

## Household Analysis Review Group: Small area housing and household statistics

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**The results presented in this paper are provisional.  
They may differ from the final figures published.  
Please treat these figures as ‘restricted’ until after publication in May.**

### 1. Purpose

1.1 GROS is planning to publish dwelling counts and household estimates, for local authority areas and data zones, in May. This paper describes how these figures were collected, and contains summary results.

1.2 **HARG members are asked to note the initial results and state whether they are satisfied with the figures presented, and the proposals for how the data should be published.**

### 2. Background

2.1 For several years, GROS has published:

- a) Household estimates at local authority level, as part of a summary publication. Last year’s publication is available at <http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-estimates-statistics/household-estimates-for-scotland-2006/index.html>. Since 2004, the household estimates have been based on information from Council Tax systems.
- b) Dwelling counts at neighbourhood level (data zones), including information on the number of dwellings, Council Tax band, type of dwelling, number of rooms, and dwelling density, in each data zone in Scotland. This information has been published on the Scottish Neighbourhood Statistics (SNS) website, [www.sns.gov.uk](http://www.sns.gov.uk), under the ‘housing’ domain. There has been no separate publication showing summary trends.

2.2 GROS has been developing a new neighbourhood statistics data collection on occupied dwellings (which are approximately equivalent to households), and vacant dwellings, based on information from Council Tax systems. A summary of the information we have obtained is shown in Annex A.

2.3 Each council's finance department keeps a record of all dwellings and any discounts or exemptions they are entitled to, for Council Tax billing purposes. GROS developed a data specification to create a new report. This report extracts information on the number of occupied and vacant dwellings, according to the discount/exemption categories. The software suppliers produced these reports for councils to use, and the councils then aggregated the data to data zone level, using an Access program supplied by GROS. The councils have supplied the aggregate data to GROS, avoiding any potential disclosure issues.

2.4 GROS carried out the first full data collection in September 2007, and we are planning to publish the data at the next SNS update on Friday May 2<sup>nd</sup>.

### **3. Publication plans**

3.1 The SNS website is only updated four times a year, with the next update being on Friday May 2<sup>nd</sup>. Therefore, the small area dwelling and household statistics will have to be published that day, and we plan to publish the local authority household estimates on the same day, so that the local authority and data zone figures are published together.

3.2 This year, we are proposing to expand the household estimates publication to include summary analysis of the small area household and dwellings statistics. The SNS website will contain the data for every data zone, and we don't see any benefit of replicating this in the publication. But we can include some summary analysis, such as trends at local authority level, in urban/rural areas, and in areas with different levels of deprivation. It could also be possible to include some maps. The advantage of this is that it is likely to highlight trends that most people would be unlikely to spot otherwise, and it should also raise the profile of these statistics, to 'advertise' what information is available from SNS and hopefully increase the use made of this data.

3.3 This paper shows some summary statistics based on these figures, to allow HARG members to comment on the figures and to say whether they think it would be appropriate to include this kind of information in an expanded household estimates publication. We will circulate the draft publication to HARG members for comment, before it is published.

### **4. Publication analysis**

4.1 Annex B contains a series of tables and charts which we would propose to include in the publication. These are listed below, along with comments on each table.

#### **5. Table 1: Household estimates by LA area.**

5.1 This is an update of the table which has been included in each year's household estimates publication. It shows that there has been a steady increase in the number of households each year, and this has continued - between 2006 and 2007, the overall

number of households increased by 17,590 (0.8%). The areas with the greatest increases over the last five years have been Aberdeenshire (8.5%), West Lothian (8.2%) and Highland (8.2%). The area with the smallest change was Inverclyde.

5.2 A small number of households receive a Council Tax discount because they were entirely occupied by adults who are 'disregarded' for Council Tax purposes. They make up less than 0.1% of all dwellings. In the past, these figures were included with the figures on vacant dwellings and second homes, as they received the same level of discount. However, every council is now able to provide separate figures on these households, so we have adjusted the figures on vacant dwellings to exclude these households. We have also revised previous years' figures, by the same amount. This has led to minor revisions to previous years' figures on households, occupied dwellings and vacant dwellings, but the changes are very small and the trends over time won't be affected. We will explain this in the publication.

## **6. Table 2: Number of dwellings by LA area**

6.1 Again, this is an update of the table included in previous years' publications. It shows similar trends to Table 1.

## **7. Tables 3-5: Characteristics of dwellings by local authority area, urban-rural classification and Scottish Index of Multiple Deprivation**

7.1 Tables 3-5 show new analysis of data on dwellings, from the Assessors' Portal. Data from the Assessors' Portal has been published before on the SNS website, at data zone level, but this is the first time that summary analysis has been published. The tables show figures on Council Tax band, dwelling type, number of rooms per dwelling, and density of housing.

7.2 These tables show a number of trends:

- The proportion of dwellings which are in the lower Council Tax bands (bands A-C) increases with the level of deprivation in the data zone - the majority (95%) of dwellings in the most deprived data zones are in the lower Council Tax bands, compared to just 13% in the least deprived areas.
- There are fewer dwellings in lower Council Tax bands in rural areas, with the lowest numbers in accessible rural areas
- There is a higher percentage of flats in urban areas, and more deprived areas. In contrast, there is a higher percentage of detached houses in rural areas, and less deprived areas.
- The median number of rooms per dwelling is higher in the least deprived areas.
- The density of housing increases in more urban areas, ranging from an average of 0.03 dwellings per hectare in remote rural areas to 10 dwellings per hectare in large urban areas.
- The most deprived areas have the highest density of housing, with an average of 15 dwellings per hectare. In general, the density of housing increases as the level of deprivation increases, but the least deprived areas have relatively high density of housing. This is probably because they tend to be located in urban areas, and is partly due to larger properties being subdivided into flats.

## 8. Tables 6-8: Occupied and vacant dwellings by local authority area, urban-rural classification and Scottish Index of Multiple Deprivation

8.1 Tables 6-8 show analysis of the new data on occupied and vacant dwellings, obtained from Council Tax systems at data zone level. The tables show figures on occupied dwellings, vacant dwellings, second homes, dwellings with a single adult discount (e.g., one adult living alone or with children), and dwellings with 'occupied exemptions' (e.g., all-student households or armed forces' accommodation).

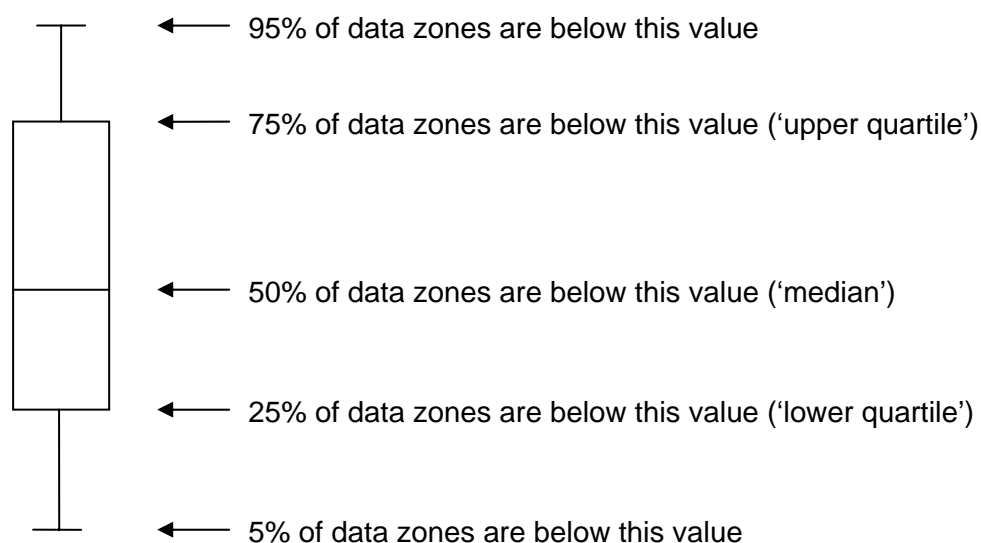
8.2 These tables show a number of trends:

- Remote rural areas have the smallest percentage of dwellings which are occupied (88%), with relatively high percentages of vacant dwellings (5%) and second homes (7%).
- The most deprived areas have the highest percentage of dwellings which are vacant (6%).
- The proportion of dwellings entitled to a 'single adult' Council Tax discount (e.g., an adult living alone or with children) increases in more urban areas, and it increases steadily as the level of deprivation increases.
- Urban areas have the highest percentage of dwellings which are occupied and exempt from paying Council Tax, such as all-student households and armed forces' accommodation.

## 9. Charts 1-4: Boxplots showing the distribution of data zones

9.1 The neighbourhood statistics data show a great deal of variation between data zones within a council area. This data is available on the SNS website, but we would also like to be able to give an indication of the levels of variation, within the publication. Charts 1-4 illustrate one potential way of displaying variation within a council area. For each council, a 'boxplot' is shown. An illustration of a boxplot, and what it shows, is shown below.

### Illustration of a boxplot



9.2 Charts 1-4 show boxplots of each council area, showing the percentage of dwellings which are vacant, second homes, have single occupancy discounts, or 'occupied exemptions'.

9.3 Data for Clackmannanshire, East Renfrewshire and Fife have not been included in some of the boxplots, as there have been difficulties in obtaining some data from their software systems, so we don't have full data on second homes or occupied exemptions for these areas yet. We do, however, have total figures for the local authority as a whole, and these figures have been included in the tables.

9.4 These charts illustrate a number of trends, which confirm some of the trends seen in the previous tables:

- In general, there are more vacant dwellings, and second homes, in the more rural local authority areas, and the island authorities. However, there are a few data zones with particularly high numbers of vacant dwellings in Dundee, Glasgow, Inverclyde and West Dunbartonshire.
- There tend to be more dwellings with single adult discounts (e.g., one adult living alone or with children), in the urban local authorities.
- Most local authority areas have relatively few dwellings entitled to 'occupied exemptions' – the exceptions tend to be areas with large student populations (e.g., Edinburgh, Aberdeen, Dundee, Glasgow and Stirling), and/or areas with armed forces bases (e.g., Moray, Edinburgh and Argyll & Bute).

## **10. Other analysis to include in the publication**

10.1 We will also consider including some maps in the publication, e.g., one or more maps of Scotland showing figures at local authority level, and one or more maps of a local authority, to illustrate the figures at data zone level. This will help to further illustrate what information is available from the SNS website. It would take up too much space in the publication to include data zone maps of every local authority area, for each variable, but we propose to include one or two maps as illustrations.

10.2 We will also include figures showing trends in the number of households of different types (e.g., one adult, two adults with children, etc), for Scotland as a whole, based on data from the Scottish Household Survey, as we have done in the past.

## **11. Small area household estimates – plans for SNS website**

11.1 We plan to publish the small area statistics from Council Tax systems (occupied dwellings, vacant dwellings, second homes, single adult discounts and 'occupied exemptions') on the SNS website. In many cases, the totals from each data zone do not exactly match the local authority figures we received from 'Ctaxbase'. One explanation for this is where the some dwellings on the Council Tax system do not have postcode information – we use the postcode to identify the data zone, so if there is no postcode, that dwelling will not be included in the data zone figures. Where there are differences, the councils have confirmed that the Ctaxbase figures will be more accurate, so we are proposing to constrain the data zone figures to the Ctaxbase totals for each council, and

just publish the percentage of dwellings in each data zone which are of each type. The underlying figures would be made available on request. An illustration of what we propose to publish is shown below:

#### Illustration of data for publication on SNS website

Data zone	Occupied dwellings	Vacant dwellings	Second homes	'Occupied exemptions'	Single adult discounts
S01000016	95%	4%	1%	0%	18%
S01000017	99%	1%	0%	0%	34%
S01000018	100%	0%	0%	1%	36%
S01000019	99%	0%	1%	2%	24%
S01000020	92%	7%	1%	21%	29%
S01000021	98%	2%	1%	0%	31%
S01000022	95%	2%	3%	1%	24%

## 12. Conclusion

### 12.1 HARG members are asked to state whether:

- a) They agree with the idea of a combined publication, including the local authority household estimates and analysis of the small area dwellings and household data;
- b) They are happy with the analysis, tables and charts included in this paper;
- c) They have any other suggestions for ways of presenting this information.

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March 2008

**Annex A: Data obtained from Council Tax systems**

This table shows the data we have collected at data zone level, from Council Tax systems:

<b>Category</b>	<b>Description</b>
All dwellings	Total number of dwellings on the valuation list (excluding free-standing private lock-ups and garages).
Unoccupied exemptions	Number of dwellings exempt from Council Tax, which are unoccupied.
Occupied exemptions	Number of dwellings exempt from Council Tax, which are occupied. This includes dwellings only occupied by students, armed forces' accommodation, dwellings which are the sole residence only of people aged under 18 or severely mentally impaired persons, trial flats used by registered housing associations, and prisons.
Long term empty properties	Number of dwellings subject to a discount of between 10% and 50% due to being long term empty properties.
Second homes	Number of dwellings subject to a discount of between 10% and 50% due to being second homes (including self-catering holiday accommodation available to let for a total of less than 140 days per year).
Dwellings entirely occupied by adults who are 'disregarded' for Council Tax purposes	Number of dwellings subject to a discount of between 10% and 50% due to being occupied entirely by adults who are 'disregarded' for Council Tax purposes. This information isn't directly needed for these statistics. However, in the past some councils were not able to separately identify these dwellings from other dwellings entitled to the same level of discount, so it was decided that we should request the data separately.
Single adult discounts	Number of dwellings subject to a discount of 25%. This may include, for example, dwellings with a single adult, dwellings with one adult living with one or more children, or dwellings containing two adults, one of whom is 'disregarded' for Council Tax purposes.
Other dwellings	Number of other dwellings (subject to none of the discounts or exemptions listed above).

## Annex B: Tables and Charts

Table 1: Household estimates for Scotland by local authority area, June 1991-2007

Local authority	1991	1996	2001	2002	2003	2004	2005	2006	2007	Change 2006-2007		Change 2002-2007	
										Number	%	Number	%
<b>Scotland</b>	<b>2,042,809</b>	<b>2,125,577</b>	<b>2,195,033</b>	<b>2,211,025</b>	<b>2,229,535</b>	<b>2,249,160</b>	<b>2,271,390</b>	<b>2,292,185</b>	<b>2,309,776</b>	17,590	0.8%	98,751	4.5%
Aberdeen City	89,949	95,265	96,944	97,424	97,924	98,635	99,269	100,751	102,183	1,432	1.4%	4,758	4.9%
Aberdeenshire	80,473	87,077	90,902	92,317	93,727	95,597	97,401	98,774	100,191	1,417	1.4%	7,874	8.5%
Angus	43,806	46,066	46,948	47,175	47,591	48,122	48,625	49,077	49,575	499	1.0%	2,401	5.1%
Argyll & Bute	37,657	38,108	39,037	39,270	39,988	40,220	40,769	41,091	41,235	144	0.4%	1,965	5.0%
Clackmannanshire	18,857	19,916	20,572	20,747	20,979	21,296	21,610	21,927	22,323	397	1.8%	1,577	7.6%
Dumfries & Galloway	59,300	61,807	63,899	64,264	65,019	65,703	66,465	66,782	67,279	497	0.7%	3,016	4.7%
Dundee City	67,028	67,410	66,851	67,267	67,385	67,726	67,747	67,744	68,291	546	0.8%	1,024	1.5%
East Ayrshire	48,779	49,595	50,404	50,634	50,967	51,282	51,459	51,898	52,378	480	0.9%	1,744	3.4%
East Dunbartonshire	39,479	41,214	42,254	42,242	42,260	42,399	42,592	42,652	42,703	51	0.1%	461	1.1%
East Lothian	34,245	36,159	38,232	38,647	38,966	39,356	39,749	40,421	41,237	816	2.0%	2,590	6.7%
East Renfrewshire	32,212	33,749	35,024	35,164	35,329	35,431	35,512	35,532	35,636	103	0.3%	472	1.3%
Edinburgh, City of	188,714	197,067	204,956	206,361	207,552	209,094	211,731	214,267	216,048	1,781	0.8%	9,687	4.7%
Eilean Siar	10,980	11,270	11,283	11,224	11,302	11,381	11,486	11,683	11,641	-43	-0.4%	417	3.7%
Falkirk	56,780	59,480	62,689	63,534	64,394	65,391	65,879	66,621	67,402	781	1.2%	3,868	6.1%
Fife	138,659	144,037	150,530	151,760	152,888	154,072	155,890	156,913	158,180	1,266	0.8%	6,420	4.2%
Glasgow City	272,092	270,693	271,953	272,710	274,115	276,300	278,199	278,901	276,993	-1,908	-0.7%	4,283	1.6%
Highland	79,707	85,386	89,637	90,673	91,904	93,211	94,941	96,271	98,090	1,820	1.9%	7,418	8.2%
Inverclyde	36,407	36,341	36,698	36,569	36,558	36,692	36,692	36,692	36,587	-105	-0.3%	18	0.0%
Midlothian	29,988	31,267	32,939	33,032	33,142	33,282	33,422	33,697	33,910	212	0.6%	878	2.7%
Moray	32,662	34,631	35,870	36,230	36,513	36,980	37,484	37,992	38,525	533	1.4%	2,295	6.3%
North Ayrshire	54,443	56,885	58,781	59,256	59,692	59,833	60,321	60,850	61,036	186	0.3%	1,781	3.0%
North Lanarkshire	121,587	126,939	132,765	134,564	136,214	137,672	139,343	140,966	142,439	1,473	1.0%	7,875	5.9%
Orkney Isles	7,735	8,136	8,344	8,427	8,515	8,640	8,790	8,867	8,983	116	1.3%	557	6.6%
Perth & Kinross	51,692	55,577	58,370	58,943	59,885	60,804	61,613	62,627	63,232	605	1.0%	4,289	7.3%
Renfrewshire	70,537	74,055	75,773	76,329	76,947	76,751	77,012	77,550	78,181	631	0.8%	1,852	2.4%
Scottish Borders	43,473	45,550	47,463	47,976	48,506	49,067	49,534	50,036	50,703	667	1.3%	2,728	5.7%
Shetland	8,467	8,961	9,111	9,136	9,201	9,276	9,376	9,565	9,407	-159	-1.7%	270	3.0%
South Ayrshire	45,410	47,408	48,804	49,083	49,522	49,881	50,311	50,514	50,876	362	0.7%	1,794	3.7%
South Lanarkshire	116,407	122,600	126,626	127,576	128,411	129,620	131,065	132,960	134,566	1,606	1.2%	6,991	5.5%
Stirling	31,139	33,253	35,544	35,961	36,454	36,658	36,958	37,205	37,297	92	0.2%	1,336	3.7%
West Dunbartonshire	38,933	39,904	40,768	40,593	40,599	40,529	40,835	41,123	41,297	174	0.4%	704	1.7%
West Lothian	55,212	59,769	65,062	65,939	67,085	68,259	69,309	70,236	71,351	1,116	1.6%	5,413	8.2%



Table 2: Number of dwellings in Scotland by local authority area, 2001-2007

Local authority	2001	2002	2003	2004	2005	2006	2007	Change 2006-2007		Change 2002-2007	
								Number	%	Number	%
<b>Scotland</b>	<b>2,322,330</b>	<b>2,340,012</b>	<b>2,357,864</b>	<b>2,378,603</b>	<b>2,398,470</b>	<b>2,417,759</b>	<b>2,442,284</b>	<b>24,525</b>	<b>1.0%</b>	<b>102,272</b>	<b>4.4%</b>
Aberdeen City	105,030	105,675	106,280	106,754	107,670	108,618	109,425	807	0.7%	3,750	3.5%
Aberdeenshire	97,014	98,380	99,654	101,357	102,864	104,226	105,503	1,277	1.2%	7,123	7.2%
Angus	50,313	50,607	51,051	51,550	51,989	52,346	52,870	524	1.0%	2,263	4.5%
Argyll & Bute	44,556	44,857	45,123	45,246	45,512	45,794	45,932	138	0.3%	1,075	2.4%
Clackmannanshire	21,252	21,534	21,682	22,076	22,443	22,770	23,132	362	1.6%	1,598	7.4%
Dumfries & Galloway	67,607	67,967	68,497	69,242	69,880	70,501	71,115	614	0.9%	3,148	4.6%
Dundee City	71,740	72,109	72,297	72,210	71,790	72,165	72,736	571	0.8%	627	0.9%
East Ayrshire	52,983	53,312	53,499	53,677	53,842	54,231	54,848	617	1.1%	1,536	2.9%
East Dunbartonshire	42,910	42,906	42,968	43,140	43,405	43,521	43,723	202	0.5%	817	1.9%
East Lothian	39,712	40,105	40,561	40,957	41,441	42,145	42,949	804	1.9%	2,844	7.1%
East Renfrewshire	36,039	36,346	36,445	36,671	36,728	36,781	36,659	-122	-0.3%	313	0.9%
Edinburgh, City of	216,594	218,285	219,239	221,536	223,693	226,247	228,523	2,276	1.0%	10,238	4.7%
Eilean Siar	13,462	13,522	13,630	13,682	13,676	13,759	13,893	134	1.0%	371	2.7%
Falkirk	64,625	65,433	66,478	67,444	68,295	68,911	69,543	632	0.9%	4,110	6.3%
Fife	157,349	158,711	160,268	161,694	163,313	164,592	166,085	1,493	0.9%	7,374	4.6%
Glasgow City	288,462	289,157	290,740	293,075	294,819	295,295	298,831	3,536	1.2%	9,674	3.3%
Highland	100,086	101,400	102,705	104,169	105,628	106,737	108,606	1,869	1.8%	7,206	7.1%
Inverclyde	39,204	39,290	39,453	39,659	39,376	39,136	39,174	38	0.1%	-116	-0.3%
Midlothian	33,285	33,350	33,500	33,669	33,795	34,144	34,408	264	0.8%	1,058	3.2%
Moray	38,861	39,123	39,416	39,774	40,179	40,607	41,172	565	1.4%	2,049	5.2%
North Ayrshire	62,321	62,809	63,195	63,697	64,130	64,609	65,270	661	1.0%	2,461	3.9%
North Lanarkshire	136,941	138,343	139,606	140,864	142,679	144,337	145,621	1,284	0.9%	7,278	5.3%
Orkney Isles	9,237	9,354	9,423	9,548	9,642	9,726	9,880	154	1.6%	526	5.6%
Perth & Kinross	62,573	63,270	64,139	65,021	65,608	66,252	67,010	758	1.1%	3,740	5.9%
Renfrewshire	80,747	80,781	80,580	80,579	80,632	81,020	81,749	729	0.9%	968	1.2%
Scottish Borders	51,279	51,803	52,327	52,833	53,252	53,912	54,588	676	1.3%	2,785	5.4%
Shetland	9,959	10,014	10,052	10,120	10,157	10,219	10,313	94	0.9%	299	3.0%
South Ayrshire	50,754	51,237	51,642	52,047	52,391	52,665	53,069	404	0.8%	1,832	3.6%
South Lanarkshire	130,836	132,464	133,822	135,488	136,862	138,527	140,112	1,585	1.1%	7,648	5.8%
Stirling	36,835	37,167	37,566	37,815	38,198	38,316	38,582	266	0.7%	1,415	3.8%
West Dunbartonshire	43,437	43,535	43,694	43,505	43,827	43,880	43,982	102	0.2%	447	1.0%
West Lothian	66,327	67,166	68,332	69,504	70,754	71,770	72,981	1,211	1.7%	5,815	8.7%

Table 3: Characteristics of dwellings by local authority area, 2007

Local Authority	Council Tax band of dwelling <sup>1</sup> (% of total dwellings)				Dwelling type (% of total dwellings)						Number of rooms per dwelling <sup>2</sup> (% of total dwellings)					Median number of rooms per dwelling	Dwellings per hectare
	Bands A-C	Bands D-E	Bands F H	Total	Flats	Terraced	Semi- detached	Detached	Unknown	Total	1-3 rooms	4-6 rooms	7 or more rooms	Unknown	Total		
<b>Scotland</b>	<b>63%</b>	<b>25%</b>	<b>12%</b>	<b>100%</b>	<b>38%</b>	<b>21%</b>	<b>20%</b>	<b>20%</b>	<b>1%</b>	<b>100%</b>	<b>43%</b>	<b>50%</b>	<b>6%</b>	<b>1%</b>	<b>100%</b>	<b>4</b>	<b>0.31</b>
Aberdeen City	62%	24%	14%	100%	54%	18%	17%	11%	0%	100%	55%	39%	6%	0%	100%	3	5.87
Aberdeenshire	47%	33%	20%	100%	13%	12%	30%	45%	0%	100%	29%	56%	16%	0%	100%	4	0.17
Angus	65%	27%	8%	100%	26%	22%	20%	32%	0%	100%	43%	48%	8%	0%	100%	4	0.24
Argyll & Bute	58%	28%	14%	100%	32%	15%	19%	33%	1%	100%	34%	52%	11%	3%	100%	4	0.07
Clackmannanshire	66%	23%	11%	100%	27%	26%	24%	22%	1%	100%	49%	47%	3%	1%	100%	4	1.46
Dumfries & Galloway <sup>3</sup>	64%	27%	9%	100%	15%	27%	25%	33%	0%	100%	37%	62%	*	1%	100%	4	0.11
Dundee City	76%	20%	4%	100%	54%	17%	18%	10%	0%	100%	58%	38%	4%	0%	100%	3	12.16
East Ayrshire	73%	21%	6%	100%	26%	27%	29%	18%	0%	100%	37%	59%	4%	0%	100%	4	0.44
East Dunbartonshire	30%	41%	29%	100%	20%	16%	34%	30%	0%	100%	27%	64%	7%	1%	100%	4	2.50
East Lothian	57%	25%	19%	100%	28%	27%	24%	21%	0%	100%	38%	55%	8%	0%	100%	4	0.63
East Renfrewshire	28%	38%	33%	100%	25%	17%	30%	28%	0%	100%	29%	62%	9%	0%	100%	4	2.10
Edinburgh, City of	49%	31%	20%	100%	67%	12%	11%	10%	0%	100%	49%	45%	6%	0%	100%	4	8.63
Eilean Siar	81%	18%	1%	100%	5%	10%	15%	64%	7%	100%	25%	62%	4%	8%	100%	4	0.05
Falkirk	68%	23%	9%	100%	31%	25%	24%	19%	1%	100%	48%	49%	3%	1%	100%	4	2.34
Fife	66%	24%	10%	100%	28%	29%	21%	22%	1%	100%	45%	50%	4%	1%	100%	4	1.25
Glasgow City	72%	22%	6%	100%	74%	11%	11%	3%	1%	100%	57%	38%	2%	3%	100%	3	16.82
Highland	59%	30%	11%	100%	12%	19%	24%	41%	4%	100%	33%	55%	7%	5%	100%	4	0.04
Inverclyde	76%	16%	8%	100%	54%	18%	17%	11%	0%	100%	44%	52%	4%	0%	100%	4	2.41
Midlothian	66%	23%	11%	100%	22%	33%	26%	19%	0%	100%	32%	63%	5%	0%	100%	4	0.97
Moray	68%	26%	6%	100%	13%	20%	31%	36%	0%	100%	31%	57%	12%	0%	100%	4	0.18
North Ayrshire	71%	22%	7%	100%	28%	31%	21%	19%	0%	100%	35%	61%	4%	1%	100%	4	0.74
North Lanarkshire	75%	20%	6%	100%	34%	31%	20%	14%	0%	100%	39%	57%	4%	0%	100%	4	3.09
Orkney Islands	73%	25%	2%	100%	7%	10%	21%	62%	0%	100%	40%	55%	4%	0%	100%	4	0.10
Perth & Kinross	52%	30%	18%	100%	26%	15%	21%	37%	0%	100%	40%	49%	11%	0%	100%	4	0.13
Renfrewshire	65%	25%	11%	100%	44%	22%	19%	14%	0%	100%	46%	51%	3%	0%	100%	4	3.14
Scottish Borders	65%	21%	15%	100%	29%	22%	21%	27%	1%	100%	44%	48%	7%	1%	100%	4	0.12
Shetland Islands <sup>4</sup>	72%	26%	2%	100%	8%	8%	27%	58%	0%	100%	*	*	*	100%	100%	*	0.07
South Ayrshire	53%	32%	14%	100%	27%	23%	25%	25%	0%	100%	36%	57%	8%	0%	100%	4	0.43
South Lanarkshire	64%	25%	11%	100%	31%	29%	20%	19%	0%	100%	37%	57%	6%	0%	100%	4	0.79
Stirling	49%	26%	26%	100%	28%	19%	23%	30%	1%	100%	40%	51%	8%	1%	100%	4	0.18
West Dunbartonshire	74%	21%	5%	100%	53%	20%	19%	8%	0%	100%	52%	45%	1%	2%	100%	3	2.76
West Lothian	69%	21%	10%	100%	22%	34%	21%	23%	0%	100%	31%	63%	6%	0%	100%	4	1.71

**Notes**

\* Information not available

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

2. The number of rooms per dwelling may not be exact. The term 'room' in this case is defined as the number of habitable rooms (usually bedrooms and living rooms). There is no mandatory requirement for Assessors to collect this information when a property is sold. Properties may have been modified since the dwelling was assessed, with extra rooms added or removed.

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

4. No information is available on the number of rooms in a dwelling in Shetland Islands.

Table 4: Characteristics of dwellings by urban-rural classification, 2007

		Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas
Council Tax band of dwelling <sup>1</sup>	Bands A-C	63%	68%	65%	70%	48%	57%
	Bands D-E	25%	23%	25%	23%	31%	30%
	Bands F-H	12%	9%	10%	7%	21%	13%
	Total	100%	100%	100%	100%	100%	100%
Dwelling type	Flats	60%	33%	25%	26%	11%	8%
	Terraced	16%	28%	27%	24%	19%	13%
	Semi-detached	15%	21%	25%	25%	25%	23%
	Detached	9%	18%	23%	23%	44%	54%
	Unknown	0%	0%	0%	1%	1%	2%
	Total	100%	100%	100%	100%	100%	100%
Number of rooms per dwelling <sup>2</sup>	1- 3 rooms	51%	42%	39%	38%	29%	26%
	4-6 rooms	44%	53%	55%	50%	58%	56%
	7 or more rooms	4%	4%	5%	6%	12%	10%
	Unknown	1%	0%	1%	6%	1%	7%
	Total	100%	100%	100%	100%	100%	100%
Median number of rooms per dwelling		3	4	4	4	4	4
Dwellings per hectare		9.94	5.19	2.11	1.57	0.14	0.03

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

2. The number of rooms per dwelling may not be exact. The term 'room' in this case is defined as the number of habitable rooms (usually bedrooms and living rooms). There is no mandatory requirement for Assessors to collect this information when a property is sold. Properties may have been modified since the dwelling was assessed, with extra rooms added or removed.

Table 5: Characteristics of dwellings by Scottish Index of Multiple Deprivation

		Most deprived								Least deprived	
		1	2	3	4	5	6	7	8	9	10
Council Tax band of dwelling <sup>1</sup>	Bands A-C	95%	91%	86%	80%	73%	62%	50%	37%	24%	13%
	Bands D-E	5%	8%	12%	16%	21%	28%	35%	43%	50%	46%
	Bands F-H	1%	1%	2%	4%	6%	10%	15%	20%	26%	42%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Dwelling type	Flats	72%	55%	49%	43%	33%	27%	24%	23%	22%	28%
	Terraced	16%	27%	29%	28%	28%	23%	17%	15%	11%	10%
	Semi-detached	10%	14%	15%	18%	19%	22%	24%	25%	28%	26%
	Detached	1%	3%	6%	11%	19%	27%	34%	36%	38%	36%
	Unknown	0%	1%	0%	1%	1%	1%	1%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Number of rooms per dwelling <sup>2</sup>	1- 3 rooms	64%	56%	54%	48%	44%	37%	35%	30%	27%	22%
	4-6 rooms	34%	42%	44%	48%	50%	54%	55%	58%	62%	63%
	7 or more rooms	0%	1%	2%	2%	4%	6%	9%	10%	11%	15%
	Unknown	1%	1%	1%	2%	2%	3%	2%	1%	1%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Median number of rooms per dwelling		3	3	3	4	4	4	4	4	4	5
Dwellings per hectare		15.05	5.15	0.85	0.38	0.14	0.12	0.13	0.32	0.76	4.97

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

2. The number of rooms per dwelling may not be exact. The term 'room' in this case is defined as the number of habitable rooms (usually bedrooms and living rooms). There is no mandatory requirement for Assessors to collect this information when a property is sold. Properties may have been modified since the dwelling was assessed, with extra rooms added or removed.

Table 6: Occupied and vacant dwellings by local authority area, 2007

	Total number of dwellings	Occupied dwellings <sup>1</sup>	Vacant dwellings <sup>2</sup>	Second homes <sup>3</sup>	Dwellings with a single adult discount <sup>4</sup>	Dwellings with occupied exemptions <sup>5</sup>	Occupied dwellings <sup>1</sup>	Vacant dwellings <sup>2</sup>	Second homes <sup>3</sup>	Dwellings with a single adult discount <sup>4</sup>	Dwellings with occupied exemptions <sup>5</sup>	Number of data zones in the LA
<b>Scotland</b>	<b>2,442,284</b>	<b>2,335,978</b>	<b>106,306</b>	<b>33,502</b>	<b>929,326</b>	<b>57,730</b>	<b>96%</b>	<b>4%</b>	<b>1%</b>	<b>38%</b>	<b>2%</b>	<b>6,505</b>
Aberdeen City	109,425	105,236	4,189	1,552	45,354	7,225	96%	4%	1%	41%	7%	267
Aberdeenshire	105,503	100,975	4,528	1,374	30,855	815	96%	4%	1%	29%	1%	301
Angus	52,870	50,206	2,664	434	19,351	441	95%	5%	1%	37%	1%	142
Argyll & Bute	45,932	40,851	5,081	3,781	15,403	1,049	89%	11%	8%	34%	2%	122
Clackmannanshire <sup>6</sup>	23,132	22,397	735	0	8,698	213	97%	3%	0%	38%	1%	64
Dumfries & Galloway	71,115	67,372	3,743	1,736	24,515	650	95%	5%	2%	34%	1%	193
Dundee City	72,736	67,698	5,038	462	30,921	4,543	93%	7%	1%	43%	6%	179
East Ayrshire	54,848	53,561	1,287	154	21,352	472	98%	2%	0%	39%	1%	154
East Dunbartonshire	43,723	42,968	755	168	14,084	350	98%	2%	0%	32%	1%	127
East Lothian	42,949	41,623	1,326	238	14,278	377	97%	3%	1%	33%	1%	120
East Renfrewshire	36,659	36,001	658	95	11,422	351	98%	2%	0%	31%	1%	120
Edinburgh, City of	228,523	219,211	9,312	3,574	96,021	15,507	96%	4%	2%	42%	7%	549
Eilean Siar	13,893	11,937	1,956	864	4,965	85	86%	14%	6%	36%	1%	36
Falkirk	69,543	68,022	1,521	497	25,614	646	98%	2%	1%	37%	1%	197
Fife	166,085	158,413	7,672	4,494	63,595	2,715	95%	5%	3%	38%	2%	453
Glasgow City	298,831	282,655	16,176	1,066	142,895	9,273	95%	5%	0%	48%	3%	694
Highland	108,606	99,432	9,174	4,754	36,024	1,031	92%	8%	4%	33%	1%	292
Inverclyde	39,174	36,899	2,275	222	15,277	492	94%	6%	1%	39%	1%	110
Midlothian	34,408	33,863	545	137	11,356	553	98%	2%	0%	33%	2%	112
Moray	41,172	39,286	1,886	579	13,650	1,812	95%	5%	1%	33%	4%	116
North Ayrshire	65,270	61,906	3,364	1,623	25,798	654	95%	5%	2%	40%	1%	179
North Lanarkshire	145,621	143,557	2,064	284	53,334	1,188	99%	1%	0%	37%	1%	418
Orkney Islands	9,880	9,055	825	367	3,180	72	92%	8%	4%	32%	1%	27
Perth & Kinross	67,010	63,386	3,624	1,936	21,568	663	95%	5%	3%	32%	1%	175
Renfrewshire <sup>6</sup>	81,749	79,000	2,749	0	32,292	1,357	97%	3%	0%	40%	2%	214
Scottish Borders	54,588	51,226	3,362	1,033	18,891	588	94%	6%	2%	35%	1%	130
Shetland Islands	10,313	9,351	962	160	3,385	107	91%	9%	2%	33%	1%	30
South Ayrshire	53,069	51,490	1,579	639	18,887	703	97%	3%	1%	36%	1%	147
South Lanarkshire	140,112	137,032	3,080	443	51,706	1,717	98%	2%	0%	37%	1%	398
Stirling	38,582	36,930	1,652	647	12,737	1,158	96%	4%	2%	33%	3%	110
West Dunbartonshire	43,982	42,744	1,238	123	17,322	316	97%	3%	0%	39%	1%	118
West Lothian	72,981	71,695	1,286	66	24,596	607	98%	2%	0%	34%	1%	211

1. Occupied dwellings are the total number of dwellings, minus vacant dwellings and second homes.

2. Vacant dwellings include unoccupied dwellings that are exempt from Council Tax, and dwellings subject to a long-term empty property discount.

3. Second homes include dwellings subject to second home discount (including holiday homes and self-catering accommodation available to let for less than 140 days per year)

4. Dwellings with a single adult discount include dwellings subject to a discount of 25%. This may include, for example, dwellings with a single adult, or dwellings with one adult and one or more children.

5. Dwellings with 'occupied exemptions' include dwellings which are occupied but exempt from Council Tax. This mainly comprises dwellings only occupied by students, and armed forces accommodation. It also includes dwellings which are the sole residence only of people aged under 18 or severely mentally impaired persons, trial flats used by registered housing associations, and prisons.

6. Clackmannanshire and Renfrewshire cannot separately identify vacant dwellings and second homes, as they receive the same Council Tax discount. Therefore, the total figures have been included under 'vacant dwellings'.

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

	Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural areas	Remote rural areas
% Occupied dwellings <sup>1</sup>	96%	97%	98%	95%	96%	88%
% Vacant dwellings <sup>2</sup>	3%	2%	2%	3%	3%	5%
% Second homes <sup>3</sup>	1%	0%	0%	2%	1%	7%
% Dwellings with a single adult discount <sup>4</sup>	43%	38%	37%	38%	28%	29%
% Dwellings with 'occupied exemptions' <sup>5</sup>	4%	1%	1%	1%	1%	0%
Number of data zones	2,456	1,982	608	256	771	432

1. Occupied dwellings are the total number of dwellings, minus vacant dwellings and second homes.

2. Vacant dwellings include unoccupied dwellings that are exempt from Council Tax, and dwellings subject to a long-term empty property discount.

3. Second homes include dwellings subject to second home discount (including holiday homes and self-catering accommodation available to let for less than 140 days per year)

4. Dwellings with a single adult discount include dwellings subject to a discount of 25%. This may include, for example, dwellings with a single adult, or dwellings with one adult and one or more other adults. It also includes dwellings which are the sole residence only of people aged under 18 or severely mentally impaired persons, trial flats used by registered housing associations, and prisons.

Table 8: Occupied and vacant dwellings by Scottish Index of Multiple Deprivation

	Most deprived								Least deprived	
	1	2	3	4	5	6	7	8	9	10
% Occupied dwellings <sup>1</sup>	93%	96%	97%	97%	95%	95%	95%	97%	97%	97%
% Vacant dwellings <sup>2</sup>	7%	3%	3%	2%	3%	3%	3%	2%	2%	2%
% Second homes <sup>3</sup>	0%	0%	1%	1%	2%	2%	2%	1%	1%	1%
% Dwellings with a single adult discount <sup>4</sup>	52%	46%	44%	41%	38%	34%	32%	30%	29%	28%
% Dwellings with 'occupied exemptions' <sup>5</sup>	2%	3%	3%	2%	2%	2%	2%	2%	2%	3%
Number of data zones	651	650	651	650	651	650	651	650	651	650

1. Occupied dwellings are the total number of dwellings, minus vacant dwellings and second homes.

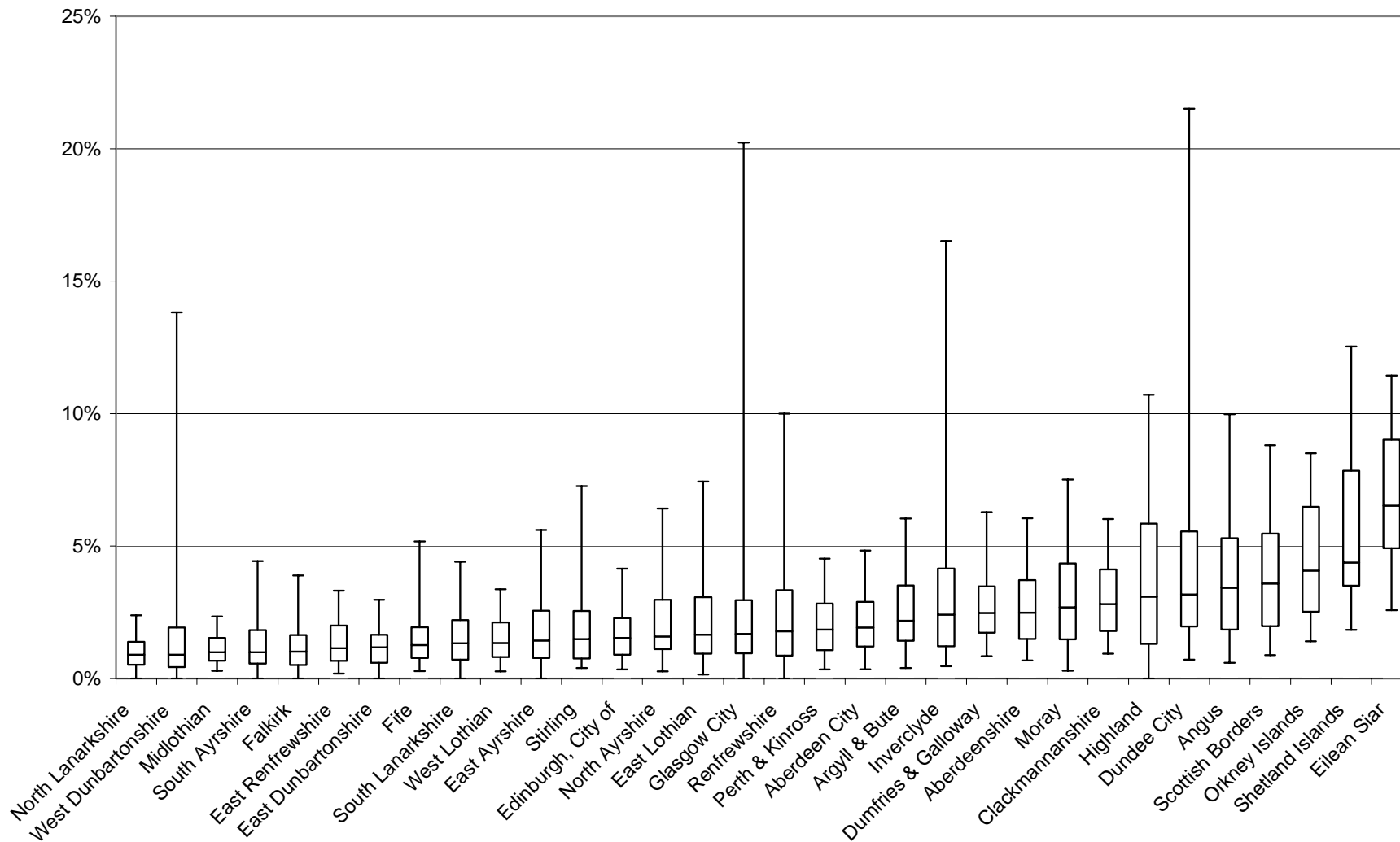
2. Vacant dwellings include unoccupied dwellings that are exempt from Council Tax, and dwellings subject to a long-term empty property discount.

3. Second homes include dwellings subject to second home discount (including holiday homes and self-catering accommodation available to let for less than 140 days per year)

4. Dwellings with a single adult discount include dwellings subject to a discount of 25%. This may include, for example, dwellings with a single adult, or dwellings with one adult and one or more children.

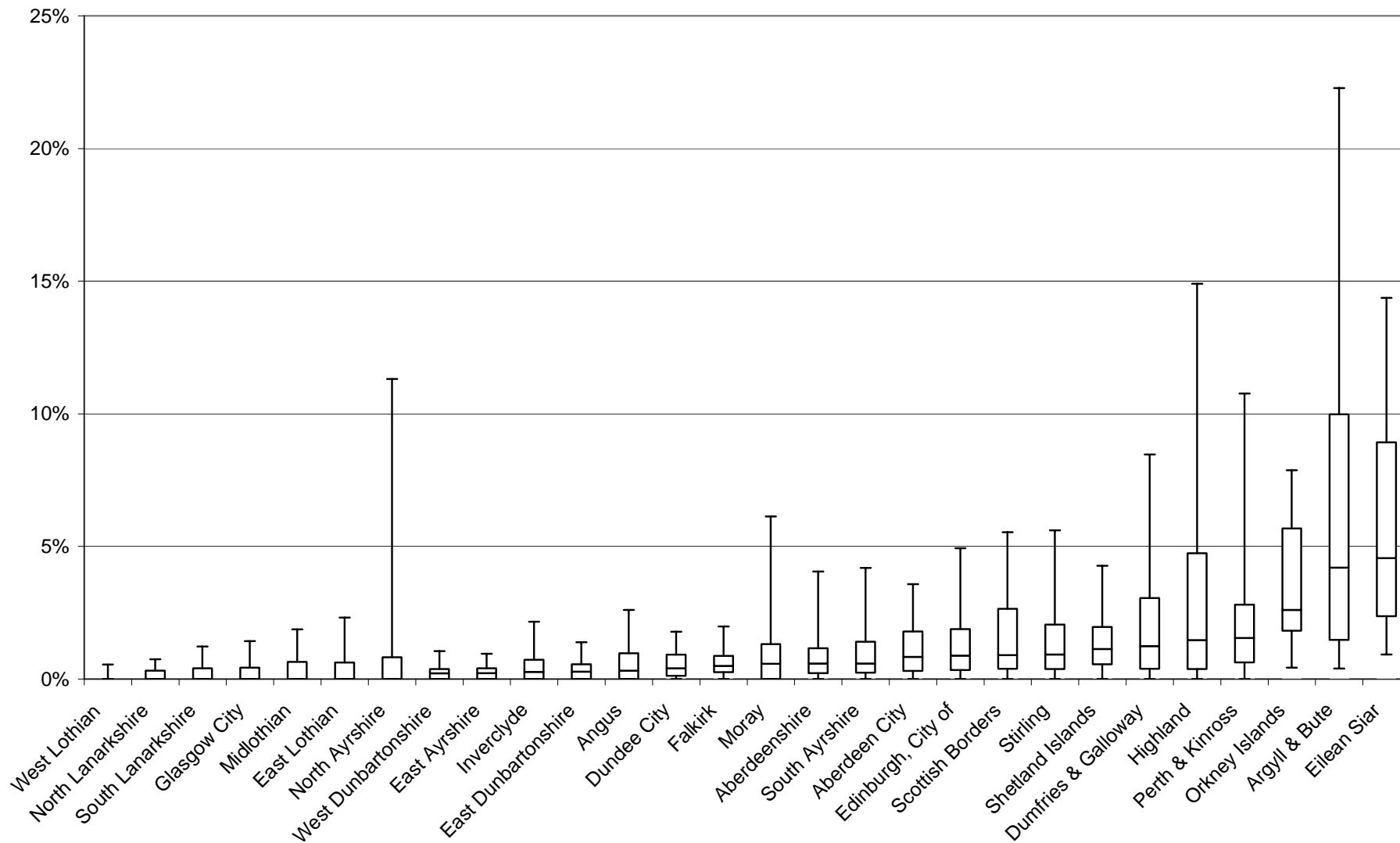
5. Dwellings with 'occupied exemptions' include dwellings which are occupied but exempt from Council Tax. This mainly comprises dwellings only occupied by students, and armed forces accommodation. It also includes dwellings which are the sole residence only of people aged under 18 or severely mentally impaired persons, trial flats used by registered housing associations, and prisons.

Chart 1: Percentage of dwellings in each data zone which are vacant

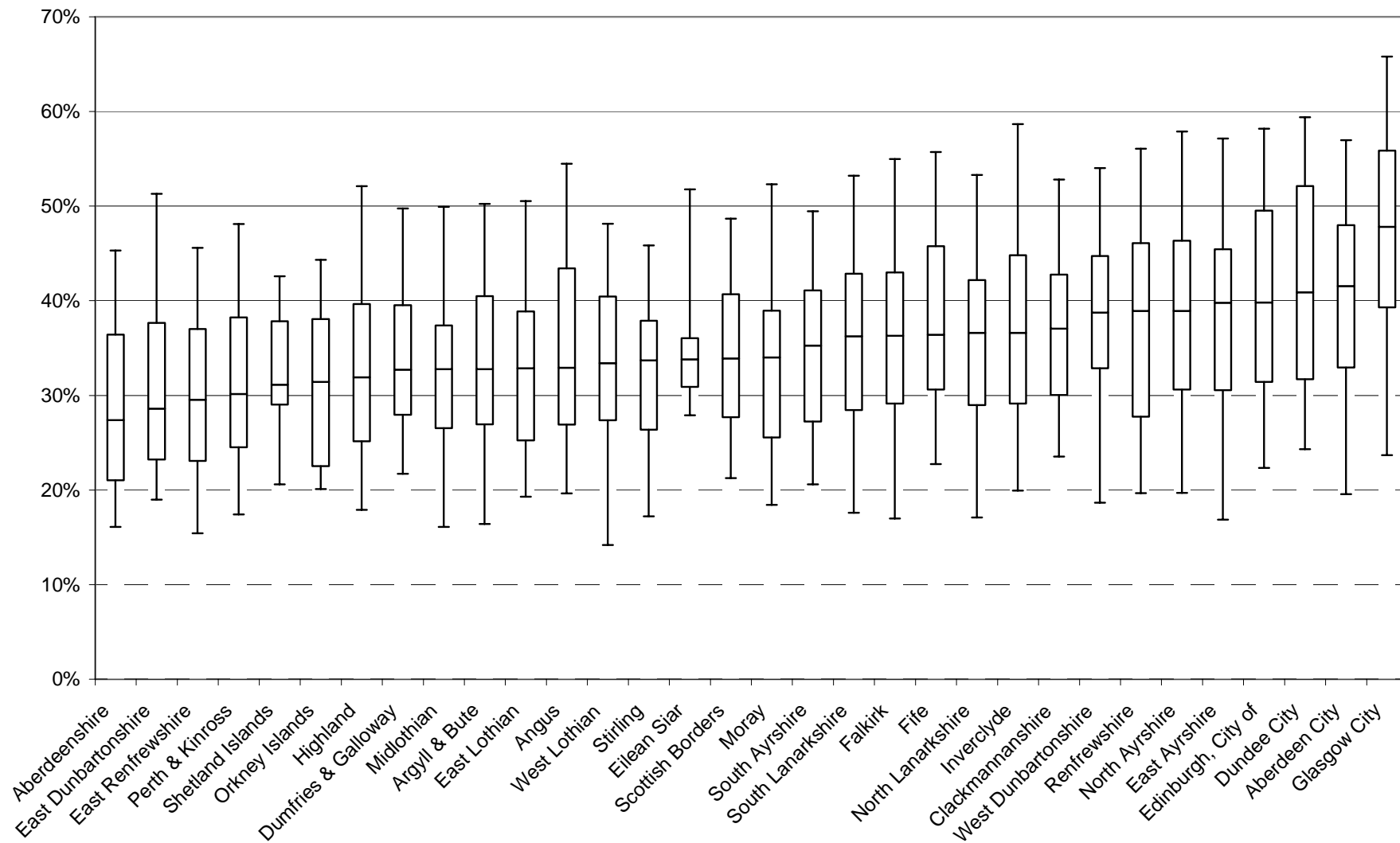




**Chart 2: Percentage of dwellings in each data zone which are second homes**



**Chart 3: Percentage of dwellings in each data zone with single occupancy discounts**



**Chart 4: Percentage of dwellings in each data zone with ‘occupied exemptions’ (e.g., all-student households or armed forces’ accommodation)**

