Urban/rural classification

A description of the Scottish Government’s urban/rural classification can be found in Section 5.8 of the Background Information section of this publication.

Remote rural areas have the highest proportions of both second homes (7.0 per cent) and vacant dwellings (5.2 per cent). The lowest proportions are in areas classed as ‘Other urban areas’ (settlements of 10,000 to 125,000 people) where 2.6 per cent of dwellings are vacant and 0.4 per cent are second homes (Table 7).

Remote rural areas also have the lowest proportion of dwellings with occupied exemptions from Council Tax (0.6 per cent), and along with Accessible rural areas, have the lowest proportion of dwellings with a single adult discount from Council Tax, at 29 per cent compared with 37 per cent for Scotland as a whole (Table 7). Large urban areas have the highest proportions of dwellings with occupied exemptions and single adult discounts (at five and 41 per cent respectively). Such areas will include the cities which have large student populations therefore it’s

expected they would have a higher concentration of dwellings which are occupied but exempt from paying Council Tax.

The proportion of dwellings in each Council Tax band varies by urban/rural classification, with Remote small towns having the lowest proportion of dwellings in the highest council tax bands F-H (eight per cent) and the highest proportion of dwellings in the lowest council tax bands A-C (69 per cent). Accessible rural areas have the lowest proportion in bands A-C (47 per cent) and the highest proportion in bands F-H (22 per cent), [Table 8](#).

The density of housing increases from an average of 0.03 dwellings per hectare in Remote rural areas to an average of 10.9 dwellings per hectare in Large urban areas ([Table 8](#)).

4.7 Strategic Development Plan areas and National Parks

The two National Parks are both characterised by a high proportion of second homes (12 per cent in Cairngorms, and seven per cent in Loch Lomond and the Trossachs National Park), [Table 9](#), a high percentage of dwellings in the highest Council Tax bands F-H (21 per cent in Cairngorms and 27 per cent in Loch Lomond and the Trossachs National Park), [Table 10](#), and a low density of dwellings (0.02 dwellings per hectare in Cairngorms and 0.04 dwellings per hectare in Loch Lomond and the Trossachs National Park), [Table 10](#).

The density of housing, proportion of dwellings per Council Tax band, and proportion of vacant dwellings and second homes in the Strategic Development Plan areas are more similar to the national averages ([Table 9](#) and [Table 10](#)).

5. Background information: sources, methods, definitions and interpretation of the data

5.1 Revisions and corrections of previously published data

The data for 2014 and earlier years contains some revisions and corrections to figures published in 'Estimates of Households and Dwellings in Scotland, 2014' and earlier years' publications. There are a number of reasons it has been necessary revise or correct, including errors picked up during quality assurance, improvements in our (and data suppliers') understanding of particular aspects of the data and data suppliers informing us of issues with previous years' data

Revisions/corrections have mainly been made to the estimated number of vacant dwellings in three council areas: City of Edinburgh, Shetland Islands and West Lothian. They have resulted in changes in the estimated number of households in each of these areas, and in changes in numbers of vacant dwellings and households at Scotland level. Most of the differences with previously published figures are small. However the discrepancy is larger in 2014 (though still small relative to the overall numbers in the affected areas/categories). Details are as follows:

City of Edinburgh

- The number of vacant dwellings in 2014 has been corrected. It is now 2,105 dwellings higher than previously published.
- This results in the 2014 household estimate being 1,678 households lower than previously published.

Shetland Islands

- The number of vacant dwellings has been revised for 2001 to 2014. The figures are now around 120 to 180 dwellings higher than previously published.
- As a result, the household estimates for 2003 to 2010 and 2012 to 2014 are now between 35 households lower and 25 households higher than previously published.

West Lothian

- The number of vacant dwellings has been corrected for 2013 and 2014. The figures are now 133 and 126 dwellings lower than previously published.
- As a result, the household estimates are now 106 and 128 households higher for 2013 and 2014 respectively.

Scotland vacant dwellings

- As a result of the above revisions/corrections, the 2001 to 2012 figures on vacant dwellings are around 120 to 130 dwellings higher than previously published.
- For 2013 and 2014 the figures are 14 and 2,155 vacant dwellings higher than previously published respectively.

Scotland household estimates

- The method used to estimate the number of households means that the figures for 2001, 2002 and 2011 are unaffected by these revisions/corrections.
- Figures for 2003 to 2010 and 2012 are between one and 25 households higher than previously published.
- For 2013, the figure is 97 households higher than previously published.

- For 2014 it is 1,586 households lower.

These revisions/corrections affect figures for 2014 and earlier years in Tables 1, 2 and 4b.

Average household size

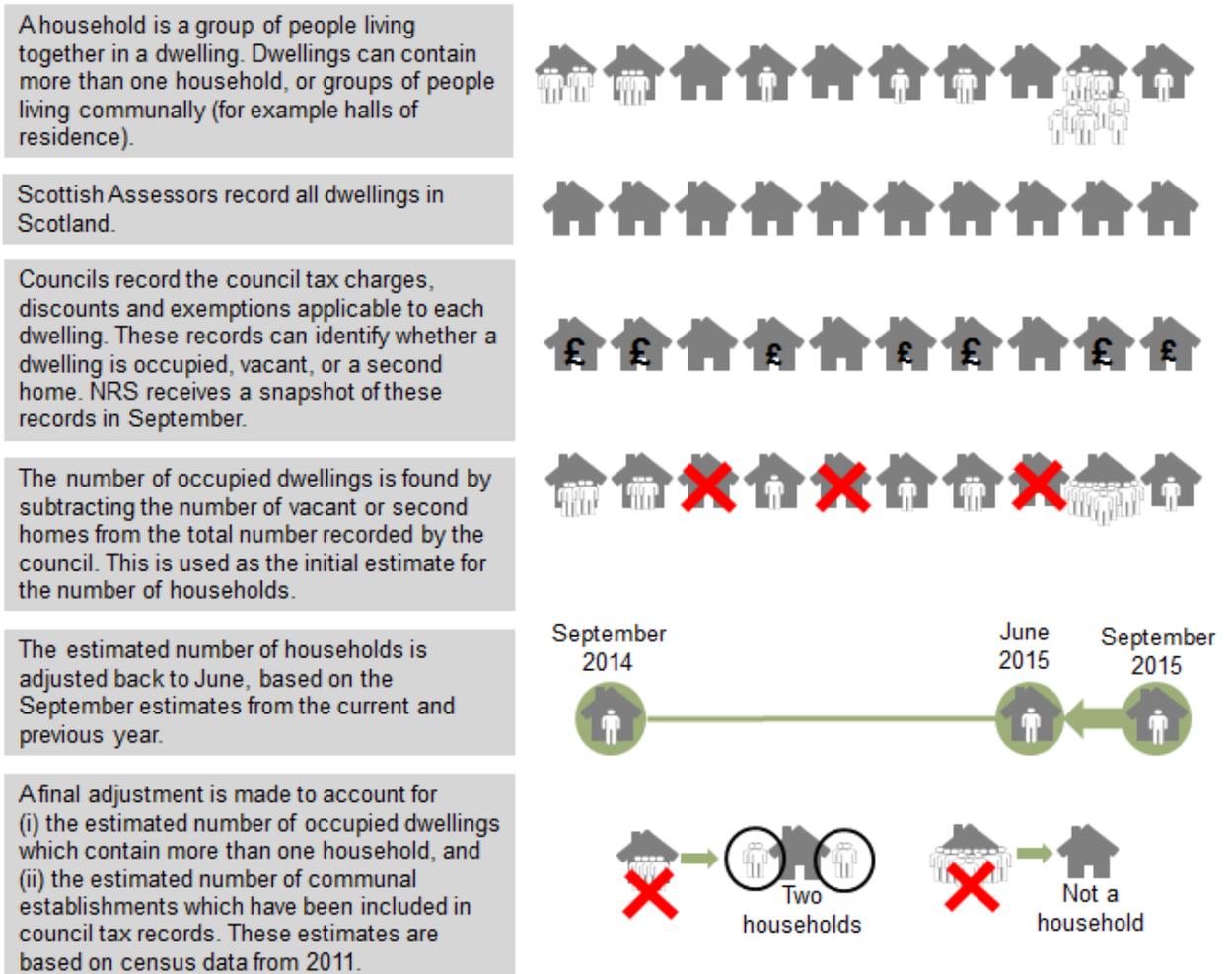
- The revisions/corrections to household estimates, alongside corrections made to NRS's mid-year population estimates for 2012 to 2014³, have resulted in small differences in some of the average household size figures presented in Table 3 compared with those in previously published.
- Eight figures in the table are affected and the differences range from a reduction of 0.01 people per household to an increase of 0.02.

Percentage of households of each household type

- A small error in the formula used to calculate the percentage of households of each household type in 2001 to 2013 has also been corrected. Table 5 now contains the correct percentages for each of the affected years.
- Overall, twenty of the estimated percentages for 2001 to 2013 have been corrected.
- Ten percentages have increased by one percentage point, and ten have decreased by one percentage point.

5.2 Household estimates from Council Tax systems

The following illustration shows how these household estimates are produced.



To administer Council Tax, each council keeps a record of all dwellings, as well as information on those receiving Council Tax discounts or exemptions, such as vacant dwellings and second homes. This makes it possible to estimate the number of dwellings that are occupied, by subtracting the number of vacant dwellings and second homes from the total number of dwellings. An occupied dwelling is approximately equivalent to a household.

Council Tax billing systems also hold records of other types of discounts and exemptions which provide information on household type. Dwellings which contain just one adult living alone or one adult living with children or with adults who are 'disregarded' for Council Tax purposes can receive a 25 per cent Council Tax discount (referred to in this publication as a 'Single adult 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 (referred to as 'occupied exemptions'). Summary statistics on these household types are included in this publication.

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"> • Dwellings exempt from Council Tax, which are unoccupied; and • Dwellings which are recorded on Council Tax systems as being long-term empty properties.
Second homes	Dwellings subject to a Council Tax discount of between 10 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"> • Dwellings with a single adult; and • Dwellings with one adult living with children, or with one or more adults who are 'disregarded' for Council Tax purposes.
Occupied exemptions	Dwellings exempt from Council Tax, which are occupied. This includes: <ul style="list-style-type: none"> • Dwellings only occupied by students; • Armed forces accommodation owned by the Secretary of State for Defence; • Dwellings which are the sole residence only of people aged under 18 or people who are classed as 'severely mentally impaired'; • Trial flats used by registered housing associations; and • Prisons.

When interpreting the figures, it is important to note that vacant dwellings will not be included here if they are not recorded on Council Tax systems – 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 (Table 4a, 4b, 7 and 9), or the total number of dwellings (Tables 2, 4a and 9).

Households and dwellings (Tables 1 and 2)

Summary information on the number of dwellings in different categories is provided by each council to the Scottish Government, using the Council Tax Base form, 'Ctaxbase', available from the Scottish Government website. The information on the number of dwellings contained in Table 2 is based on these figures.

The household estimate for Scotland and each council area, shown in Table 1, is calculated by subtracting vacant dwellings and second homes from the total dwellings figures shown in Table 2. The resulting number of occupied dwellings is then adjusted from September back to June, as National Records of Scotland's (NRS's) mid-year population estimates and household projections are both based at 30 June each year. A further adjustment is made to account for differences in the number of households estimated from Council Tax data and recorded in the 2001 and 2011 Censuses. A number of factors can be responsible for the different number of households recorded by each source. They can include the treatment of vacant dwellings, shared dwellings, holiday lets, caravans and some communal establishments (for example student halls of residence).

To make the adjustment for differences with the censuses, the household estimates for each council area are adjusted by the percentage difference between the number of households recorded in the 2001 and 2011 Censuses and the number of occupied dwellings (adjusted from September to June) in the 2001 and 2011 Council Tax data. The census figures are adjusted from Census Day to June, by applying household information from the census (in the form of 'headship rates'²¹) to the mid-year population estimates for 2001 and 2011²². A straight-line interpolation between the percentage differences in 2001 and 2011 is used to adjust the occupied dwellings figures from 2002 to 2010. Figures for 2012 onwards are adjusted by the percentage difference for 2011. The average adjustment for 2012 onwards was a 0.6 per cent reduction; it varied for each council area, from a reduction of around three per cent to an increase of around four per cent.

More information on the differences between NRS's household estimates (and projections) and household results from the 2011 Census can be found in '[2011 Census Reconciliation Report – Households](#)', on the NRS website.

Footnotes

21) A 'headship rate' is the proportion of adults within a particular age and gender group who are a 'head of household'. 'Head of household' is defined as the first adult recorded on a census form. More information can be found in '[Household Projections for Scotland, 2012-based](#)' on the NRS website.

22) The mid-year population estimates re-based to the 2011 Census have been used.

Vacant dwellings and second homes (Tables 4a, 4b, 7 and 9)

Clackmannanshire Council were unable to provide separate figures on second homes and vacant dwellings at council area until 2014. They were unable to provide separate figures at neighbourhood (data zone) level until 2015. Therefore all such properties were grouped under 'vacant' dwellings until 2014 at council area level and until 2015 at data zone level. Separate figures on second homes were not available for East Renfrewshire until 2012 and Renfrewshire until 2013. When comparing these figures with earlier years, second homes should be included in the 'vacant dwellings' category in order to have consistent figures for comparisons over time.

NRS collection of neighbourhood statistics on occupied and vacant dwellings

The Ctaxbase report, which is used by NRS to produce household estimates for Scotland and its 32 council areas (Table 1), only provides figures at council area level. In order to produce statistics about occupied and vacant dwellings for smaller geographic areas, NRS collects equivalent data from Council Tax systems at neighbourhood (data zone) level. This collection is carried out in September each year to align with the timing of the Ctaxbase collection. The neighbourhood data is available from the [NRS website](#) and will also be made available through the statistics.gov.scot website in due course.

For a number of council areas, the totals from summing data zone figures do not exactly match the council area figures from 'Ctaxbase'. For example, some dwellings on the Council Tax systems do not have postcode information or have invalid postcode information. This varies between council areas. In 2015, it varied from all dwellings in a council having a valid postcode to around 0.3 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 level figures. In most cases where there are differences, councils have confirmed that the Ctaxbase figures will be more accurate, so the data zone figures are constrained to the Ctaxbase totals for each council area.

A small number of councils have told us that the data zone level total for a particular category is more accurate than the Ctaxbase figure. In such cases, we use the data zone total in both the neighbourhood statistics and council area household estimates.

New regulations on Council Tax for unoccupied properties were introduced in 2013 (as discussed in Section 3.2). These have had an impact on the neighbourhood data collected by NRS and on the council area level data collected through Ctaxbase (although to a lesser extent). The new regulations gave councils the power to vary the charges applied to some vacant properties which were classed as 'long-term empty'. Many councils have now made changes to how they charge such properties, including introducing a levy. These changes have led to new categories being added to some billing systems which are not always properly picked up when our neighbourhood data is extracted. Some councils are also struggling with how the data on such properties is extracted from their system, even when no new categories have been introduced. Some councils have experienced similar issues when extracting their Ctaxbase returns. This has had an impact on the quality of the neighbourhood data from 2013 onwards. We (NRS) have been working with

colleagues in councils to resolve some of the issues but they are likely to continue into 2016.

5.3 Dwelling estimates from the Assessors' Portal

The [Scottish Assessors](#) are responsible for valuing property for Council Tax purposes. They maintain their web-based [Scottish Assessors' Portal](#), which contains details of every dwelling in Scotland along with its Council Tax band.

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. This information is based on an extract of the Assessors' Portal database taken around December – January each year. For 2015, the data was extracted on 7 January 2016. Prior to 2015 information taken from the Assessors' Portal about the type of property and number of rooms was also used. However it was not possible to obtain this data for 2015. We hope to receive this data in the coming months, at which point we will make it available on '[Small area statistics on Households and Dwellings](#)' section of the NRS website.

Summary information on dwellings produced using data from the Assessors' Portal is included in Tables [6](#), [8](#) and [10](#) of this publication. Information for each data zone is available from the '[Small Area Statistics on Households and Dwellings](#)' section of the NRS website and will be made available through the [statistics.gov.scot](#) website in due course. We tend to use the Assessors' Portal data, rather than the our neighbourhood level collection of Council Tax data, 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 (as discussed above, a small percentage of dwellings in the Council Tax data have missing or invalid postcodes and therefore cannot be assigned to a data zone).

Valuations of dwellings and Council Tax Band

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' Association](#) website.

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.

5.4 2011 Data Zones

The Scottish Government published new (2011) Data Zone boundaries in November 2014²³. There are now 6,976 Data Zones covering the whole of Scotland compared to 6,505 previously (known as 2001 Data Zones). Aside from Scotland and council area, the geographies used in this publication are based on aggregations of these new data zones. Unfortunately we cannot produce a back series of the neighbourhood data on occupied and vacant dwellings using the 2011 Data Zone boundaries. This is because until the 2014 collection, not all council areas provided us with postcode level information. We use postcodes as the building blocks for data zones. If we don't have postcodes, then we can't re-aggregate the data up to 2011 Data Zones. However, as we have Assessors' Portal data at postcode level we will be able to produce a back series of this data on dwellings, using the 2011 Data Zone boundaries. This will be published in due course.

The Scottish Index of Multiple Deprivation (SIMD) is produced by the Scottish Government to identify concentrations of deprivation across Scotland in a consistent way²⁴. In previous years' publications we included tables and charts showing the characteristics of households and dwellings by SIMD decile. Data zones are used as the geographical building blocks of the SIMD. The SIMD will be reproduced for the 2011 Data Zones later in 2016, and we aim to include similar information in future publications.

5.5 Interpreting the data

NRS's household estimates use data on occupied dwellings taken from Council Tax systems. Although an occupied dwelling is roughly equivalent to a household, the number of occupied dwellings can differ from the number of households recorded

Footnotes

23) Scottish Government [Analysis of responses to the 2013 Consultation regarding the redraw of data zones](#)

24) More information on the [SIMD](#) can be found on the Scottish Government (SG) website.

by the census. One reason is that some dwellings may be shared by more than one household; each household would be counted by the Census but only the dwelling would be counted in Council Tax data. Another reason is that certain communal establishments (for example student halls of residence) will be included in the count of occupied dwellings from Council Tax systems but would not be classified as households in the census. The occupied dwellings figures are adjusted to account for differences between Council Tax data and the census, as outlined in [Section 5.2](#). However, as we move further from the most recent census this may not fully account for the discrepancies. No such adjustment is applied to the neighbourhood (data zone) level data on occupied dwellings.

Household and dwelling estimates 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. It is also possible that not all information held on the systems is up-to-date. For example, councils 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 council area has carried out a review and identified cases where a dwelling has been incorrectly categorised. This can sometime result in changes in the overall numbers of occupied and vacant dwellings. There can also be variations in the ways that some councils classify vacant properties and second homes between different years. Until 2013 the effect on the percentages of dwellings which are vacant or second homes each year in a council area would most likely have been small.

From 2013 onwards, many councils have carried out re-classification exercises of vacant dwellings and second homes, alongside making changes to their systems to reflect new legislation surrounding such properties introduced in 2013. The definitions of a second home and a vacant property classed as 'long-term empty' were also changed with the introduction of the new legislation, leading to some dwellings switching between these categories. Users are advised to note these differences when analysing the figures. In particular, changes in the rate of growth in household numbers from 2013 onwards are not simply due to growth in the number of dwellings. Instead they are also the result of apparent variations in the number of second homes and vacant properties. The reasons for the variations differ depending on the year but are largely due to re-classification of properties as a result of the 2013 legislation, either following a review of such properties or simply because their definitions have changed.

At neighbourhood (data zone) level, changes over time can occur 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, reallocating postcodes which were previously allocated to an incorrect neighbourhood. Differences can also occur when postcodes are 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.

5.6 Average household size

Average household size is calculated using the mid-year household estimates ([Table 1](#)), the mid-year population estimates²⁵, and communal establishment rates from the 2001 and the 2011 Censuses.

The first stage is to calculate the number of people living in private households (the 'private household population') rather than in communal establishments, such as student halls of residence, prisons or care homes. This is done by applying the communal establishment rates to the mid-year population estimates to estimate the communal establishment population, and subtracting this population from the mid-year population estimate. Communal establishment rates for 2002 to 2010 are estimated from the 2001 and 2011 Census rates. The communal establishment rates from the 2011 Census are used from 2012 onwards.

The second stage is to estimate average household size by dividing the private household population by the mid-year household estimate.

5.7 Information on household types from the Scottish Household Survey

The Scottish Household Survey (SHS) is used to estimate the number of households of each type in Scotland as a whole ([Table 5](#), and [Figure 6](#)). More information about the [Scottish Household Survey](#) is available on the Scottish Government website.

The estimates of the number of households of each type obtained from the SHS are adjusted so that the total number of households is equal to the NRS household estimate figure in each year. Adjustments are also made to account for differences between the distributions of household types taken from the 2001 and 2011 Censuses and from the 2001 and 2011 SHS. This is to account for any biases in the SHS data introduced as a result of some household types being more likely to take part in the survey than others. The SHS figures are rounded to the nearest thousand.

5.8 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 [Tables 7](#) and [8](#) in this publication.

This year's publication uses Scottish Government's latest urban/rural classification, 2013-2014, which was published in November 2014²⁶. 2011 Data Zones have been used as the building blocks for the urban/rural analysis.

There are six urban and rural classifications, shown below:

Footnote

25) National Records of Scotland's '[Population Estimates Time Series Data](#)' available from the NRS website.

26) The bulletin '[Scottish Government Urban/Rural Classification 2013-14](#)' is available on the Scottish Government (SG) website.

Scottish Government urban/rural classification	
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 a 30 minute drive time 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	Areas with a population of less than 3,000 people, and within a 30 minute drive time of a Settlement of 10,000 or more.
6 Remote Rural	Areas with a population 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 2013-2014](#) of the SG website.

5.9 Strategic Development Plan (SDP) areas and National Parks

SDP areas cover the four largest city regions around Aberdeen, Dundee, Edinburgh and Glasgow:

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 (except 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 Tables 9 and 10 in this publication for SDP areas is built up from council area level information, where the entire council area is within SDP area boundaries, and data zone level information, where this is not the case.

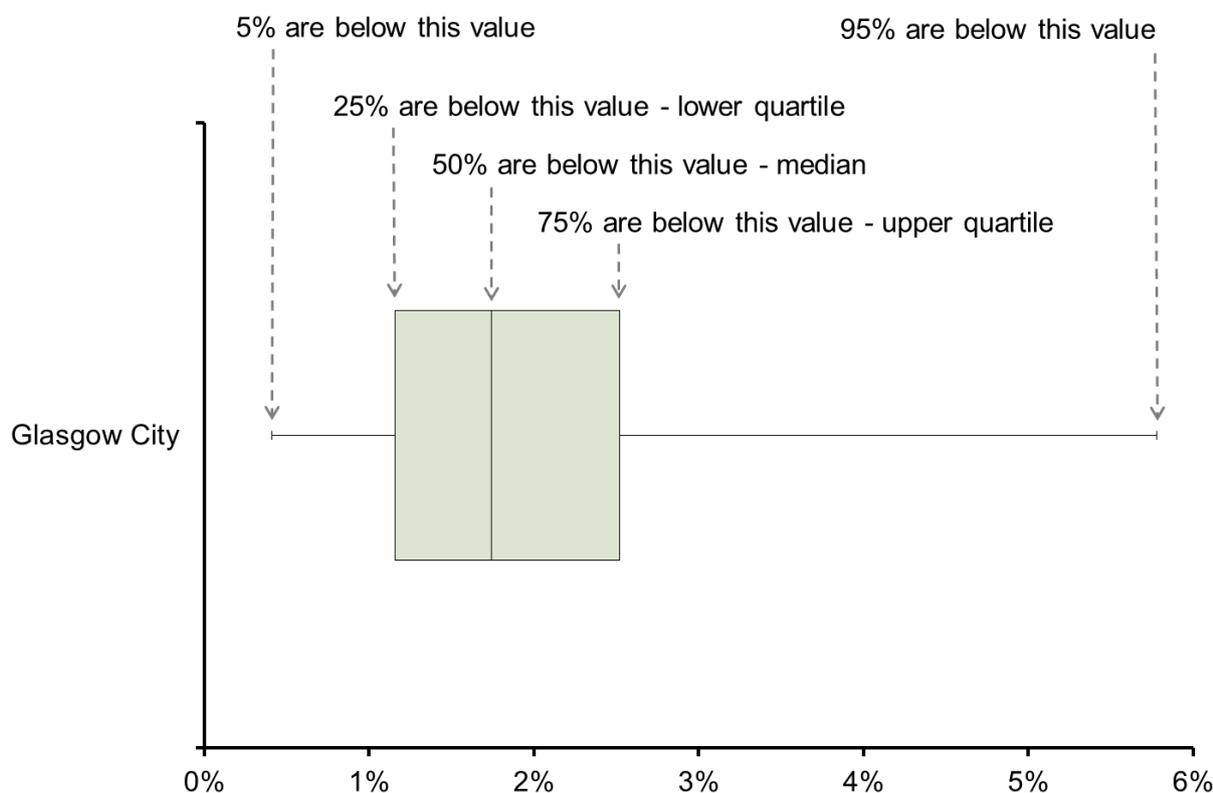
Scotland has two National Parks: Loch Lomond and the Trossachs National Park and Cairngorms National Park. The estimates of households and dwellings for the National Parks, shown in Tables 9 and 10, are built up from data zone level information.

5.10 Boxplots showing variation within council areas

This publication uses boxplots to illustrate variation among data zones within council areas (e.g. Figures 12, 13, 14 and 15). The boxplots show (i) the average value (this is the median, or middle ranked value) of a characteristic (for example percentage of dwellings which are vacant) across all data zones within a particular council area, and (ii) the variation in the value of the characteristic among the data zones within a council area.

The variation among data zones is shown using a 'box' and lines extending out from the box (illustrated in the example below). The box shows the range of values around the median within which half of the data zones from a particular council area fell. The lines extend out from the box to show the range of values within which 90 per cent of the data zones from a particular council area fell. The larger the box, and the longer the lines, the more variation there is among the data zones within the council area.

Example of a box plot: Percentage of dwellings in each data zone which are vacant, in Glasgow City, 2015



The example above shows the percentage of dwellings that were vacant in each data zone in Glasgow City in 2015:

- The median value for percentage of dwellings vacant per data zone was just below two per cent. Hence, in half of the data zones in Glasgow City fewer than two per cent of the dwellings were vacant.

- The width of the box was also relatively small, indicating that in half of the data zones (this is from the lower quartile to the upper quartile) the percentage of households which were vacant fell between just over one per cent and 2.5 per cent.
- However, there were some data zones with far more vacant dwellings. The end of the line to the right of the chart indicates that in the five per cent of Glasgow Data Zones with the highest percentages, more than six per cent of dwellings were vacant.

6. Related publications and websites

Other household related topics can be found within the following websites.

Statistics.gov.scot

The statistics.gov.scot website contains information at data zone level on 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'. This information has been migrated from its predecessor, the Scottish Neighbourhood Statistics website. Therefore at the moment the statistics are only available for 2001 Data Zones and aggregations of these data zones. In addition, they don't include data for 2014 and 2015, nor are any corrections or revisions made to earlier years' data as part of the 2014 and 2015 publication processes.

The statistics.gov.scot website is currently in 'beta' (this is testing) mode. We will work with the Scottish Government to update the household and dwellings statistics available there over the coming months. The website will eventually contain a range of information related to households and dwellings, along with other topics including housing, planning, population and levels of deprivation, produced by various Official Statistics producers in Scotland.

Please note that to give users access to the most up-to-date data zone level statistics on households and dwellings, particularly whilst we work on updating the data on statistics.gov.scot, we have made them available on the NRS website in the '[Small Area Statistics on Households and Dwellings](#)' section. At the moment, this website, rather than statistics.gov.scot, should be used to obtain data zone level household and dwelling statistics.

National Records of Scotland

National Records of Scotland's (NRS's) [Household Projections](#), available on the NRS website, are forward projections of the number of households in Scotland and each council area, for a 25 year period, broken down by household type and age group.

NRS population estimates and projections can be found in the '[Population](#)' section of the NRS website.

The latest NRS population projections for [Strategic Development Plan \(SDP\) areas and for Scotland's National Parks](#) and the latest [Household Projections](#) for these areas can also be found on the NRS website.

Scotland's Census

Results and information about the 2011 Census are available from the [Scotland's Census](#) website. This includes '[Household composition for specific groups of people in Scotland](#)', an analytical report published in August 2015 which looks at household composition data from the 2011 Census and compares it to the 2001 Census.

Scottish Government

The Scottish Government produces a range of statistics on housing in Scotland, including the number of new homes built each year and numbers of conversions and demolitions. These statistics are available from the [Housing Statistics for Scotland](#) website, and include an annual summary of the key trends in housing.

Scottish Government [Planning Statistics](#), which include data on vacant and derelict land, can also be found on the Scottish Government website.

[Local Government Finance](#) statistics are available from the Scottish Government website. They include the 'Ctaxbase' form which is used as the basis for some of the statistics included in this publication.

Up-to-date information on the State of the Economy and a Monthly Economic Brief for Scotland can be found in the [Economy](#) section of the Scottish Government website.

Centre for Housing Market Analysis

The Centre for Housing Market Analysis (CHMA) is part of the Scottish Government's Communities Analysis Division. It provides support to councils and others to aid the strategic planning of housing in Scotland.

The CHMA's monthly 'Scottish Housing Market Review' collates a range of statistics on house prices, housing market activity, cost and availability of finance and repossessions. More information, including the bulletins themselves, can be found on the [CHMA](#) website.

Across the UK

The other UK countries produce estimates of households and dwellings (sometimes referred to as stock estimates) for their own areas. Information on the methods used in each country, including some points to consider when making comparisons, can be found on the NRS website in '[Household and Dwelling Estimates Across the UK](#)'. This paper was published in December 2011 and therefore won't incorporate any changes to how estimates are produced across the UK that may have been made since then.

Scottish Government Statistics User and Provider Consultation Network (ScotStat)

You can register with the Scottish Government's [ScotStat website](#) to receive notification of forthcoming household estimates and projections publications. By registering you will also receive other updates relating to these statistics, including notifications of user consultations. You can also choose to receive notifications relating to other areas of Scottish Official statistics.

Table 1: Household estimates for Scotland by council area, June 1991 to 2015^{1,2,3,4}

Council area	1991	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change 2014 to 2015		Change 2005 to 2015	
																	Number	%	Number	%
Scotland⁴	2,042,809	2,194,564	2,211,430	2,230,797	2,251,262	2,274,283	2,295,185	2,318,966	2,337,967	2,351,780	2,364,850	2,376,424	2,387,211	2,401,788	2,418,335	2,433,956	15,621	0.6%	159,673	7.0%
Aberdeen City	89,949	96,948	97,393	97,857	98,526	99,120	100,521	101,916	102,577	103,077	103,285	103,423	103,934	105,047	105,287	105,311	24	0.0%	6,191	6.2%
Aberdeenshire	80,473	90,887	92,328	93,763	95,658	97,490	98,892	100,340	101,696	102,839	104,017	105,006	106,018	107,128	108,381	109,631	1,250	1.2%	12,141	12.5%
Angus	43,806	46,945	47,264	47,772	48,396	48,993	49,556	50,128	50,639	51,109	51,436	51,738	52,109	52,413	52,692	53,142	450	0.9%	4,149	8.5%
Argyll & Bute	37,657	39,028	39,135	39,728	39,828	40,245	40,433	40,437	40,481	40,353	40,401	40,427	40,514	40,934	40,857	40,938	81	0.2%	694	1.7%
Clackmannanshire	18,857	20,568	20,729	20,947	21,251	21,550	21,862	22,225	22,517	22,727	22,815	22,796	22,881	22,978	23,217	23,333	116	0.5%	1,783	8.3%
Dumfries & Galloway	59,300	63,888	64,195	64,892	65,515	66,215	66,469	66,909	67,414	67,662	67,845	68,058	68,364	68,682	68,818	68,999	181	0.3%	2,784	4.2%
Dundee City	67,028	66,854	67,133	67,109	67,310	67,188	67,060	68,011	68,594	69,067	69,105	69,150	69,263	69,500	69,610	69,534	-76	-0.1%	2,346	3.5%
East Ayrshire	48,779	50,399	50,639	50,981	51,305	51,494	51,941	52,425	53,079	53,519	53,793	53,927	54,143	54,453	54,401	54,570	169	0.3%	3,076	6.0%
East Dunbartonshire	39,479	42,251	42,271	42,321	42,492	42,716	42,809	42,892	43,055	43,170	43,298	43,491	43,778	44,102	44,504	45,008	505	1.1%	2,292	5.4%
East Lothian	34,245	38,227	38,623	38,924	39,294	39,668	40,313	41,112	41,783	42,211	42,602	42,997	43,429	43,682	43,981	44,384	403	0.9%	4,716	11.9%
East Renfrewshire	32,212	35,024	35,274	35,550	35,764	35,957	36,090	36,307	36,420	36,698	37,011	37,300	37,575	37,804	38,048	38,270	223	0.6%	2,313	6.4%
Edinburgh, City of ⁵	188,714	204,994	206,592	207,981	209,720	212,548	214,651	217,740	219,085	220,422	222,062	224,041	224,875	227,222	229,792	230,831	1,039	0.5%	18,283	8.6%
Falkirk	56,780	62,688	63,521	64,369	65,354	65,833	66,593	67,310	67,730	68,136	68,559	68,870	69,230	69,443	69,693	70,431	737	1.1%	4,598	7.0%
Fife	138,659	150,516	151,679	152,739	153,854	155,600	156,558	157,742	158,967	159,790	160,618	161,089	161,845	162,200	163,958	164,705	746	0.5%	9,105	5.9%
Glasgow City	272,092	271,968	273,058	274,786	277,282	279,466	280,541	282,409	283,521	284,431	285,240	285,924	286,134	286,792	288,137	290,694	2,557	0.9%	11,228	4.0%
Highland	79,707	89,618	90,625	91,825	93,099	94,792	96,143	97,825	99,459	100,610	101,506	102,378	103,317	104,445	105,711	106,834	1,123	1.1%	12,042	12.7%
Inverclyde	36,407	36,691	36,655	36,736	36,961	37,053	37,144	37,133	37,198	37,323	37,320	37,340	37,299	37,337	37,384	37,426	41	0.1%	372	1.0%
Midlothian	29,988	32,934	32,974	33,030	33,116	33,200	33,421	33,575	33,819	34,366	34,754	35,089	35,540	36,009	36,602	37,069	467	1.3%	3,869	11.7%
Moray	32,662	35,868	36,290	36,637	37,167	37,736	38,316	38,909	39,274	39,486	39,813	40,155	40,492	40,839	41,288	41,641	353	0.9%	3,905	10.3%
Na h-Eileanan Siar	10,980	11,276	11,257	11,372	11,488	11,629	11,779	11,926	12,075	12,193	12,358	12,589	12,749	12,924	12,920	12,968	49	0.4%	1,339	11.5%
North Ayrshire	54,443	58,775	59,284	59,756	59,936	60,460	61,015	61,260	61,758	62,107	62,341	62,474	62,519	62,613	62,802	63,189	387	0.6%	2,729	4.5%
North Lanarkshire	121,587	132,755	134,602	136,304	137,815	139,541	141,229	142,742	143,810	144,331	145,361	146,148	146,905	147,554	148,610	149,282	672	0.5%	9,742	7.0%
Orkney Islands	7,735	8,339	8,457	8,582	8,744	8,934	9,052	9,206	9,338	9,514	9,659	9,761	9,859	9,945	10,042	10,146	104	1.0%	1,212	13.6%
Perth & Kinross	51,692	58,364	58,929	59,862	60,772	61,572	62,575	63,174	64,284	64,575	64,693	64,905	65,194	65,616	66,035	66,545	511	0.8%	4,973	8.1%
Renfrewshire	70,537	75,380	76,147	76,978	77,002	77,483	78,239	79,096	79,894	80,394	80,649	80,903	80,924	81,787	82,385	83,245	860	1.0%	5,762	7.4%
Scottish Borders	43,473	47,452	47,988	48,543	49,128	49,621	50,147	50,844	51,436	51,834	52,206	52,485	52,671	52,934	53,157	53,351	194	0.4%	3,731	7.5%
Shetland Islands ⁶	8,467	9,109	9,139	9,209	9,290	9,395	9,468	9,529	9,622	9,764	9,884	9,973	10,080	10,135	10,166	10,235	69	0.7%	840	8.9%
South Ayrshire	45,410	48,802	49,045	49,446	49,767	50,158	50,316	50,654	50,866	50,952	51,184	51,364	51,515	51,654	51,874	51,912	38	0.1%	1,754	3.5%
South Lanarkshire	116,407	126,638	127,691	128,633	129,946	131,494	133,504	135,190	136,298	137,259	138,219	139,308	140,225	141,129	142,286	143,313	1,026	0.7%	11,819	9.0%
Stirling	31,139	35,546	35,904	36,339	36,481	36,718	36,860	36,958	37,120	37,288	37,480	37,644	37,876	38,056	38,310	38,665	355	0.9%	1,948	5.3%
West Dunbartonshire	38,933	40,767	40,655	40,719	40,708	41,062	41,399	41,628	41,833	41,913	42,076	42,115	42,106	42,097	42,353	42,571	218	0.5%	1,509	3.7%
West Lothian ⁷	55,212	65,064	65,951	67,107	68,291	69,352	70,291	71,416	72,326	72,659	73,261	73,554	73,847	74,335	75,035	75,782	747	1.0%	6,429	9.3%

Footnotes

1) In 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long-term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition there have been some issues with how properties affected by the new charges are recorded. All of this has had an impact on the estimated number of households in this table for many Council areas, and for Scotland as a whole. This makes it difficult to determine whether changes since 2012 are a result of real differences 'on-the-ground' or simply reflect the re-classification of properties.

2) Figures for 1991, 2001 and 2011 are based on the number of households recorded in the 1991, 2001 and 2011 Censuses and the mid-year population estimates.

3) Figures for 2002 onwards are based on the number of occupied dwellings (Table 4a), adjusted from September to June. They are then adjusted by an amount calculated from the differences in 2001 and in 2011 between the number of occupied dwellings and the number of households recorded in the Census.

4) Corrections have been made to the Edinburgh's figure for 2014, Shetland's figures for 2003 to 2010 and 2012 to 2014 and to West Lothian's figures for 2013 and 2014. Therefore the household estimates for Scotland for 2003 to 2010 and 2012 to 2014 are different to those previously published. For 2003 to 2010 and 2012 the household estimate for Scotland is between 1 and 25 households higher than previously published. For 2013, it is 97 households higher and for 2014 it is 1,586 lower. These corrections reflect improvements in our understanding of the data supplied by councils and also additional information provided by councils during the 2015 data collection.

5) A correction has been made to Edinburgh's 2014 figure for vacant dwellings. This has led to the 2014 household estimate for the Council area being 1,678 households lower than previously published.

6) Corrections have been made to Shetland Islands' vacant dwelling figures for 2001 to 2014. These corrections have not had an impact on the household estimates for 2001, 2002 and 2011. For the remaining years, the household estimates for Shetland Islands range between being 9 households lower and 25 households higher than previously published.

7) Corrections have been made to West Lothian's vacant dwellings figures for 2013 and 2014. These have resulted in the 2013 and 2014 household estimates for the council area being 106 and 128 households higher, respectively, than previously published.

Source: Council Tax Base Return 2015 and National Records of Scotland 2015 neighbourhood level collection of Council Tax information.

Please go to the 'Background Information' section for more information.

Table 2: Number of dwellings in Scotland by council area, September 2001 to 2015

Council area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change 2014 to 2015		Change 2005 to 2015	
																Number	%	Number	%
Scotland	2,320,642	2,338,324	2,356,176	2,376,915	2,396,782	2,416,071	2,440,596	2,460,883	2,476,157	2,488,496	2,500,849	2,515,042	2,526,870	2,540,561	2,557,582	17,021	0.7%	160,800	6.7%
Aberdeen City	105,030	105,675	106,280	106,754	107,670	108,618	109,425	110,084	110,565	110,968	111,419	112,073	112,713	113,508	114,234	726	0.6%	6,564	6.1%
Aberdeenshire	97,014	98,380	99,654	101,357	102,864	104,226	105,503	106,850	108,051	109,552	110,649	111,773	112,867	114,086	115,223	1,137	1.0%	12,359	12.0%
Angus	50,313	50,607	51,051	51,550	51,989	52,346	52,870	53,402	53,807	54,060	54,372	54,566	54,872	55,267	55,619	352	0.6%	3,630	7.0%
Argyll & Bute	44,556	44,857	45,123	45,246	45,512	45,794	45,932	46,306	46,446	46,679	46,896	47,105	47,336	47,500	47,712	212	0.4%	2,200	4.8%
Clackmannanshire	21,252	21,534	21,682	22,076	22,443	22,770	23,132	23,374	23,549	23,670	23,720	23,774	23,894	23,995	24,114	119	0.5%	1,671	7.4%
Dumfries & Galloway	67,607	67,967	68,497	69,242	69,880	70,501	71,115	71,778	72,106	72,421	72,871	73,224	73,555	73,895	74,190	295	0.4%	4,310	6.2%
Dundee City	71,740	72,109	72,297	72,210	71,790	72,165	72,736	73,068	73,696	74,015	73,529	73,818	73,560	73,575	73,689	114	0.2%	1,899	2.6%
East Ayrshire	52,983	53,312	53,499	53,677	53,842	54,231	54,848	55,717	56,121	56,398	56,614	56,919	57,172	57,324	57,654	330	0.6%	3,812	7.1%
East Dunbartonshire	42,910	42,906	42,968	43,140	43,405	43,521	43,723	43,990	44,154	44,184	44,332	44,564	44,864	45,281	45,678	397	0.9%	2,273	5.2%
East Lothian	39,712	40,105	40,561	40,957	41,441	42,145	42,949	43,749	44,175	44,544	44,967	45,364	45,613	45,968	46,332	364	0.8%	4,891	11.8%
East Renfrewshire	36,039	36,346	36,445	36,671	36,728	36,781	36,659	36,751	36,890	37,063	37,231	37,448	37,639	37,852	38,061	209	0.6%	1,333	3.6%
Edinburgh, City of	216,594	218,285	219,239	221,536	223,693	226,247	228,523	230,051	231,903	233,068	234,541	235,850	237,524	239,525	241,433	1,908	0.8%	17,740	7.9%
Falkirk	64,625	65,433	66,478	67,444	68,295	68,911	69,543	70,040	70,533	71,010	71,303	71,742	72,128	72,624	73,290	666	0.9%	4,995	7.3%
Fife	157,349	158,711	160,268	161,694	163,313	164,592	166,085	167,661	168,677	169,435	170,169	170,881	171,560	172,425	173,366	941	0.5%	10,053	6.2%
Glasgow City	288,462	289,157	290,740	293,075	294,819	295,295	298,831	299,941	299,915	299,160	299,881	301,513	301,633	301,891	304,013	2,122	0.7%	9,194	3.1%
Highland	98,398	99,712	101,017	102,481	103,940	105,049	106,918	108,438	109,617	110,788	111,830	112,812	113,703	114,603	115,538	935	0.8%	11,598	11.2%
Inverclyde	39,204	39,290	39,453	39,659	39,376	39,136	39,174	39,285	39,299	39,377	39,457	39,590	38,791	38,699	38,787	88	0.2%	-589	-1.5%
Midlothian	33,285	33,350	33,500	33,669	33,795	34,144	34,408	34,840	35,605	35,986	36,434	37,051	37,503	38,159	38,675	516	1.4%	4,880	14.4%
Moray	38,861	39,123	39,416	39,774	40,179	40,607	41,172	41,544	41,981	42,241	42,699	43,139	43,495	43,788	44,096	308	0.7%	3,917	9.7%
Na h-Eileanan Siar	13,462	13,522	13,630	13,682	13,676	13,759	13,893	14,006	14,101	14,258	14,396	14,458	14,490	14,520	14,577	57	0.4%	901	6.6%
North Ayrshire	62,321	62,809	63,195	63,697	64,130	64,609	65,270	65,913	66,204	66,461	66,648	66,888	67,082	67,204	67,590	386	0.6%	3,460	5.4%
North Lanarkshire	136,941	138,343	139,606	140,864	142,679	144,337	145,621	146,740	147,604	148,553	149,190	149,763	150,541	151,424	152,293	869	0.6%	9,614	6.7%
Orkney Islands	9,237	9,354	9,423	9,548	9,642	9,726	9,880	10,039	10,190	10,265	10,438	10,613	10,717	10,816	10,924	108	1.0%	1,282	13.3%
Perth & Kinross	62,573	63,270	64,139	65,021	65,608	66,252	67,010	67,896	68,349	68,788	69,236	69,618	69,923	70,312	70,828	516	0.7%	5,220	8.0%
Renfrewshire	80,747	80,781	80,580	80,579	80,632	81,020	81,749	82,059	82,663	82,760	82,944	83,166	83,933	84,442	84,997	555	0.7%	4,365	5.4%
Scottish Borders	51,279	51,803	52,327	52,833	53,252	53,912	54,588	55,179	55,666	56,129	56,530	56,765	57,097	57,274	57,628	354	0.6%	4,376	8.2%
Shetland Islands	9,959	10,014	10,052	10,120	10,157	10,219	10,313	10,403	10,522	10,621	10,707	10,789	10,852	10,950	11,021	71	0.6%	864	8.5%
South Ayrshire	50,754	51,237	51,642	52,047	52,391	52,665	53,069	53,209	53,424	53,788	53,968	54,202	54,385	54,489	54,635	146	0.3%	2,244	4.3%
South Lanarkshire	130,836	132,464	133,822	135,488	136,862	138,527	140,112	141,534	142,594	143,470	144,386	145,257	146,110	146,925	147,849	924	0.6%	10,987	8.0%
Stirling	36,835	37,167	37,566	37,815	38,198	38,316	38,582	38,984	39,091	39,246	39,509	39,798	39,965	40,320	40,646	326	0.8%	2,448	6.4%
West Dunbartonshire	43,437	43,535	43,694	43,505	43,827	43,880	43,982	44,104	44,262	44,415	44,586	44,790	44,880	44,734	45,056	322	0.7%	1,229	2.8%
West Lothian	66,327	67,166	68,332	69,504	70,754	71,770	72,981	73,948	74,397	75,123	75,397	75,729	76,473	77,186	77,834	648	0.8%	7,080	10.0%

Footnotes

Source: Council Tax Base return 2015 and National Records of Scotland 2015 neighbourhood level collection of Council Tax information.

Please go to the 'Background Information' section for more information.

Table 3: Average household size^{1,2,3} for Scotland by council area, June 2001 to 2015

Council area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change 2005 to 2015	
																Number	%
Scotland	2.27	2.25	2.23	2.22	2.21	2.20	2.19	2.18	2.18	2.18	2.19	2.18	2.18	2.17	2.17	-0.04	-1.9%
Aberdeen City	2.13	2.10	2.08	2.05	2.04	2.02	2.01	2.01	2.03	2.05	2.07	2.08	2.08	2.09	2.10	0.06	3.1%
Aberdeenshire	2.47	2.45	2.44	2.42	2.41	2.41	2.41	2.40	2.40	2.39	2.39	2.39	2.38	2.38	2.37	-0.04	-1.8%
Angus	2.27	2.26	2.24	2.24	2.24	2.23	2.23	2.23	2.21	2.21	2.22	2.20	2.19	2.19	2.17	-0.07	-2.9%
Argyll & Bute	2.24	2.23	2.20	2.19	2.16	2.17	2.17	2.15	2.15	2.13	2.14	2.09	2.09	2.09	2.06	-0.10	-4.6%
Clackmannanshire	2.29	2.28	2.25	2.25	2.24	2.22	2.23	2.23	2.21	2.21	2.22	2.20	2.19	2.16	2.16	-0.08	-3.5%
Dumfries & Galloway	2.28	2.27	2.25	2.24	2.23	2.22	2.22	2.21	2.20	2.20	2.20	2.18	2.16	2.15	2.14	-0.09	-4.0%
Dundee City	2.13	2.10	2.09	2.07	2.08	2.08	2.05	2.04	2.03	2.04	2.05	2.06	2.06	2.05	2.06	-0.02	-1.1%
East Ayrshire	2.35	2.34	2.32	2.31	2.31	2.29	2.28	2.26	2.25	2.25	2.25	2.24	2.22	2.22	2.21	-0.10	-4.1%
East Dunbartonshire	2.53	2.51	2.50	2.48	2.46	2.44	2.43	2.42	2.41	2.41	2.40	2.40	2.39	2.38	2.36	-0.10	-3.9%
East Lothian	2.33	2.33	2.32	2.31	2.30	2.29	2.29	2.29	2.29	2.28	2.28	2.28	2.28	2.28	2.28	-0.02	-1.1%
East Renfrewshire	2.53	2.53	2.51	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.42	2.41	2.41	2.41	2.41	-0.07	-2.8%
Edinburgh, City of	2.14	2.11	2.09	2.07	2.06	2.05	2.04	2.03	2.04	2.05	2.07	2.08	2.08	2.08	2.10	0.04	1.8%
Falkirk	2.29	2.27	2.25	2.24	2.25	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.24	2.22	-0.03	-1.3%
Fife	2.28	2.27	2.26	2.25	2.24	2.24	2.23	2.22	2.21	2.21	2.22	2.21	2.21	2.19	2.19	-0.05	-2.3%
Glasgow City	2.08	2.07	2.04	2.01	1.99	1.98	1.98	1.98	2.00	2.01	2.02	2.03	2.03	2.03	2.03	0.04	2.1%
Highland	2.29	2.28	2.27	2.27	2.26	2.26	2.25	2.24	2.24	2.24	2.24	2.22	2.19	2.17	2.16	-0.11	-4.7%
Inverclyde	2.26	2.25	2.24	2.21	2.20	2.18	2.18	2.17	2.16	2.15	2.14	2.13	2.12	2.10	2.09	-0.11	-4.9%
Midlothian	2.43	2.43	2.40	2.40	2.38	2.37	2.37	2.38	2.36	2.34	2.35	2.34	2.33	2.33	2.33	-0.05	-2.2%
Moray	2.37	2.36	2.37	2.35	2.33	2.31	2.30	2.31	2.31	2.30	2.28	2.24	2.26	2.24	2.24	-0.09	-3.9%
Na h-Eileanan Siar	2.32	2.31	2.29	2.29	2.29	2.27	2.25	2.23	2.22	2.20	2.17	2.13	2.09	2.08	2.06	-0.23	-9.9%
North Ayrshire	2.29	2.27	2.26	2.25	2.24	2.22	2.22	2.21	2.19	2.19	2.19	2.18	2.16	2.15	2.13	-0.11	-4.8%
North Lanarkshire	2.40	2.37	2.35	2.34	2.32	2.31	2.30	2.30	2.30	2.30	2.29	2.28	2.27	2.26	2.25	-0.08	-3.2%
Orkney Islands	2.28	2.26	2.25	2.24	2.22	2.22	2.21	2.20	2.18	2.18	2.17	2.16	2.15	2.13	2.12	-0.11	-4.8%
Perth & Kinross	2.24	2.22	2.20	2.18	2.17	2.16	2.17	2.16	2.17	2.18	2.19	2.20	2.18	2.19	2.18	0.01	0.5%
Renfrewshire	2.26	2.23	2.20	2.20	2.18	2.16	2.15	2.13	2.13	2.13	2.13	2.13	2.10	2.09	2.07	-0.11	-5.2%
Scottish Borders	2.22	2.21	2.20	2.20	2.19	2.18	2.18	2.18	2.17	2.15	2.15	2.13	2.13	2.12	2.11	-0.08	-3.7%
Shetland Islands	2.38	2.37	2.35	2.35	2.34	2.32	2.32	2.31	2.31	2.31	2.31	2.28	2.27	2.27	2.25	-0.09	-3.9%
South Ayrshire	2.26	2.24	2.22	2.21	2.20	2.20	2.19	2.18	2.18	2.17	2.17	2.16	2.16	2.14	2.14	-0.07	-3.0%
South Lanarkshire	2.36	2.34	2.33	2.33	2.31	2.29	2.27	2.26	2.25	2.24	2.23	2.22	2.21	2.19	2.18	-0.12	-5.4%
Stirling	2.36	2.34	2.32	2.30	2.30	2.30	2.30	2.28	2.27	2.28	2.28	2.29	2.28	2.27	2.28	-0.01	-0.5%
West Dunbartonshire	2.27	2.27	2.25	2.24	2.21	2.19	2.18	2.16	2.16	2.14	2.14	2.13	2.12	2.10	2.09	-0.12	-5.6%
West Lothian	2.43	2.41	2.39	2.38	2.36	2.36	2.35	2.35	2.36	2.35	2.36	2.36	2.35	2.34	2.33	-0.03	-1.2%

Footnotes

Average household size is calculated in two stages:

- The proportion of the population living in communal establishments is used to remove the people living in communal establishments (i.e. not living in households) from the mid-year population estimate to give the number of people living in households
- The estimated number of people living in households is divided by the mid-year household estimate to give the average household size.

The communal establishment rates for 2001 and 2011 are derived from census data for those years. The rates for other years are calculated using both the 2001 and 2011 Census rates.

1) Average household sizes are rounded to two decimal places.

2) Average household sizes will differ from estimates published in the 2001 and 2011 Censuses, as the rates are calculated based on mid-year estimates at June of each year, not at census day.

3) Some of the average household size figures differ slightly from those previously published due to revisions and corrections made to the household and population estimates used in their calculation. The differences are small, ranging from a reduction of 0.01 to an increase of 0.02.

Source: Mid-year household and population estimates and the 2001 and 2011 Censuses. Please note that figures calculating the change over time use unrounded figures.

Please go to the 'Background Information' section for more information.

Table 4a: Occupied and vacant dwellings in each council area, September 2015

	Total number of dwellings	Occupied dwellings ¹	Vacant dwellings ¹	Second homes ¹	Dwellings with a single adult discount	Dwellings with 'occupied exemptions' ¹	Occupied dwellings ¹	Vacant dwellings ¹	Second homes ¹	Dwellings with a single adult discount	Dwellings with 'occupied exemptions' ¹	Number of data zones in the Council area
Scotland	2,557,582	2,451,790	78,475	27,317	955,505	72,600	95.9%	3.1%	1.1%	37.4%	2.8%	6,976
Aberdeen City	114,234	108,576	4,507	1,151	42,743	6,137	95.0%	3.9%	1.0%	37.4%	5.4%	283
Aberdeenshire	115,223	110,100	3,809	1,314	33,277	980	95.6%	3.3%	1.1%	28.9%	0.9%	340
Angus	55,619	52,784	2,292	543	20,259	588	94.9%	4.1%	1.0%	36.4%	1.1%	155
Argyll & Bute	47,712	41,922	2,359	3,431	15,275	1,210	87.9%	4.9%	7.2%	32.0%	2.5%	125
Clackmannanshire	24,114	23,495	557	62	9,121	263	97.4%	2.3%	0.3%	37.8%	1.1%	72
Dumfries & Galloway	74,190	69,654	2,346	2,190	25,792	856	93.9%	3.2%	3.0%	34.8%	1.2%	201
Dundee City	73,689	70,233	3,192	264	32,086	5,607	95.3%	4.3%	0.4%	43.5%	7.6%	188
East Ayrshire	57,654	55,636	1,892	126	22,339	544	96.5%	3.3%	0.2%	38.7%	0.9%	163
East Dunbartonshire	45,678	45,044	514	120	14,436	457	98.6%	1.1%	0.3%	31.6%	1.0%	130
East Lothian	46,332	44,921	868	543	15,444	637	97.0%	1.9%	1.2%	33.3%	1.4%	132
East Renfrewshire	38,061	37,498	437	126	11,712	499	98.5%	1.1%	0.3%	30.8%	1.3%	122
Edinburgh, City of	241,433	231,741	7,413	2,279	93,351	15,941	96.0%	3.1%	0.9%	38.7%	6.6%	597
Falkirk	73,290	71,186	1,664	440	27,409	729	97.1%	2.3%	0.6%	37.4%	1.0%	214
Fife	173,366	165,487	5,678	2,201	63,999	3,359	95.5%	3.3%	1.3%	36.9%	1.9%	494
Glasgow City	304,013	294,116	9,423	474	137,713	19,266	96.7%	3.1%	0.2%	45.3%	6.3%	746
Highland	115,538	108,415	2,934	4,189	37,269	1,491	93.8%	2.5%	3.6%	32.3%	1.3%	312
Inverclyde	38,787	36,862	1,715	210	15,409	534	95.0%	4.4%	0.5%	39.7%	1.4%	114
Midlothian	38,675	37,679	963	33	12,311	610	97.4%	2.5%	0.1%	31.8%	1.6%	115
Moray	44,096	41,678	1,703	715	15,017	1,592	94.5%	3.9%	1.6%	34.1%	3.6%	126
Na h-Eileanan Siar	14,577	12,917	917	743	4,891	103	88.6%	6.3%	5.1%	33.6%	0.7%	36
North Ayrshire	67,590	63,753	2,302	1,535	26,936	707	94.3%	3.4%	2.3%	39.9%	1.0%	186
North Lanarkshire	152,293	149,668	2,536	89	57,067	1,479	98.3%	1.7%	0.1%	37.5%	1.0%	447
Orkney Islands	10,924	9,805	725	394	3,543	119	89.8%	6.6%	3.6%	32.4%	1.1%	29
Perth & Kinross	70,828	66,809	2,801	1,218	24,532	950	94.3%	4.0%	1.7%	34.6%	1.3%	186
Renfrewshire	84,997	82,269	2,475	253	35,061	2,178	96.8%	2.9%	0.3%	41.2%	2.6%	225
Scottish Borders	57,628	53,521	2,832	1,275	20,311	560	92.9%	4.9%	2.2%	35.2%	1.0%	143
Shetland Islands	11,021	10,190	674	157	3,400	96	92.5%	6.1%	1.4%	30.9%	0.9%	30
South Ayrshire	54,635	52,830	1,338	467	19,535	658	96.7%	2.4%	0.9%	35.8%	1.2%	153
South Lanarkshire	147,849	144,592	3,097	160	57,757	1,770	97.8%	2.1%	0.1%	39.1%	1.2%	431
Stirling	40,646	39,005	1,225	416	13,565	1,546	96.0%	3.0%	1.0%	33.4%	3.8%	121
West Dunbartonshire	45,056	43,478	1,479	99	17,611	362	96.5%	3.3%	0.2%	39.1%	0.8%	121
West Lothian	77,834	75,926	1,808	100	26,334	772	97.5%	2.3%	0.1%	33.8%	1.0%	239

Footnotes

1) In 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long-term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition, there have been some issues with how properties affected by the new charges are recorded. Therefore any changes over time in the numbers and percentages of occupied dwellings, vacant dwellings and second homes should be treated with caution as they may be a result of the issues associated with the 2013 legislation rather than real differences.

Source: Council Tax Base return 2015 and National Records of Scotland 2015 neighbourhood level collection of Council Tax information.

Please go to the 'Background Information' section for more information. Please note that figures might not add up to 100% exactly, due to rounding.

Table 4b: Vacant dwellings and second homes in each council area, September 2012 to 2015

Council area	Vacant dwellings ^{1,2}				Second homes ¹				Vacant dwellings and second homes (combined) ¹				Vacant dwellings and second homes (combined) Change 2012 to 2013		Vacant dwellings and second homes (combined) Change 2013 to 2014		Vacant dwellings and second homes (combined) Change 2014 to 2015	
	2012	2013	2014	2015	2012	2013	2014	2015	2012	2013	2014	2015	Number	%	Number	%	Number	%
	Scotland²	72,853	71,946	75,692	78,475	38,249	35,404	28,469	27,317	111,102	107,350	104,161	105,792	-3,752	-3.4%	-3,189	-3.0%	1,631
Aberdeen City	2,304	1,749	3,727	4,507	2,496	2,411	1,238	1,151	4,800	4,160	4,965	5,658	-640	-13.3%	805	19.4%	693	14.0%
Aberdeenshire	4,055	4,132	4,068	3,809	1,279	1,166	1,162	1,314	5,334	5,298	5,230	5,123	-36	-0.7%	-68	-1.3%	-107	-2.0%
Angus	2,071	2,045	2,200	2,292	751	808	772	543	2,822	2,853	2,972	2,835	31	1.1%	119	4.2%	-137	-4.6%
Argyll & Bute	1,719	2,385	2,360	2,359	3,915	2,961	3,379	3,431	5,634	5,346	5,739	5,790	-288	-5.1%	393	7.4%	51	0.9%
Clackmannanshire ³	726	753	544	557	*	*	32	62	726	753	576	619	27	3.7%	-177	-23.5%	43	7.5%
Dumfries & Galloway	2,393	2,420	2,579	2,346	1,796	1,778	1,868	2,190	4,189	4,198	4,447	4,536	9	0.2%	249	5.9%	89	2.0%
Dundee City	2,815	2,278	2,252	3,192	1,004	1,005	976	264	3,819	3,283	3,228	3,456	-536	-14.0%	-55	-1.7%	228	7.1%
East Ayrshire	1,542	1,482	1,805	1,892	176	158	136	126	1,718	1,640	1,941	2,018	-78	-4.5%	301	18.4%	77	4.0%
East Dunbartonshire	580	563	564	514	211	202	198	120	791	765	762	634	-26	-3.3%	-3	-0.4%	-128	-16.8%
East Lothian	873	903	925	868	532	541	550	543	1,405	1,444	1,475	1,411	39	2.8%	31	2.1%	-64	-4.3%
East Renfrewshire	433	418	406	437	181	181	159	126	614	599	565	563	-15	-2.4%	-34	-5.7%	-2	-0.4%
Edinburgh, City of ⁴	4,300	4,669	6,139	7,413	5,802	4,310	2,317	2,279	10,102	8,979	8,456	9,692	-1,123	-11.1%	-523	-5.8%	1,236	14.6%
Falkirk	1,224	1,526	1,850	1,664	638	549	449	440	1,862	2,075	2,299	2,104	213	11.4%	224	10.8%	-195	-8.5%
Fife	4,220	4,520	5,240	5,678	3,958	4,101	2,098	2,201	8,178	8,621	7,338	7,879	443	5.4%	-1,283	-14.9%	541	7.4%
Glasgow City	11,006	10,966	9,804	9,423	1,528	905	823	474	12,534	11,871	10,627	9,897	-663	-5.3%	-1,244	-10.5%	-730	-6.9%
Highland	3,465	3,262	3,004	2,934	4,520	4,427	4,280	4,189	7,985	7,689	7,284	7,123	-296	-3.7%	-405	-5.3%	-161	-2.2%
Inverclyde	2,589	1,816	1,673	1,715	279	197	204	210	2,868	2,013	1,877	1,925	-855	-29.8%	-136	-6.8%	48	2.6%
Midlothian	878	857	878	963	38	34	36	33	916	891	914	996	-25	-2.7%	23	2.6%	82	9.0%
Moray	2,019	1,996	1,773	1,703	584	618	660	715	2,603	2,614	2,433	2,418	11	0.4%	-181	-6.9%	-15	-0.6%
Na h-Eileanan Siar	858	688	900	917	886	908	776	743	1,744	1,596	1,676	1,660	-148	-8.5%	80	5.0%	-16	-1.0%
North Ayrshire	2,375	2,482	2,394	2,302	1,514	1,493	1,492	1,535	3,889	3,975	3,886	3,837	86	2.2%	-89	-2.2%	-49	-1.3%
North Lanarkshire	2,102	2,546	2,226	2,536	327	45	80	89	2,429	2,591	2,306	2,625	162	6.7%	-285	-11.0%	319	13.8%
Orkney Islands	588	608	732	725	496	503	380	394	1,084	1,111	1,112	1,119	27	2.5%	1	0.1%	7	0.6%
Perth & Kinross	2,154	2,078	2,816	2,801	2,056	1,985	1,224	1,218	4,210	4,063	4,040	4,019	-147	-3.5%	-23	-0.6%	-21	-0.5%
Renfrewshire ⁵	3,371	2,693	2,631	2,475	0	385	484	253	3,371	3,078	3,115	2,728	-293	-8.7%	37	1.2%	-387	-12.4%
Scottish Borders	2,897	2,826	2,758	2,832	1,032	1,149	1,186	1,275	3,929	3,975	3,944	4,107	46	1.2%	-31	-0.8%	163	4.1%
Shetland Islands ⁶	608	617	675	674	138	153	164	157	746	770	839	831	24	3.2%	69	9.0%	-8	-1.0%
South Ayrshire	1,293	1,318	1,187	1,338	452	469	459	467	1,745	1,787	1,646	1,805	42	2.4%	-141	-7.9%	159	9.7%
South Lanarkshire	3,322	3,244	3,198	3,097	470	489	120	160	3,792	3,733	3,318	3,257	-59	-1.6%	-415	-11.1%	-61	-1.8%
Stirling	1,247	1,091	1,280	1,225	369	524	412	416	1,616	1,615	1,692	1,641	-1	-0.1%	77	4.8%	-51	-3.0%
West Dunbartonshire	1,528	1,597	1,367	1,479	296	330	84	99	1,824	1,927	1,451	1,578	103	5.6%	-476	-24.7%	127	8.8%
West Lothian ⁷	1,298	1,418	1,737	1,808	525	619	271	100	1,823	2,037	2,008	1,908	214	11.7%	-29	-1.4%	-100	-5.0%

Footnotes

1) In 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long-term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition, there have been some issues with how properties affected by the new charges are recorded. Therefore any changes over time in occupied dwellings, vacant dwellings and second homes in this table should be treated with caution as they may be a result of the issues associated with the 2013 legislation rather than real differences.

2) Corrections have been made to vacant dwellings figures for Edinburgh for 2014, Shetland for 2012 to 2014 and West Lothian for 2013 and 2014. These have resulted in the number of vacant dwellings in Scotland being 128, 14 and 2,155 dwellings higher for 2012, 2013 and 2014 respectively than previously published.

3) In 2012 and 2013 Clackmannanshire was unable to separately identify which vacant dwellings are classed as being long-term empty and dwellings classed as second homes. Therefore, the total figures for these categories have been included under 'vacant dwellings'. They were able to provide separate figures for these categories in 2014 and 2015.

4) A correction has been made to Edinburgh's 2014 vacant dwellings figure to properly account for some dwellings which were previously being treated as occupied. As a result the figure is now 2,105 dwellings higher than previously published.

5) In 2012 Renfrewshire was unable to separately identify vacant dwellings classed as 'long-term empty' and dwellings classed as second homes. Therefore the total figures for these categories have been included under 'vacant dwellings'. They were able to provide separate figures from 2013 onwards.

6) Corrections have been made to Shetland's vacant dwellings figures for 2012 to 2014 to properly account for some dwellings which were previously treated as being occupied. This has resulted in the number of vacant dwellings being 128, 147 and 176 higher than previously published for 2012, 2013 and 2014 respectively. Please note that a similar size correction also applies to vacant dwellings figures for Shetland for the years prior to 2012.

7) Corrections have been made to West Lothian's vacant dwellings figures for 2013 and 2014 to properly account for some occupied dwellings which were previously being treated as vacant. This has resulted in the vacant dwellings figures being 133 and 128 dwellings lower for 2013 and 2014 respectively than previously published.

* Information not available.

Source: Council Tax Base returns 2012 to 2015 and National Records of Scotland 2012 to 2015 neighbourhood level collections of Council Tax information.

Please go to the 'Background Information' section for more information. Please note that figures might not add up to 100% exactly, due to rounding.

Table 5: Estimates of the number of households by household type, Scotland, 1981 to 2014

Year	All Households	1-person households		2-person households		3+ person households		
		1 adult: male	1 adult: female	2 adults	1 adult, 1 child	1 adult, 2+ children	2+ adults, 1+ children	3+ adults
1981 ^{1,2}	1,786,000	119,000	274,000	507,000	20,000	21,000	595,000	251,000
1991 ^{2,3}	2,043,000	221,000	362,000	607,000	52,000	51,000	520,000	230,000
2001 ^{2,3}	2,195,000	306,000	416,000	650,000	76,000	62,000	479,000	205,000
2002 ⁴	2,211,000	315,000	416,000	658,000	79,000	64,000	468,000	212,000
2003	2,231,000	326,000	417,000	666,000	78,000	65,000	474,000	206,000
2004	2,251,000	343,000	428,000	661,000	84,000	62,000	470,000	203,000
2005	2,274,000	334,000	433,000	681,000	85,000	65,000	479,000	197,000
2006	2,295,000	359,000	429,000	693,000	84,000	62,000	472,000	198,000
2007	2,319,000	351,000	439,000	723,000	79,000	62,000	459,000	205,000
2008	2,338,000	357,000	459,000	711,000	76,000	58,000	459,000	217,000
2009	2,352,000	368,000	442,000	732,000	88,000	60,000	463,000	198,000
2010	2,365,000	377,000	448,000	733,000	76,000	62,000	467,000	202,000
2011	2,376,000	382,000	443,000	724,000	85,000	64,000	466,000	211,000
2012	2,387,000	397,000	451,000	732,000	90,000	69,000	447,000	201,000
2013	2,402,000	405,000	466,000	728,000	86,000	64,000	455,000	199,000
2014	2,418,000	417,000	464,000	738,000	84,000	62,000	449,000	205,000
Change, 2004 to 2014	167,000	74,000	36,000	77,000	0	-1,000	-21,000	2,000
Per cent change, 2004 to 2014	7%	22%	9%	12%	0%	-1%	-5%	1%

Percentage of households by household type

Year ⁵	All Households	1-person households		2-person households		3+ person households		
		1 adult: male	1 adult: female	2 adults	1 adult, 1 child	1 adult, 2+ children	2+ adults, 1+ children	3+ adults
1981 ^{1,2}	100%	7%	15%	28%	1%	1%	33%	14%
1991 ^{2,3}	100%	11%	18%	30%	3%	2%	25%	11%
2001 ^{2,3}	100%	14%	19%	30%	3%	3%	22%	9%
2002 ⁴	100%	14%	19%	30%	4%	3%	21%	10%
2003	100%	15%	19%	30%	3%	3%	21%	9%
2004	100%	15%	19%	29%	4%	3%	21%	9%
2005	100%	15%	19%	30%	4%	3%	21%	9%
2006	100%	16%	19%	30%	4%	3%	21%	9%
2007	100%	15%	19%	31%	3%	3%	20%	9%
2008	100%	15%	20%	30%	3%	2%	20%	9%
2009	100%	16%	19%	31%	4%	3%	20%	8%
2010	100%	16%	19%	31%	3%	3%	20%	9%
2011	100%	16%	19%	30%	4%	3%	20%	9%
2012	100%	17%	19%	31%	4%	3%	19%	8%
2013	100%	17%	19%	30%	4%	3%	19%	8%
2014	100%	17%	19%	31%	3%	3%	19%	8%

Footnotes

- 1) The figures for 1981 are from the Census.
 - 2) For the 1981 Census, 'households with children' included children aged 0-15. For the 1991, 2001 and 2011 Censuses, the definition of a dependent child also included those aged 16-18 in full-time education.
 - 3) The figures for 1991, 2001 and 2011 are from the Census and mid-year population estimates.
 - 4) The figures for 2002 onwards are from the Scottish Household Survey (SHS). These figures are adjusted to each year's household estimates (Table 1). They are then adjusted by an amount calculated from the differences between these results and the census in 2001 and 2011, to account for any under or over-count of a household type in the SHS.
 - 5) An error in the calculation of the percentage of household of each type which occurred when producing the 2014 version of this publication has been corrected. This affected figures from 2001 onwards. The table now shows the correct percentages for each year. Overall twenty of the estimated percentages for 2001 to 2013 have been corrected. Ten percentages have increased by one percentage point, and ten have decreased by one percentage point. Household numbers are rounded to the nearest 1,000.
- Source: Household types - Scottish Household Survey, 2014. More information about it is available from <http://www.gov.scot/Topics/Statistics/16002>. All households - National Records of Scotland household estimates. Please go to the 'Background Information' section for further information.

Table 6: Characteristics of dwellings by council area, 2015¹

Council area	Council Tax band of dwelling ² (% of total dwellings)				Dwellings per hectare
	Bands A-C	Bands D-E	Bands F-H	Total	
Scotland	61%	26%	13%	100%	0.33
Aberdeen City	60%	25%	15%	100%	6.17
Aberdeenshire	44%	33%	23%	100%	0.18
Angus	63%	28%	9%	100%	0.26
Argyll & Bute	57%	28%	15%	100%	0.07
Clackmannanshire	65%	24%	12%	100%	1.52
Dumfries & Galloway	62%	28%	10%	100%	0.12
Dundee City	74%	22%	5%	100%	12.34
East Ayrshire	71%	22%	7%	100%	0.46
East Dunbartonshire	29%	41%	31%	100%	2.62
East Lothian	54%	26%	20%	100%	0.68
East Renfrewshire	28%	38%	34%	100%	2.20
Edinburgh, City of	47%	32%	20%	100%	9.22
Falkirk	66%	24%	11%	100%	2.47
Fife	64%	25%	11%	100%	1.31
Glasgow City	70%	23%	7%	100%	17.47
Highland	57%	31%	12%	100%	0.05
Inverclyde	73%	18%	9%	100%	2.42
Midlothian	62%	25%	13%	100%	1.10
Moray	66%	27%	6%	100%	0.20
Na h-Eileanan Siar	78%	20%	1%	100%	0.05
North Ayrshire	70%	23%	7%	100%	0.76
North Lanarkshire	72%	21%	7%	100%	3.25
Orkney Islands	70%	27%	3%	100%	0.11
Perth & Kinross	50%	31%	20%	100%	0.13
Renfrewshire	63%	26%	11%	100%	3.25
Scottish Borders	63%	21%	16%	100%	0.12
Shetland Islands	68%	29%	3%	100%	0.08
South Ayrshire	52%	33%	15%	100%	0.45
South Lanarkshire	62%	26%	12%	100%	0.84
Stirling	46%	27%	27%	100%	0.19
West Dunbartonshire	72%	23%	5%	100%	2.84
West Lothian	67%	22%	11%	100%	1.82

Footnotes

1) In previous publications this table has included information on type of dwelling and number of rooms. Unfortunately we have been unable to obtain this information from the Assessors' Portal for 2015. We hope to obtain this information in the coming months and publish it, at neighbourhood (Data Zone) level on the National Records of Scotland (NRS) website.

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

Source: Dwelling characteristics - 2015 Dwelling Estimates from the Assessors' Portal. Areas in hectares - National Records of Scotland in-house measure.

Please go to 'Background Information' section for more information. Please note that figures might not add up to 100 per cent exactly, due to rounding.

Table 7: Occupied and vacant dwellings by urban/rural classification, September 2015

Urban/rural classification ¹	Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas	Scotland
% Occupied dwellings ²	96.4%	97.0%	96.7%	94.4%	95.1%	87.9%	95.9%
% Vacant dwellings ²	3.1%	2.6%	2.6%	3.5%	3.4%	5.2%	3.1%
% Second homes ²	0.5%	0.4%	0.7%	2.0%	1.6%	7.0%	1.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
% Dwellings with a single adult discount from Council Tax	41.2%	38.0%	35.4%	37.9%	29.0%	29.0%	37.4%
% Dwellings with 'occupied exemptions' from Council Tax	5.5%	1.7%	1.1%	1.4%	1.1%	0.6%	2.8%

Footnotes

1) This table uses the Scottish Government Urban/Rural Classification 2013-2014.

2) In 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long-term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition, there have been some issues with how properties affected by the new charges are recorded. Therefore any changes over time in the percentages of occupied dwellings, vacant dwellings and second homes in this table should be treated with caution as they may be a result of the issues associated with the 2013 legislation rather than real differences.

Source: National Records of Scotland 2015 neighbourhood level collection of Council Tax information.

Please go to the 'Background Information' section for more information. Please note that figures might not add up to 100% exactly, due to rounding.

Table 8: Characteristics of dwellings by urban/rural classification, 2015¹

Urban/rural Classification ²		Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas	Scotland
Council Tax band of dwelling ³	Bands A-C	60%	66%	59%	69%	47%	56%	61%
	Bands D-E	27%	24%	27%	23%	31%	31%	26%
	Bands F-H	13%	10%	14%	8%	22%	13%	13%
	Total	100%	100%	100%	100%	100%	100%	100%
Dwellings per hectare		10.87	4.75	1.84	1.58	0.13	0.03	0.33

Footnotes

1) In previous publications this table has included information on type of dwelling and number of rooms. Unfortunately we have been unable to obtain this information from the Assessors' Portal for 2015. We hope to obtain this information in the coming months and publish it, at neighbourhood (Data Zone) level on our website.

2) This table uses the Scottish Government Urban/Rural Classification 2013-2014.

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

Sources: Dwelling characteristics - 2015 Dwelling Estimates from the Assessors' Portal. Areas in hectares - National Records of Scotland (NRS) in-house measure.

Please go to the 'Background Information' section for more information. Please note that figures might not add up to 100% exactly, due to rounding.

Table 9: Occupied and vacant dwellings by Strategic Development Plan (SDP) area and National Park, September 2015

	SDP area				National Park		Scotland
	Glasgow and the Clyde Valley	Aberdeen City and Shire	SESplan ¹	TAYplan ²	Cairngorms	LLTNP ³	
Total number of dwellings	855,307	227,475	599,342	236,062	9,651	7,584	2,557,582
% Occupied dwellings ⁴	97.3%	95.5%	96.2%	94.1%	83.7%	89.4%	95.9%
% Vacant dwellings ⁴	2.5%	3.6%	3.0%	4.3%	4.6%	4.1%	3.1%
% Second homes ⁴	0.2%	1.0%	0.8%	1.6%	11.8%	6.5%	1.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
% Dwellings with a single adult discount	40.5%	33.2%	36.8%	37.3%	28.5%	28.7%	37.4%
% Dwellings with 'occupied exemptions'	3.1%	3.1%	3.3%	3.9%	0.4%	0.7%	2.8%

Footnotes

1) SESplan is Edinburgh and South East Scotland strategic development plan area.

2) TAYplan is Dundee, Perth, Angus and north Fife strategic development plan area.

3) LLTNP is Loch Lomond and the Trossachs National Park.

4) In 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long-term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition, there have been some issues with how properties affected by the new charges are recorded. Therefore any changes over time in occupied dwellings, vacant dwellings and second homes should be treated with caution as they may be a result of the issues associated with the 2013 legislation rather than real differences.

Source: Council Tax Base return 2015 and National Records of Scotland 2015 neighbourhood level collection of Council Tax information.

Please go to the 'Background Information' section for further information, and a description of the areas covered by each SDP area and National Park.

Table 10: Characteristics of dwellings by Strategic Development Plan (SDP) area and National Park, 2015¹

		SDP area				National Park		Scotland
		Glasgow and the Clyde Valley	Aberdeen City and Shire	SESplan ²	TAYplan ³	Cairngorms	LLTNP ⁴	
Council Tax band of dwelling ⁵	Bands A-C	65%	52%	58%	60%	46%	35%	61%
	Bands D-E	25%	29%	27%	28%	34%	38%	26%
	Bands F-H	11%	19%	16%	12%	21%	27%	13%
	Total	100%	100%	100%	100%	100%	100%	100%
Dwellings per hectare		2.59	0.44	0.85	0.29	0.02	0.04	0.33

Footnotes

1) In previous publications this table has included information on type of dwelling and number of rooms. Unfortunately we have been unable to obtain this information from the Assessors' Portal for 2015. We hope to obtain this information in the coming months and publish it, at neighbourhood (Data Zone) level on the National Records of Scotland (NRS) website.

2) SESplan is Edinburgh and South East Scotland strategic development plan area.

3) TAYplan is Dundee, Perth, Angus and north Fife strategic development plan area.

4) LLTNP is Loch Lomond and the Trossachs National Park.

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

Source: Dwelling characteristics - 2015 Dwelling Estimates from the Assessors' Portal. Areas in hectares - National Records of Scotland (NRS) in-house measure.

Please go to the 'Background Information' section for further information, including a description of the areas covered by each SDP area and National Park. Please note that figures might not add up to 100% exactly, due to rounding.

7. Notes on statistical publications

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The UK Statistics Authority has designated these statistics as National Statistics, in line with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics (available on the [UK Statistics Authority](#) website).

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8. 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 and Strategic Analysis Scottish Government 2W, St Andrews House Edinburgh EH1 3DG</p> <p>Phone: 0131 244 0442</p> <p>Email: statistics.enquiries@gov.scot</p> <p>Website: http://www.gov.scot/Topics/Statistics</p>
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