

Estimates of Households and Dwellings in Scotland, 2018



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This statistical report describes the latest statistics on occupied and vacant dwellings, second homes, and trends in household types.

In Scotland the number of households is increasing

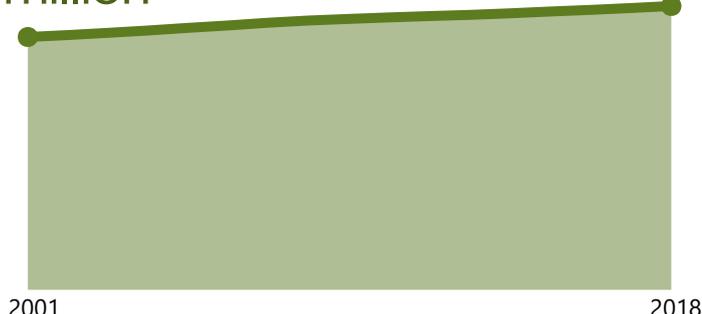
In 2018 there were 2.48 million households in Scotland, an increase of around 283,000 households (13%) over the last 17 years.

The growth in households is due to increasing population, increasing number of dwellings, and decreasing average number of people per household.

Number of households

2.19 million

2.48 million



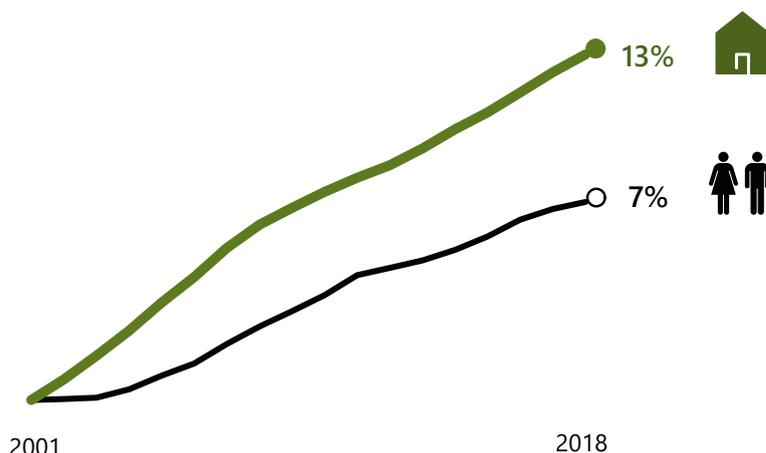
A **household** is defined as one person living alone or a group of people (not necessarily related) living at the same address

The number of households has risen faster than the population

From 2001 the number of households increased by 13%, and the population increased by 7%.

This is because of changes in the way people are living. The average number of people per household has fallen.

Percentage change



People are increasingly living alone or in smaller households

One person households are now the most common type of household (36%) in Scotland. In 2017 an estimated 885,000 people were living alone.

This is partly because Scotland's population is ageing, as older people are more likely to live alone or in smaller households.

Number of households



Two or more person households could contain adults, or both adults and children

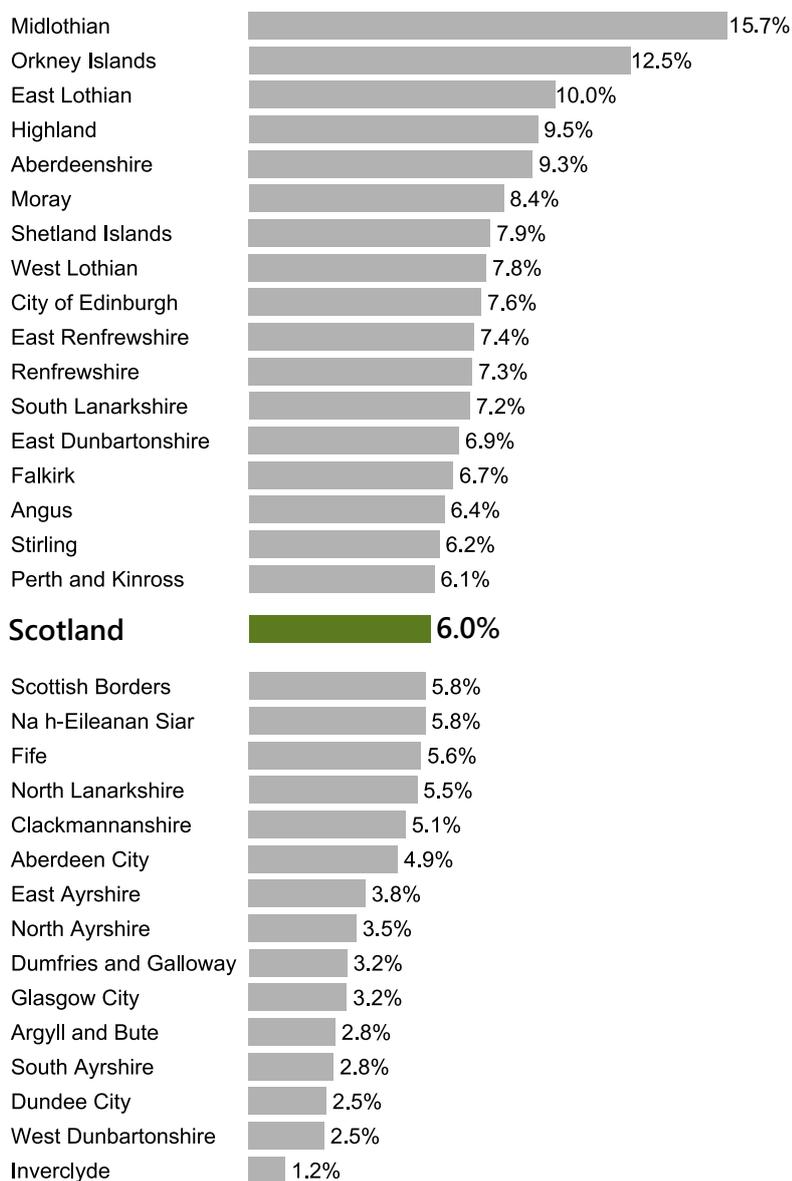


Ninety-six per cent of homes are occupied

There were 2.62 million dwellings in Scotland in 2018.

Empty and second homes were not spread evenly across the country.

Remote rural areas had the highest percentage of dwellings that were vacant or second homes.



The level of household growth varies across Scotland's council areas

The number of households in Scotland has increased by 6% over the last ten years.

Numbers have increased in every council area. The areas with the greatest relative increase in households have been Midlothian and the Orkney Islands. The smallest increases have occurred in Inverclyde, Dundee City and West Dunbartonshire.

There is more information on Scotland's council areas in the interactive data visualisation accompanying the 2018 household estimates, available from <https://scotland.shinyapps.io/nrs-household-estimates>.

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1. 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 [main findings](#) and trends in these estimates
- details the methodology (more details about the sources, methods and definitions used can be found in the [Background Information](#) section)
- includes tables (as a supplementary document) of estimates by council areas, Strategic Development Plan (SDP) areas and National Parks, Scottish Government Urban Rural Classification and Scottish Index of Multiple Deprivation deciles.

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 statistics.gov.scot. The following information is 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, and are occupied but exempt from Council Tax
- the number and percentage of dwellings by Council Tax band, type of property (for example detached, semi-detached, terraced or flats) and number of rooms ('dwelling characteristics')
- the median number of rooms per dwelling
- the density of housing (number of dwellings per hectare).

1.1 Revisions and corrections of previously published data

Time series data in this publication include the most up to date estimates and supersede any previous data that has been published. In particular, the household estimates included for Aberdeen City from 2017 now make use of new information provided by this council on student accommodation in its area. This takes better account of the recent growth in such accommodation compared with an adjustment based on data from the 2011 Census. As a result there has been a slight downward adjustment in the estimated number of households in Aberdeen City in 2017. Further details of this revision can be found in [Section 8.1](#).

1.2 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.

Examples of the use of household estimates:

- Informing councils about housing need and provision of services (including housing, waste collection and community care)
- Inputs to the Development Plans prepared by councils and other planning authorities
- Land use allocation and planning
- Inputs to transport models
- Assessing demand for water and sewerage services
- Risk analysis by Fire and Rescue Services
- Providing information on housing in rural areas (including second homes and empty properties)

The household 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 (SG) website. Some of the SG's major population surveys use the household estimates and projections in their weighting strategies; further information on these surveys is available from the [statistics](#) section of the SG website.

Household estimates are used as the denominator for other statistics, such as the percentage of households receiving benefits, and 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 policy makers and others to increase understanding of local health issues.

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

1.3 Definitions

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 a dwelling. The number of dwellings will not necessarily equal the number of households in an area, because some dwellings are vacant or second homes, and some dwellings contain more than one household. 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 (for example '1

adult: male' households). Household type information is derived from the [Scottish Household Survey \(SHS\)](#).

2. National households and dwellings estimates

2.1 Increase in the number of households and dwellings

In 2018, there were 2.48 million households in Scotland, an increase of around 139,000 households (6.0%) over the last 10 years ([Table 1](#)).

The growth in households relates to:

- Scotland's population increasing
- Number of dwellings increasing
- Household size decreasing

There were 2.62 million dwellings in 2018. The number of dwellings has risen by 154,000 (6.3%) over the last 10 years, similar to the rise in the number of households. ([Table 2](#)). As more people are living alone or in smaller households the average household size has fallen from 2.18 people per household in 2008 to 2.15 in 2018 ([Table 3](#)). In 2017 over a third (36%) of households were single person households, and an estimated 885,000 people were living alone ([Table 7](#)).

As the estimated number of households is based on the number of occupied dwellings, changes in the number of dwellings which are unoccupied also has an impact on the number of households.

The number of households in Scotland grows every year, generally by between 0.5 and 1.0%. Before the economic downturn began in 2007/8, the rate of growth was increasing (the number of households increased by a larger amount each year). After 2007 the rate of growth fell (although the overall number of households 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 generally been increasing ([Figure 1a](#)). This is primarily due to increases in the growth rate in the number of dwellings. However, the particularly high growth in household numbers from 2012 and 2014 was also due in part to an apparent increase in the proportion of dwellings being classed as 'occupied' by council tax systems, and hence an increase in the number of households being estimated from the council tax system ([Figure 1b](#)). This may be down to reviews or re-classifications of second homes and vacant dwellings following legislation on empty properties introduced in 2013.

Figure 1a: Increase in households and dwellings, June 2008 to 2018

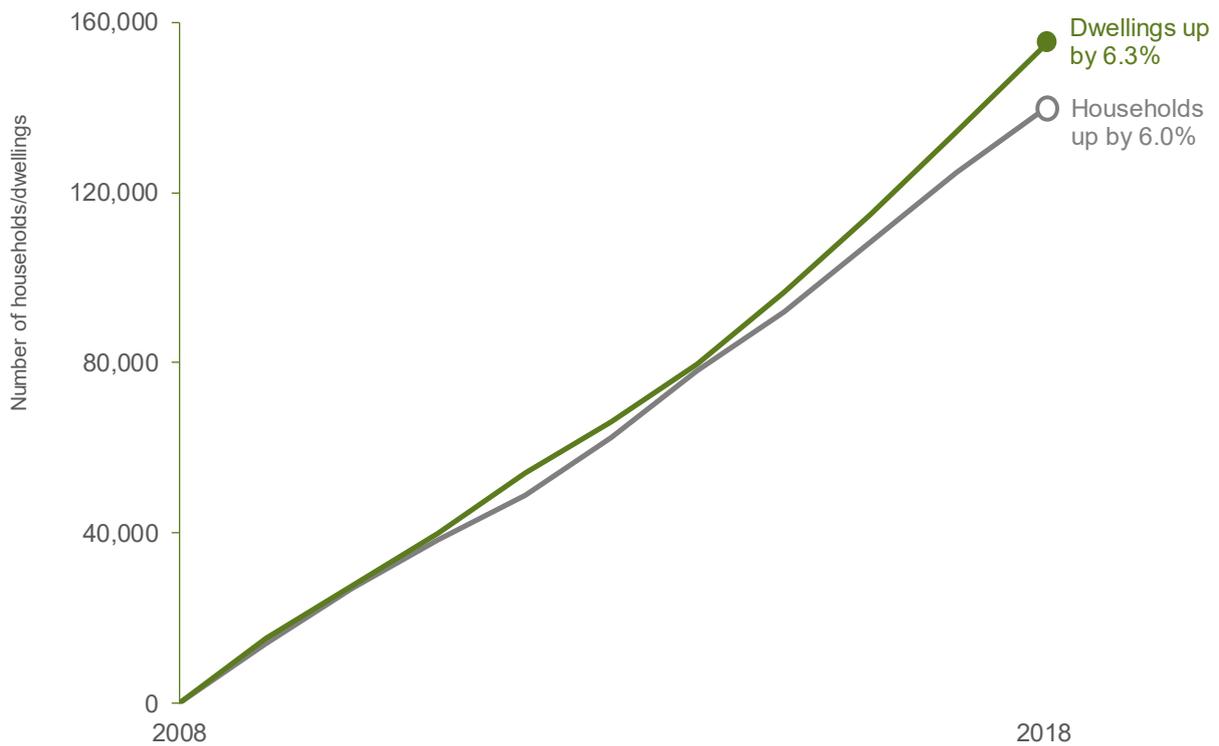
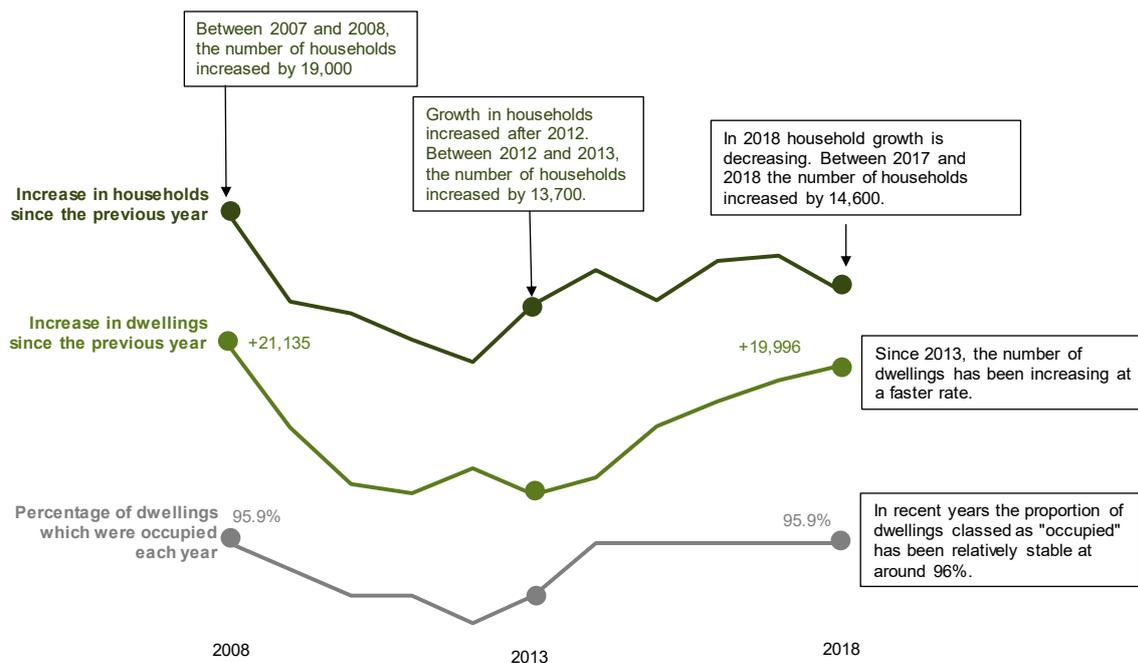


Figure 1b: Changing rate of increase in households and dwellings, June 2008 to 2018



2.2 Changes in vacant dwellings and second homes

Of the 2.62 million dwellings in Scotland in 2018, 108,400 (4.2%) were unoccupied. These unoccupied dwellings include second homes (25,000, 1.0% of all dwellings) and vacant properties (83,400, 3.2% of all dwellings). Vacant properties include those which are classified as long-term (six months or more) empty (39,300, 1.5% of all dwellings) and unoccupied exemptions (44,100, 1.7% of all dwellings) such as new homes which are yet to be occupied and dwellings undergoing repair or awaiting demolition.

Overall, the number of unoccupied dwellings in Scotland has remained fairly stable over the last few years ([Figure 2](#)). However, although there has been little change in the total number of unoccupied dwellings, the number of vacant dwellings has been increasing and the number of second homes decreasing in recent years. From 2017 to 2018, the number of long-term empty dwellings increased by 2,000 (5.5%) and the number of unoccupied exemptions by 2,200 (5.1%). On the other hand, the number of second homes continued to fall, decreasing by 700 (2.8%) from 2017 to 2018.

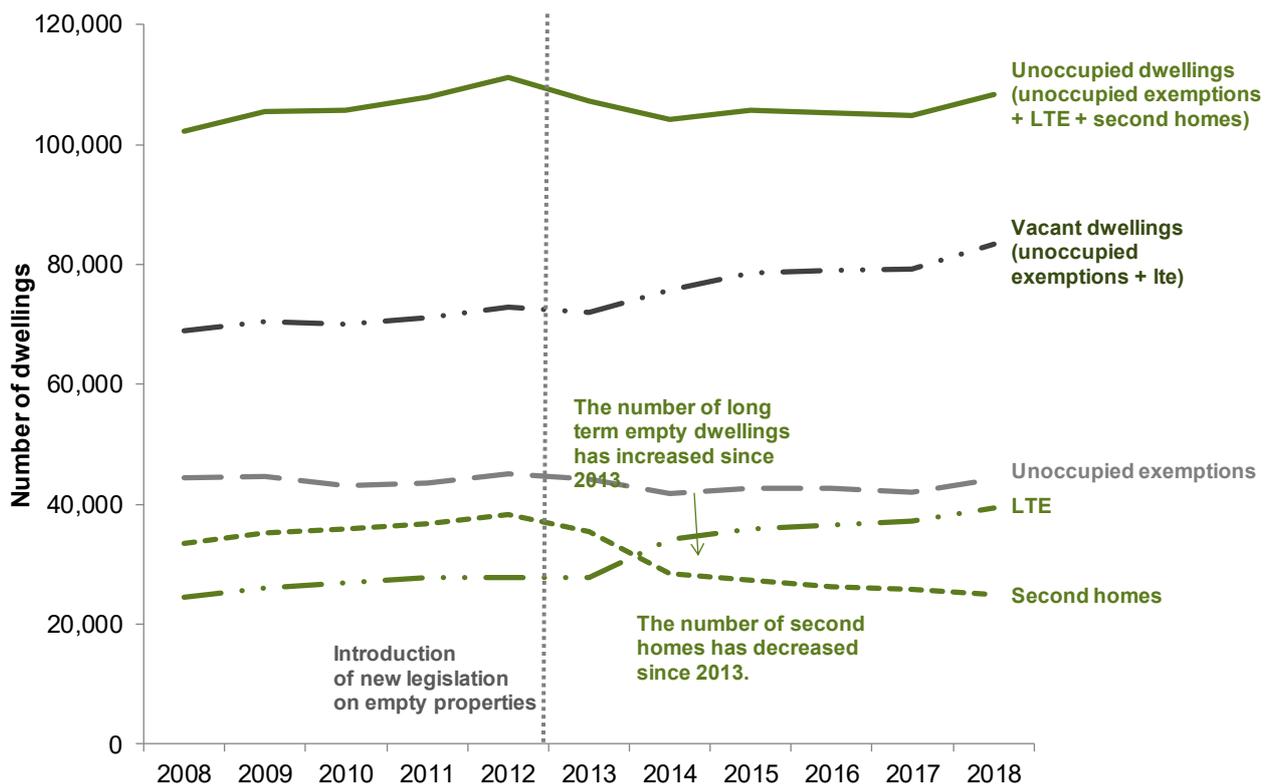
The changes in the number of vacant and second homes since 2012 have been due in large part to re-classification of such properties. This followed on from legislation introduced by the Scottish Government in 2013 which allows councils to increase the Council Tax payable on certain empty properties¹. 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-categorisation². These changes are reflected in decreasing numbers of second homes but increasing numbers of vacant properties from 2013 to 2018.

Footnotes

¹ Information on the legislation is available at: www.legislation.gov.uk.

² 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.

Figure 2: Numbers of unoccupied exemptions, long-term empty dwellings (LTE) and second homes, September 2008 to 2018

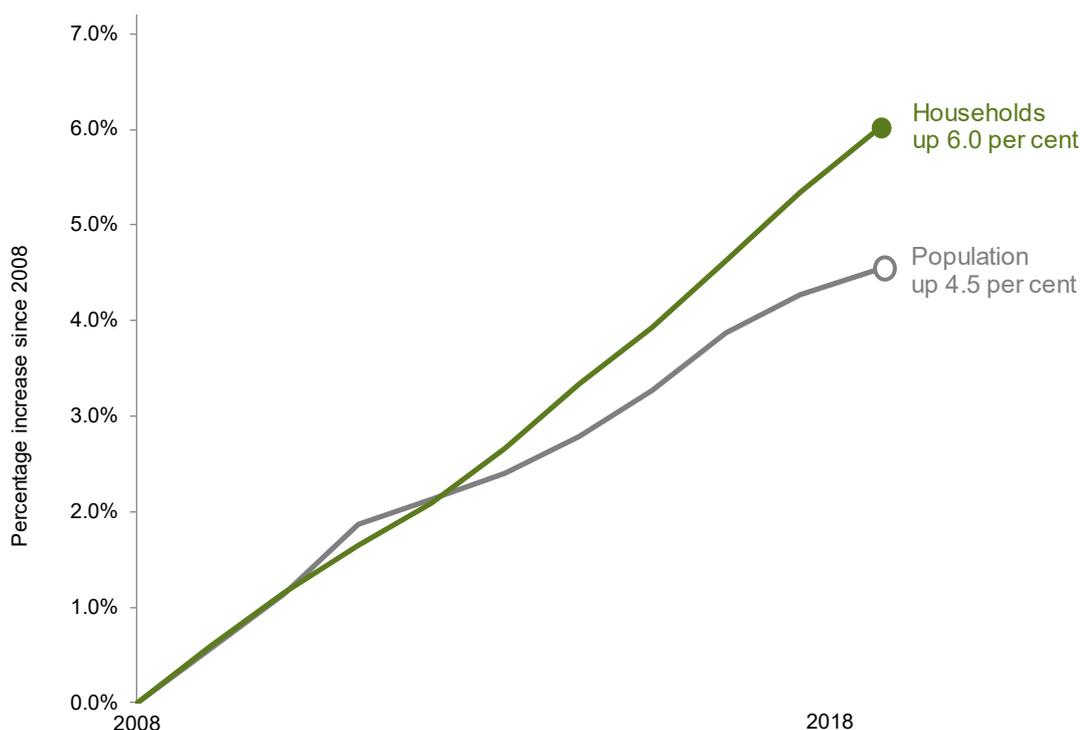


2.3 Changes in household size and type

([Tables 1, 3 and 7](#))

The number of households is increasing faster than the population size in Scotland. Over the last ten years, the number of households increased by 6.0%, while the population increased by 4.5% ([NRS Mid-year population estimates, Figure 3](#)).

Figure 3: Percentage increase in households and population, June 2008 to 2018

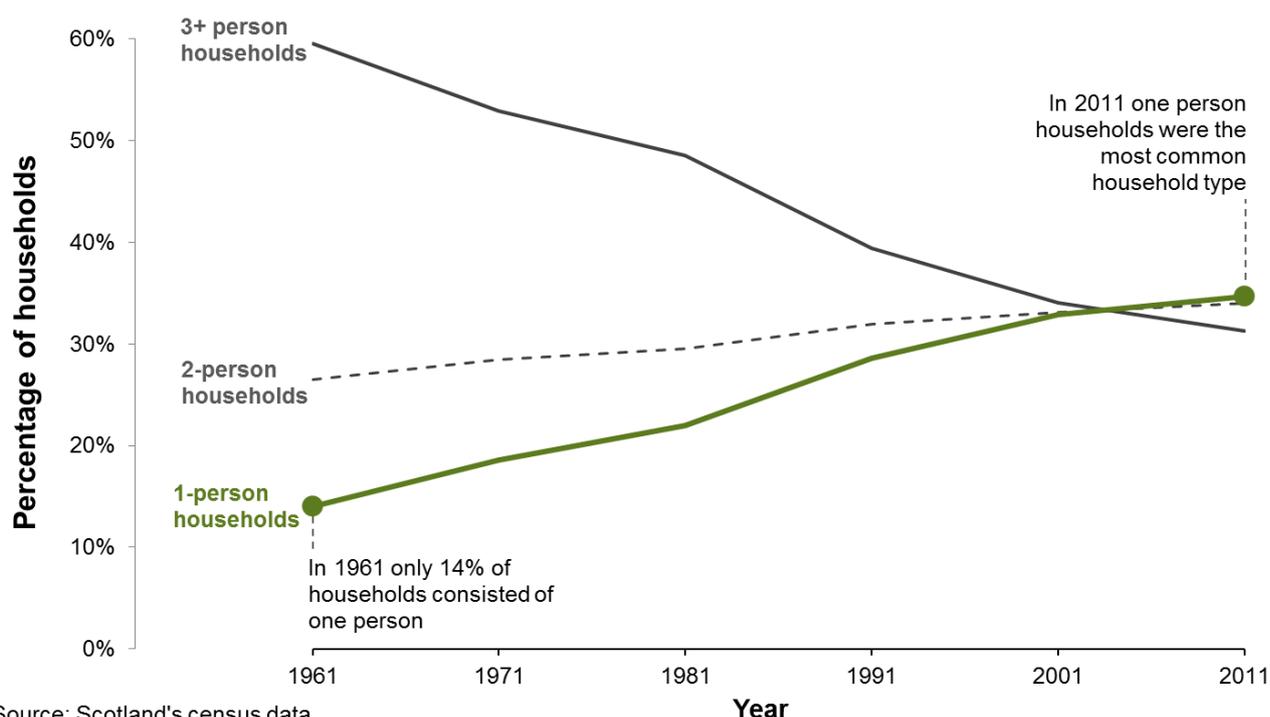


Source for population: National Records of Scotland Mid-Year Population Estimates

The number of households is growing faster than the population because people increasingly live in smaller households (this is consisting of fewer people) than in the past. This is evident from the decreasing average number of people per household ('household size'; Table 3), and by changes in the proportions of different household types (for example one adult households versus other types of households, [Figure 4](#), Table 7). Average household size has been on a largely downward trend for many years, though at a slower rate in more recent years. It decreased from 2.18 people per household in 2008 to 2.15 in 2018 (Table 3). According to the census, in 1961 only 14% of households consisted of one person, while 59% of households consisted of three or more people ([Figure 4](#)). By the time of the Scotland's Census 2011, one person households were the most prevalent type, at 35% of households.

According to the 2017 Scottish Household Survey, the most recent year for which estimates of household type are available, more than a third of households (36%) consisted of one adult living alone. An estimated 885,000 people were living alone in 2017. As people increasingly live in smaller households or alone, the number of households increases at a faster rate than it would due to population increase only.

Figure 4: Change in household type in Scotland, 1961 to 2011



Source: Scotland's census data.
2+ person households could contain adults, or both adults and children

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 homes³.

According to Scotland's Census and the Scottish Household Survey, 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 (Table 7, [Figure 5](#)). By 2017, there were still more women living alone (472,000) than men living alone (413,000). Analysis of data from Scotland's Census shows that in 2011 young adults in Scotland were less likely to be living alone or with a partner compared to 2001⁴. There had also been an increase in the proportion living with their parents⁵. Other sources also point to an increase in young adults (18-34) living with their parents over the last decade instead of forming their own households⁶. This will have contributed to the slowing of the rate of decline in average household size seen over more recent years. We do not yet know if this is a temporary effect resulting mainly from factors including the economic downturn in 2007/8 and the availability of affordable housing, or whether it will be longer lasting.

Footnotes

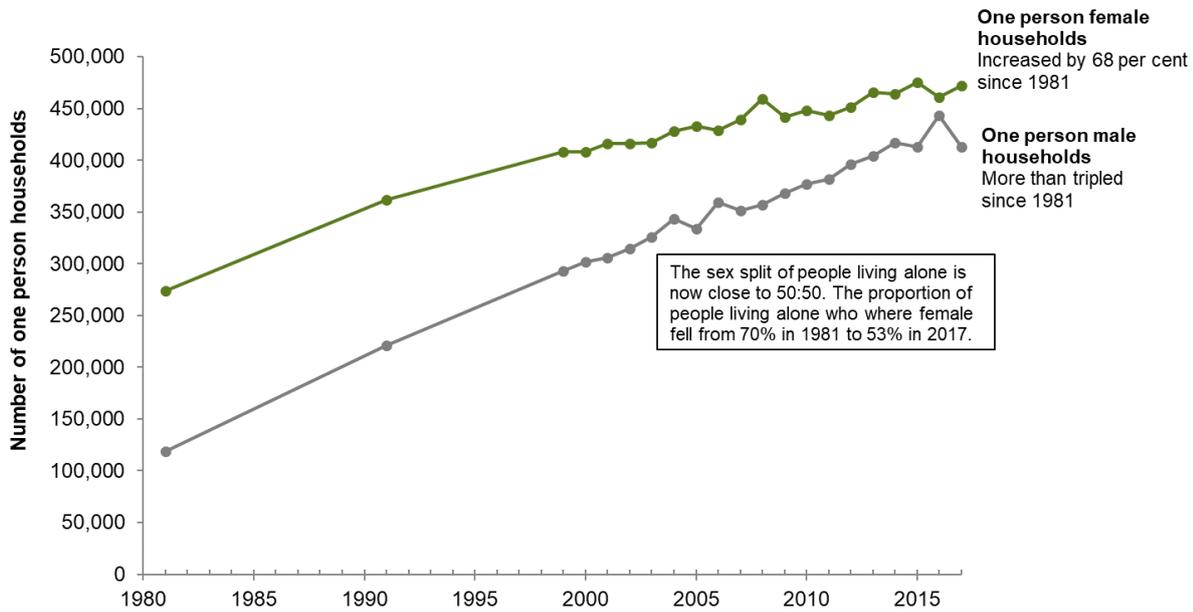
³ Analysis of [Care Home Census](#) data, available from the Information Services Division (ISD) Scotland website.

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

⁵ Office for National Statistics (ONS) [Why are more young people living with their parents?](#)

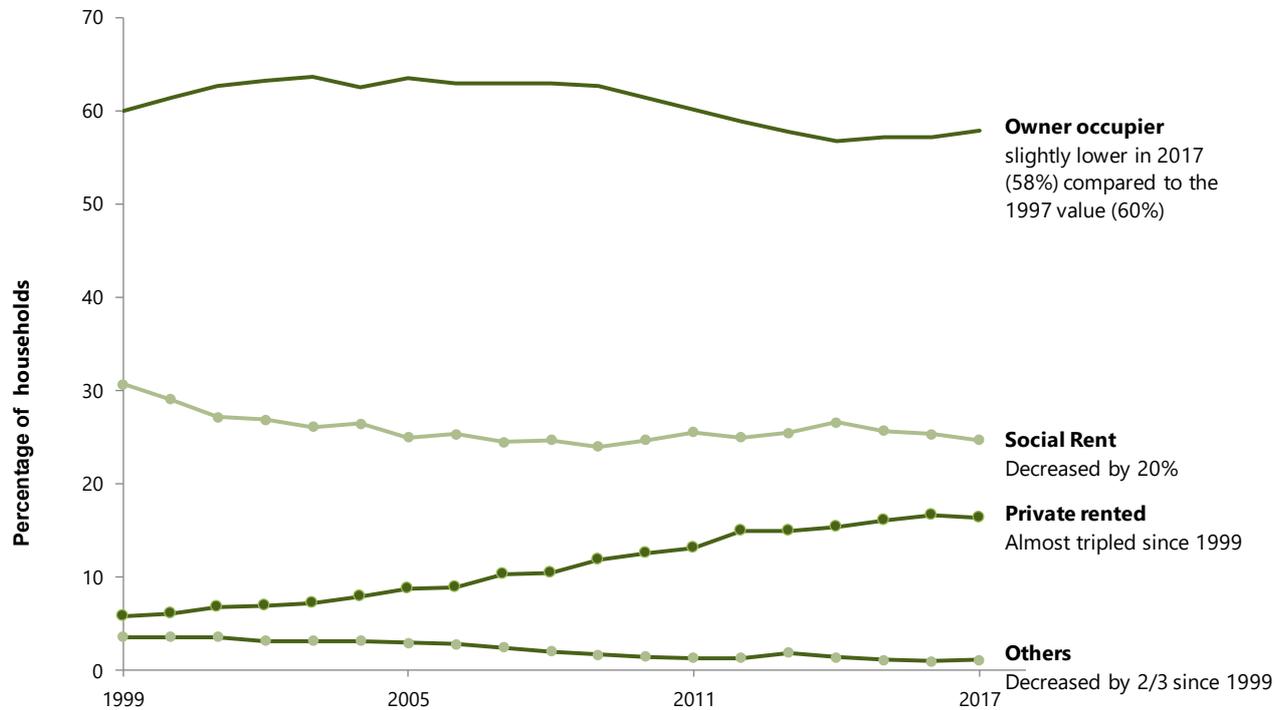
⁶ ONS '[Young adults living with parents, 2016](#)' publication, available from the ONS website, and references therein.

Figure 5: Number of men and women living alone in 1981 to 2017



Source: Scottish Household Survey

Figure 6: Number of households by tenure, 1999 to 2017



Source: Scottish Household Survey

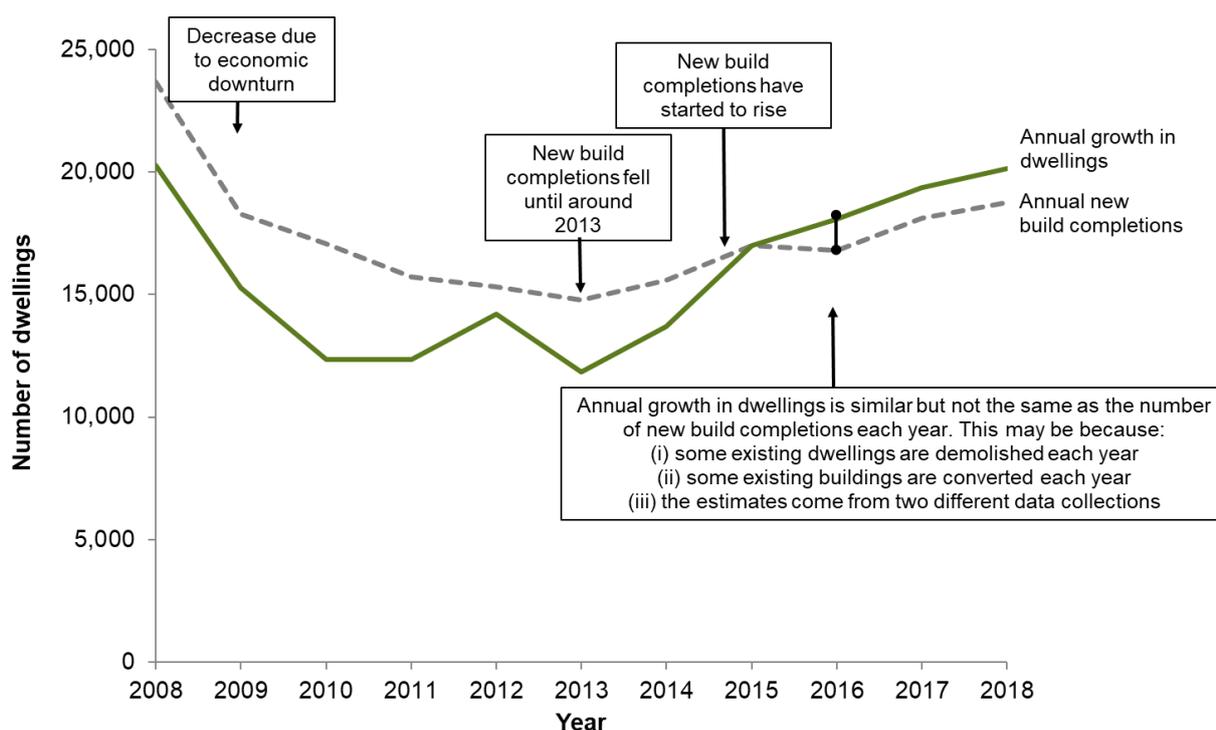
According to Scottish Household Survey, the proportion of households that are owner occupied increased from 60% in 1999 to 63% in 2008, before falling back slightly to 58% in 2017. There was a marked growth in the size of the private rented sector over the same period, with the proportion of households living in private rented accommodation almost

trebling, from 6% in 1999 to 16% in 2017. The percentage of households in social rented accommodation declined slightly, from 31% in 1999 to 25% in 2017.

2.4 House-building

Levels of house-building have fallen since the economic downturn, which began in 2007/8 ([Figure 7](#)). After falling from 2008 onwards, the number of new build completions increased for the first time in 2014. The total of 18,750 completions for the year to September 2018 was the highest recorded since 2010, but is still considerably lower than the 25,269 completions in the year ending September 2007⁷. [Figure 7](#) also shows the annual increase in the number of dwellings in Scotland from 2008 to 2018. 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.

Figure 7: New build completions and annual increase in number of dwellings (Sept 2008 to Oct 2018)



Source for new build completions: Housing Statistics for Scotland

2.5 Comparison to other parts of the UK

The trend in Scotland for an increasing number of households and dwellings is also occurring in England^{8,9}, Wales^{10,11}, and Northern Ireland^{12,13}. It is estimated

Footnote

⁷ Scottish Government (SG) [Housing Statistics for Scotland – New House Building](#)

Footnotes

⁸ Office for National Statistics (ONS) [Household projections in England: 2016-based](#)

⁹ DCLG publication [Dwelling Stock Estimates: 2017, England](#)

¹⁰ Welsh Government publication [Household estimates for Wales: mid-2017](#)

that the number of households in the UK rose by 6% between 2008 and 2018 overall¹⁴, the same percentage increase as in Scotland. Household size is also decreasing in England⁸, Wales¹⁰ and Northern Ireland¹² as it is in Scotland. However, according to the last Census, average household size was smallest in Scotland (at 2.19 people per household), due to a higher proportion of one person households and a lower proportion of households with three or more persons in Scotland¹⁵. This may relate to lower fertility rates in Scotland. Given the proportion of people aged 65 or older is similar in Scotland and the UK (18.7% compared with 18.2% for the UK as a whole in 2017¹⁶), this would not appear to explain the higher proportion of one person households in Scotland.

¹¹ Welsh Government publication [Dwelling stock estimates for Wales, 31 March 2017](#)

¹² Northern Ireland Statistics and Research Agency (NISRA) publication [Household Projections \(2016-based\)](#)

¹³ Northern Ireland Department for Communities publication [Northern Ireland Housing Statistics 2017-18](#)

¹⁴ Office for National Statistics (ONS) statistical bulletin [Families and Households in the UK: 2017](#)

¹⁵ 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.

¹⁶ [Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland: mid-2017](#), available on the ONS website.

3. Council area household and dwellings estimates

The distributions of households and dwellings, household size, housing density and dwelling characteristics (for example Council Tax band, number of rooms, type of property) are not even across Scotland. This section includes analysis, figures and maps of the household and dwellings estimates at council area level.

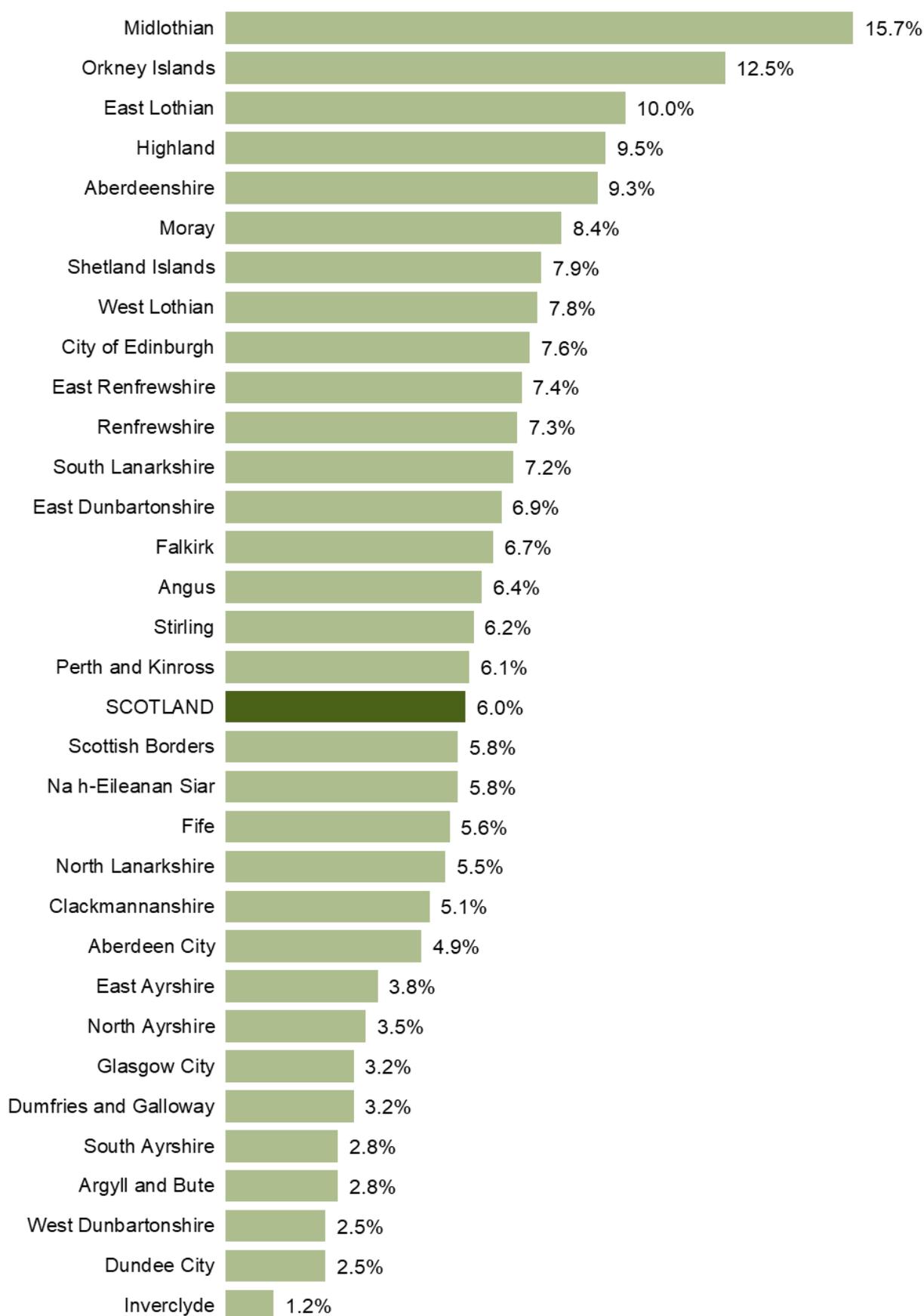
3.1 Changes in household and dwelling numbers by council area

([Tables 1 and 2](#))

Over the last year, the number of households has increased in every council area except Inverclyde and Na h-Eileanan Siar, which had very small decreases (of less than 50 households) (Table 1). However, over the last ten years the number of households has grown in every council area ([Figure 8a](#), [Figure 8b](#)). The areas with the greatest increase, in percentage terms, have been Midlothian (an increase of 15.7%, 5,300 households) and the Orkney Islands (an increase of 12.5%, 1,200 households). The City of Edinburgh has seen the largest increase in terms of absolute numbers (16,700 households, an increase of 7.6%, (Table 1).

The total number of dwellings increased in all council areas between 2017 and 2018 apart from Na h-Eileanan Siar (Table 2). Over the last 10 years, the number of dwellings increased in all council areas except Inverclyde (a decrease of 300 dwellings, 0.8%). This reduction in dwelling numbers is mainly down to demolition of unoccupied properties.

Figure 8a: Percentage change in the number of households by council area, June 2008 to 2018

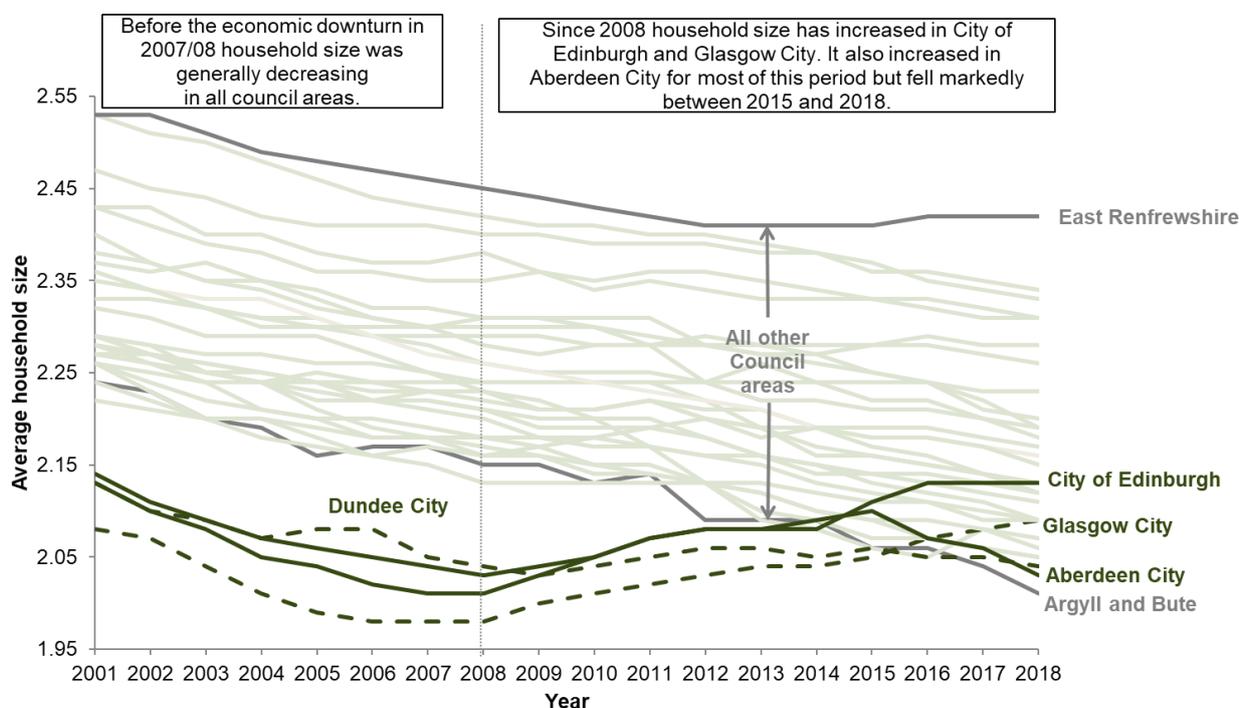


3.2 Average household size by council area

(Table 3)

In 2018, average household size varied from 2.01 people per household in Argyll and Bute to 2.42 people per household in East Renfrewshire (Table 3). Average household size has decreased in most council areas since 2001 (Figure 9), the biggest relative decrease being in Na h-Eileanan Siar, from 2.32 to 2.07 people per household (Table 3). However, in City of Edinburgh and Glasgow City, average household size was initially falling but then started to increase from 2008. This pattern was also observed in Aberdeen City until 2015 since when average household size fell markedly, from 2.10 in 2015 to 2.03 in 2018. In Dundee City, average household size was decreasing before 2009, but has remained relatively stable since then. Information on how average household size is calculated can be found in Section 8.5.

Figure 9: Average household size by council area, June 2001 to 2018



Source: National Records of Scotland Mid-year household and population estimates and Scotland's Census 2001 and 2011

3.3 Vacant dwellings and second homes by council area

[\(Tables 4, 5, 6a, 6b and 6c\)](#)

The island council areas had the highest percentage of dwellings that were vacant in 2018 (Table 4). Argyll and Bute is the council area with the highest percentage of dwellings that are second homes (6.7%), followed by Na h-Eileanan Siar (5.6%), the Orkney Islands (3.6%) and Highland (3.3%).

| <u>Vacant dwellings</u> | <u>Second homes</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Scotland 3.2%</u> | <u>Scotland 1.0%</u> |
| <u>Highest proportions in:</u> Na h-Eileanan Siar (8.0%) Shetland Islands (6.9%) Orkney Islands (6.2%) | <u>Highest proportions in:</u> Argyll and Bute (6.7%) Na h-Eileanan Siar (5.6%) Orkney Islands (3.6%) Highland (3.3%) |
| <u>Vacant dwellings – long-term empty</u> | <u>Vacant dwellings – unoccupied exemptions</u> |
| <u>Scotland 1.5%</u> | <u>Scotland 1.7%</u> |
| <u>Highest proportions in:</u> Shetland Islands (4.7%) Na h-Eileanan Siar (3.4%) Orkney Islands (2.7%) Argyll and Bute (2.7%) | <u>Highest proportions in:</u> Na h-Eileanan Siar (4.5%) Orkney Islands (3.5%) Inverclyde (3.0%) |

Over the last ten years, the proportion of dwellings which are second homes has stayed the same or increased in six council areas and decreased in 23 council areas (Table 5). Data for this comparison was unavailable for a further three council areas. Over the same period, the proportion of dwellings which are unoccupied exemptions decreased in 10 council areas and stayed the same or increased in 22 council areas (Table 6b). The proportion of dwellings which are long-term empty has decreased in five council areas and stayed the same or increased in 24 council areas, with data for this comparison unavailable for three council areas (Table 6c).

The numbers of vacant and second homes can fluctuate a lot from year to year for individual council areas due to changes in the definitions involved, changes to the charges payable on these types of property, and reviews carried out by councils. In particular, the changes in the number of vacant and second homes are affected by the introduction of Council Tax changes for such properties from 2013 onwards. Scottish Government legislation introduced in 2013¹ allows councils to increase the Council Tax charges on certain types of empty property. It also made some changes to the definitions of such properties and of second homes². This 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, and has already affected the ability of some councils to provide summary data on second homes. The change to the definitions of these types of property 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 over the last five years in particular is a result of real differences in numbers of such properties, re-classification effects, or a mixture of the two.

There are 0.34 dwellings per hectare in Scotland as a whole, however this varies widely between council areas (Table 4). Highland and Na h-Eileanan Siar have the lowest density of housing, with an average of 0.05 dwellings per hectare each. Glasgow City has the highest average density of housing of all council areas (17.83 dwellings per hectare) followed by Dundee City (12.47 dwellings per hectare).

3.4 Characteristics of dwellings by council area

The latest data currently available on dwellings by council tax band, dwelling type and number of rooms relates to 2017. Summary statistics for 2018 on these dwelling characteristics will be published later in 2019.

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. In 2017, Three in five dwellings in Scotland (60%) fell into the lowest Council Tax bands (A-C) whereas slightly more than one in ten fell into the highest bands (F-H). The highest proportion of dwellings in bands F-H was found in East Renfrewshire (34%), while the lowest proportion was in Na h-Eileanan Siar (2%), (Table 8)

The types of dwellings found in each council area also vary. For example, the council area with the highest proportion of detached dwellings was Na h-Eileanan Siar (64%), while Glasgow City had the lowest proportion (4%).

4. Neighbourhood (data zone) level household and dwellings estimates

The distributions of households and dwellings, household size, housing density and dwelling characteristics (for example Council Tax band, number of rooms, dwelling type) vary within each council area. This section includes some examples of maps and boxplots produced using data zone level household estimates. The data zone level estimates of occupied and vacant dwellings and of dwelling characteristics are published in full online at the [NRS website](#) and statistics.gov.scot.

Data zones are a key geography for presenting small area statistics in Scotland. They are small enough to represent local communities, or can be aggregated to other geographies such as electoral wards, parliamentary constituencies, urban/rural regions and deprived areas. There are currently 6,976 data zones across Scotland, with an average of around 350 households each.

Further background on data zones is included at section 8.3.

4.1 Vacant dwellings and second homes

[\(Table 4\)](#)

The variation in the percentage of dwellings which are vacant or second homes in data zones within individual council areas is illustrated in the maps in [Figure 10](#) and [Figure 11](#). Boxplots are another way to look at the variation within a council area (the interpretation of a boxplot is discussed in more detail in [Section 8.10](#)) and [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.

Although rural council areas, such as Na h-Eileanan Siar, Orkney Islands and Shetland Islands, as a whole have the highest proportions of dwellings that are vacant (Table 4), there are neighbourhoods in more urban council areas such as Inverclyde, Dundee City and West Dunbartonshire which also have relatively high proportions of dwellings that are vacant ([Figure 12](#)). For example, the average (median) percentage of dwellings in Inverclyde data zones that are vacant is 3%. However, just over one in twenty of Inverclyde data zones had at least 10% of dwellings that are vacant.

[Figure 13](#) shows the proportion of second homes in each council at data zone level. A good illustration of the variation within a council area is North Ayrshire. This council area has a relatively high proportion of its dwellings which are second homes – 2.3% compared with 1.0% for Scotland as a whole, (Table 4). However, the map in [Figure 11](#) shows that this is mainly because North Ayrshire includes the island of Arran, which has high proportions of second homes. The proportions in the mainland part of North Ayrshire are much lower.

Figure 10: Percentage of dwellings which are vacant in each data zone, September 2018

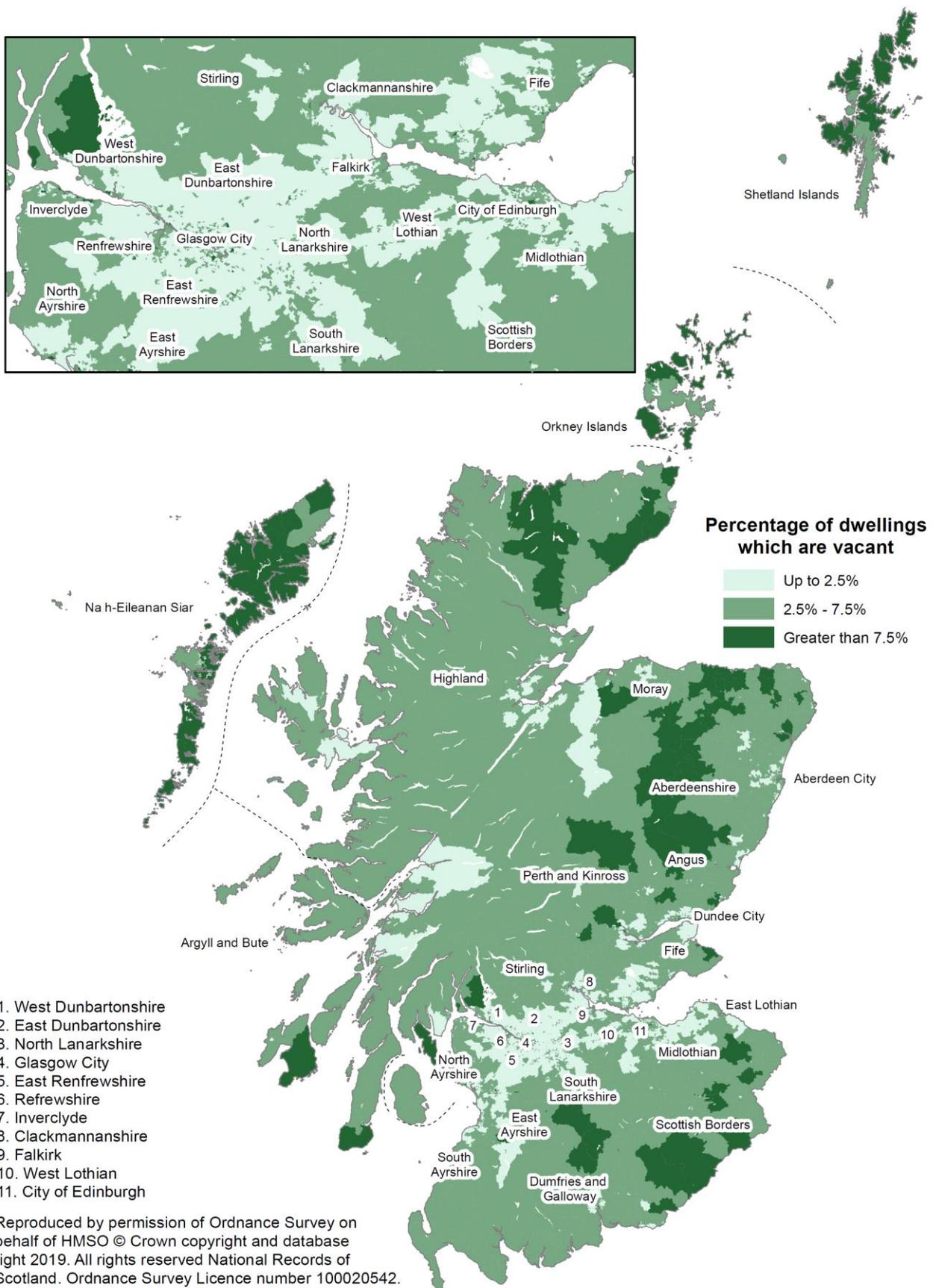


Figure 11: Percentage of dwellings which are second homes in each data zone, September 2018

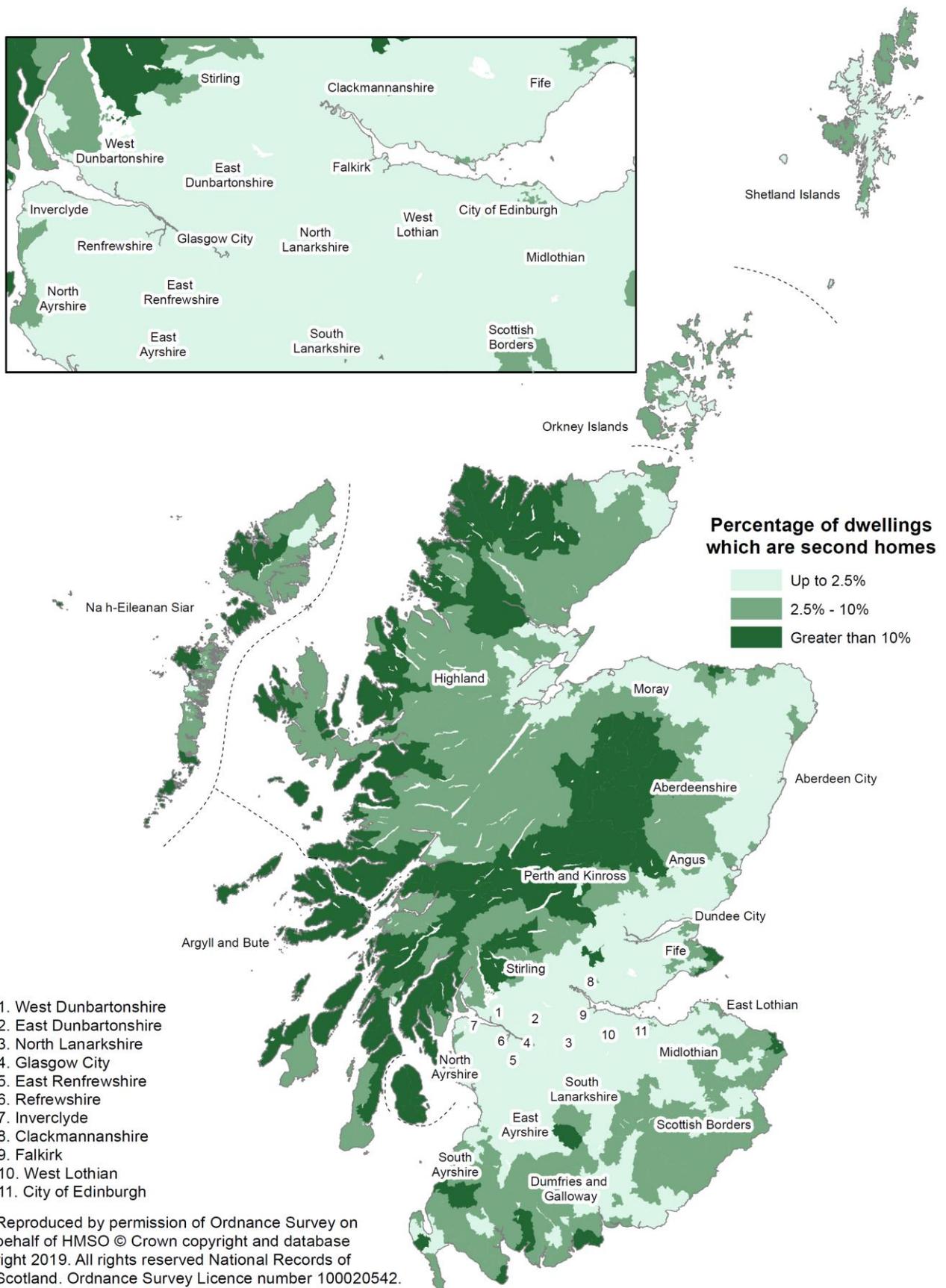


Figure 12: Percentage of dwellings in each data zone which are vacant in each council area, September 2018

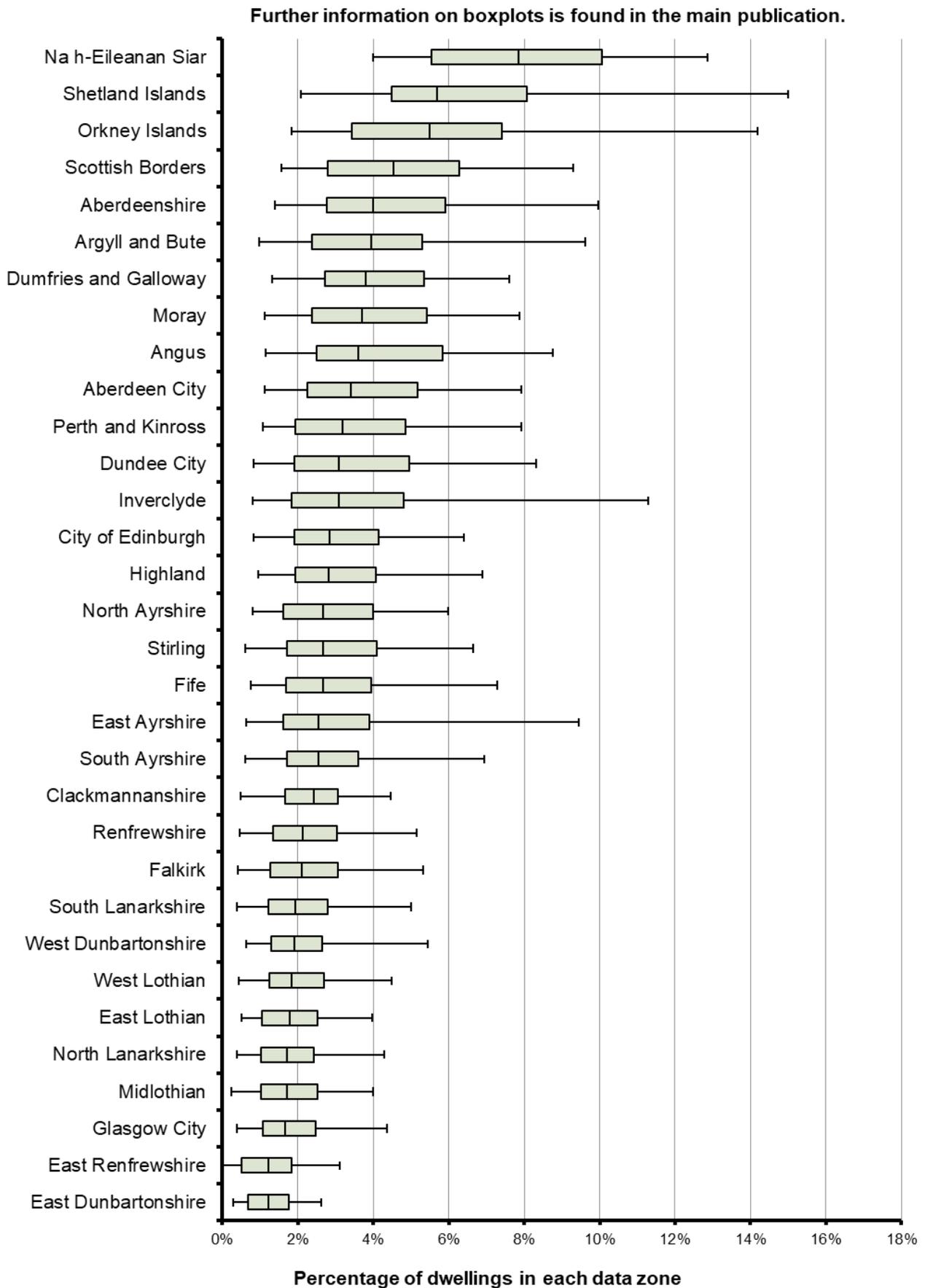
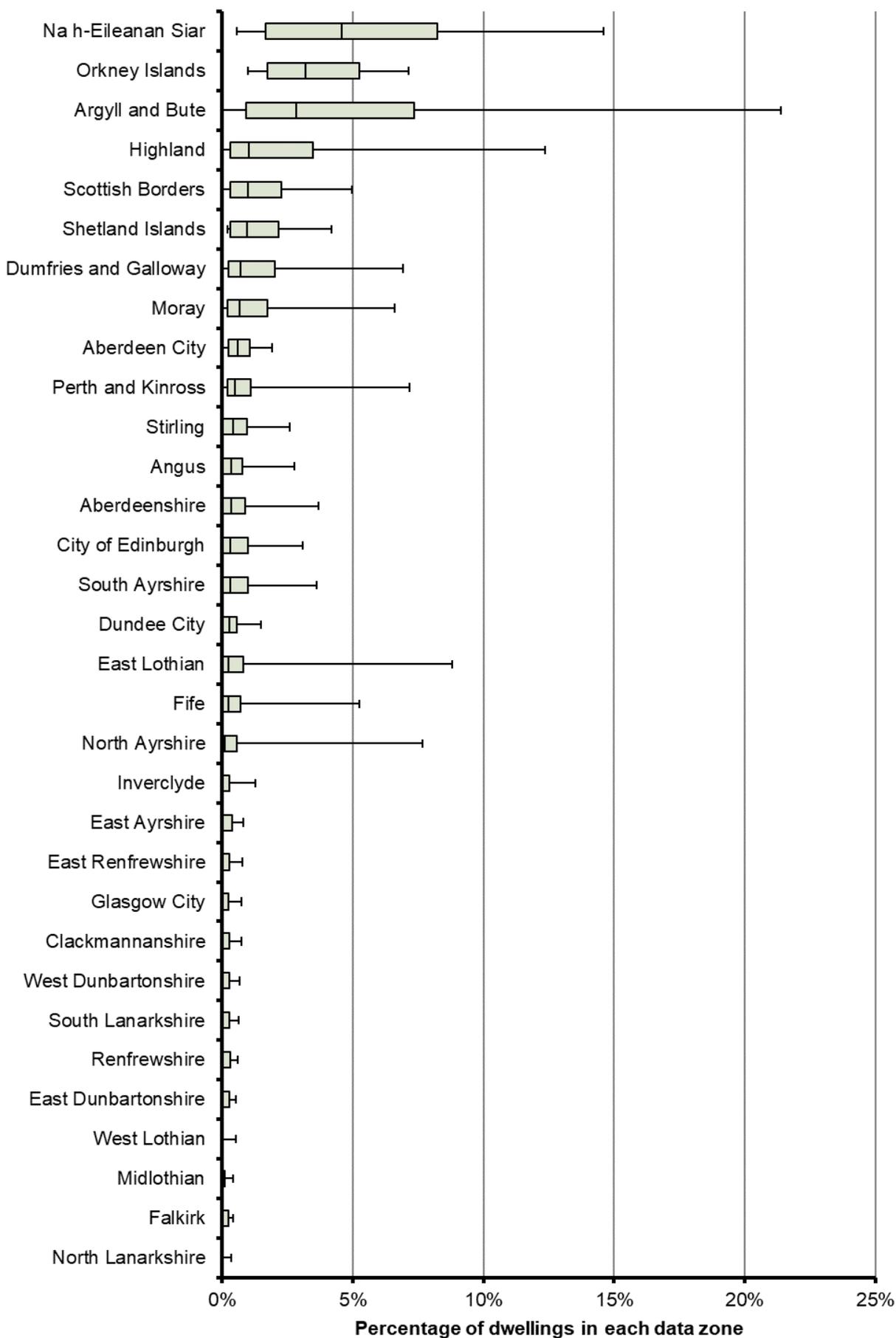


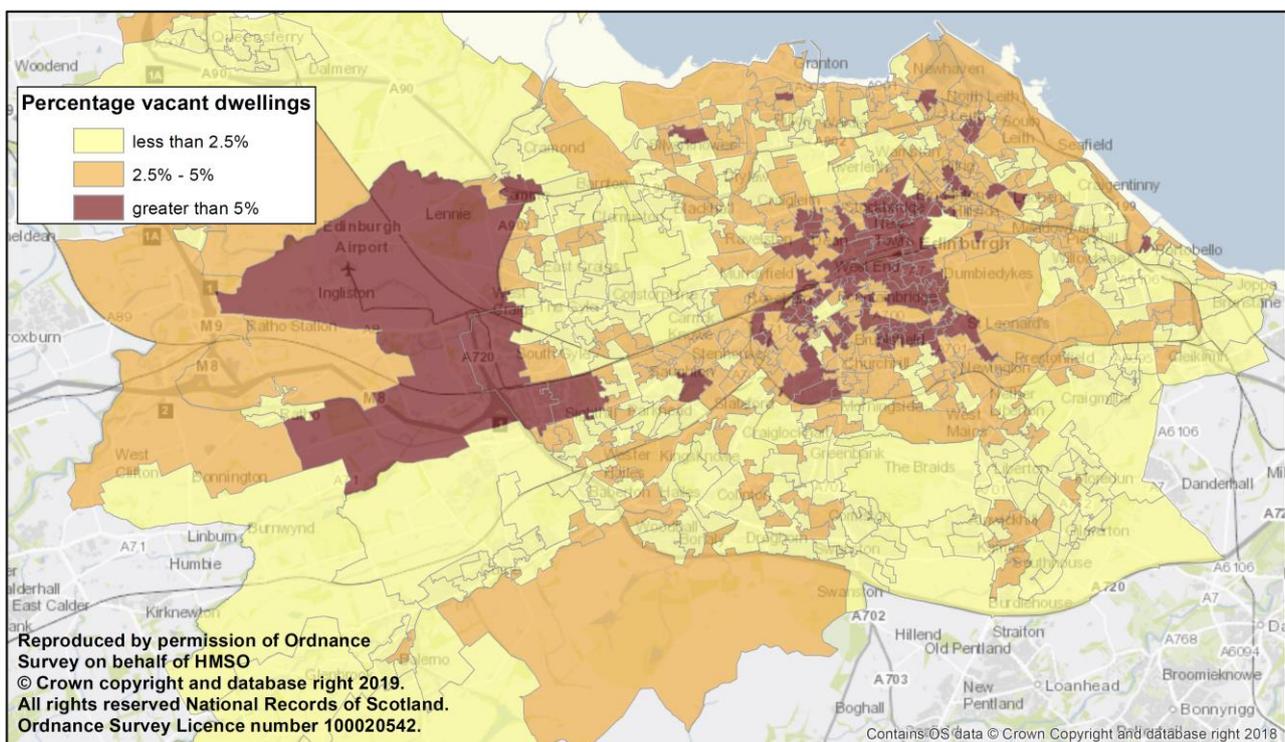
Figure 13: Percentage of dwellings in each data zone which are second homes in each council area, September 2018

Further information on boxplots is found in the main publication.



While each data zone in Scotland is designed to have a roughly similar population size, those in more urban council areas tend to be much smaller in area, because of the greater density of population and dwellings in such areas. This can make it difficult to observe patterns in national scale maps such as [Figures 10](#) and [11](#). However, the data zone level data produced as part of this publication can be used to illustrate geographic patterns within cities. An example of this is shown in [Figure 14](#). This highlights that within a council area such as City of Edinburgh, 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 14: Percentage of dwellings which are vacant in each data zone in City of Edinburgh, September 2018



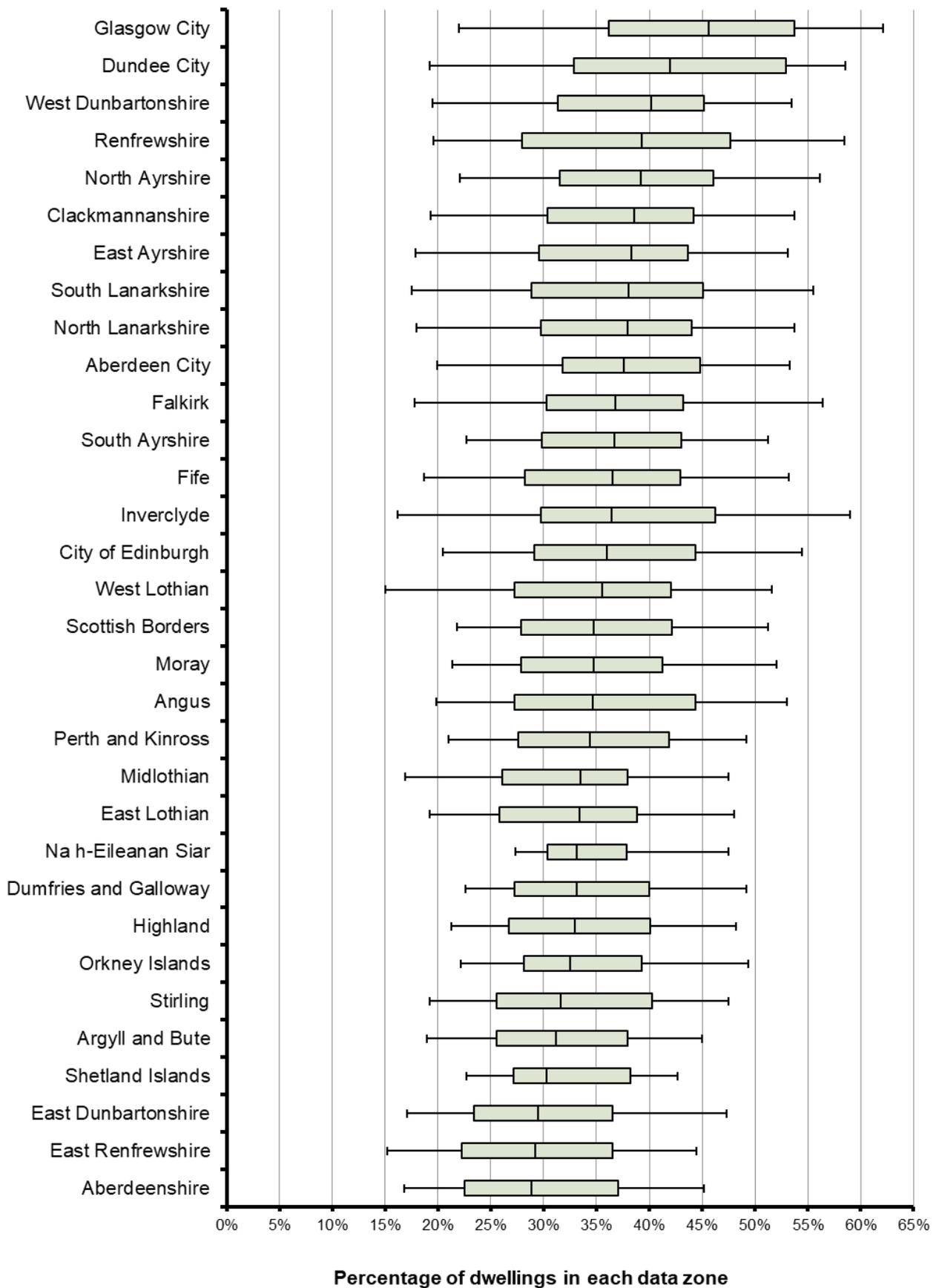
4.2 'Single adult' discounts

[\(Table 4\)](#)

'Single adult discounts' from Council Tax are granted to dwellings where 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% of dwellings in Scotland received a single adult Council Tax discount in 2018. This proportion varies from 30% (Aberdeenshire, East Renfrewshire) to 45% (Glasgow City). Within each council area, there is a fairly similar level of variability in the percentage of dwellings receiving this discount in each data zone ([Figure 15](#)).

Figure 15: Percentage of dwellings in each data zone with a 'single adult' discount from Council Tax in each council area, September 2018

Further information on boxplots is found in the main publication.



4.3 Occupied dwellings that are exempt from Council Tax

[\(Table 4\)](#)

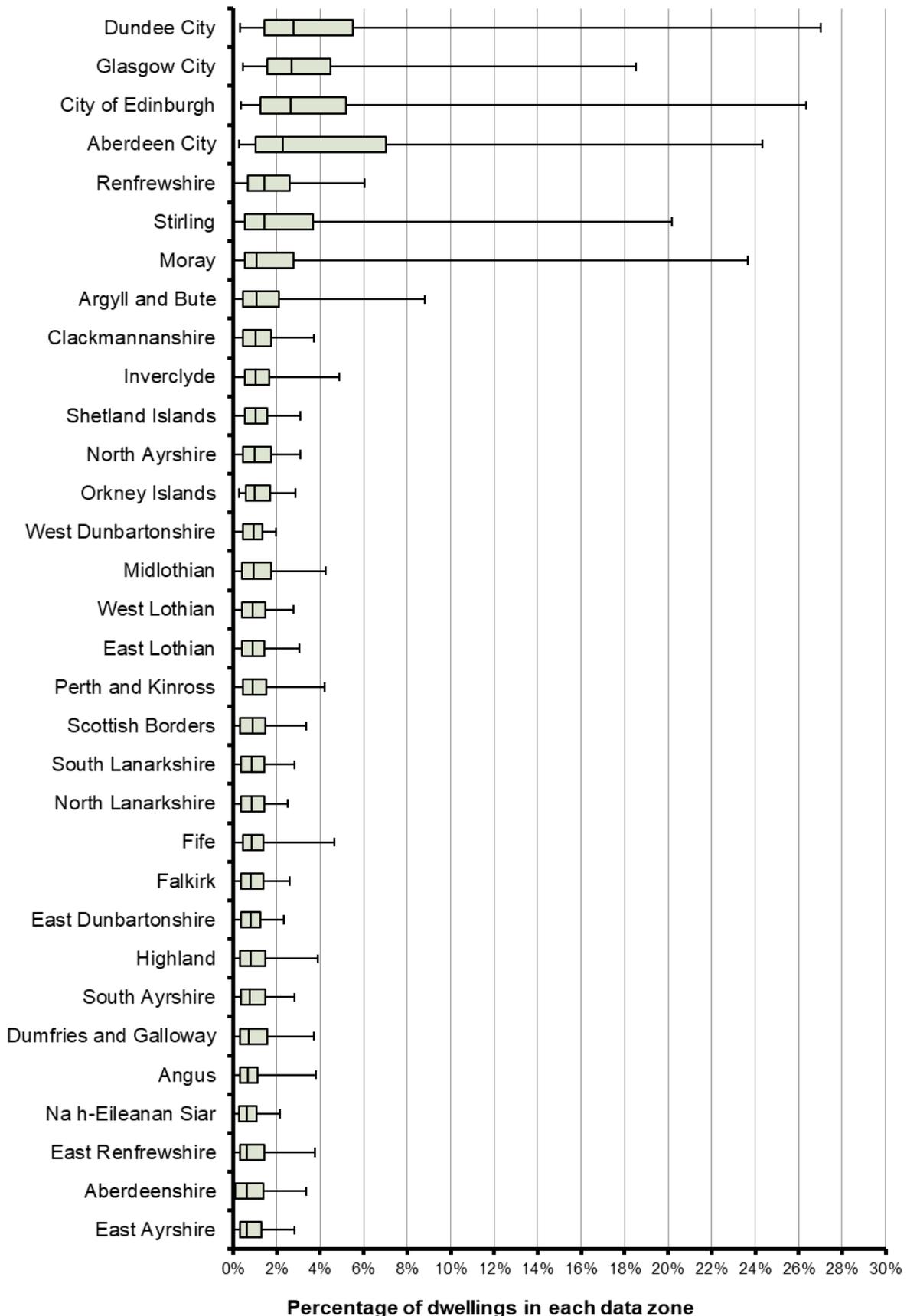
Some occupied dwellings are exempt from paying Council Tax. Most of these are all-student households, though other types of occupied dwellings are also included in this category, such as armed forces accommodation. Summary information from Council Tax systems is therefore a good source of data on the trends in the numbers of such dwellings. In 2018, a total of 3.1% of dwellings in Scotland were occupied but exempt from paying Council Tax.

The proportion of occupied dwellings that are exempt from Council Tax tends to be highest in the council areas which have major universities, and therefore large student populations. 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 1%, there is a wide variation among data zones. In the 5% of data zones with the highest proportion of occupied exemptions, 49% of 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.

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 2018

Further information on boxplots is found in the main publication.



5. Urban Rural classification household and dwellings estimates

[\(Tables 9 and 10\)](#)

A description of the Scottish Government's Urban Rural classification can be found in [Section 8.7](#) of this publication.

The latest available data on dwellings by council tax band and dwelling type relates to 2017.

There is a more than 300 fold difference in density of dwellings in large urban areas compared with remote rural areas. In large urban areas, a high proportion of dwellings are flats, have 1-3 rooms, and are in council tax bands A-C. In remote rural areas, a high proportion of dwellings are detached, have 4-6 rooms, and are

also in council tax bands A-C.

| Large urban areas | Remote rural areas |
|----------------------------|----------------------------|
| ~11 dwellings per hectare | 0.03 dwellings per hectare |
| Smaller houses (1-3 rooms) | Larger houses (4-6 rooms) |
| Mostly flats | Mostly detached dwellings |

'Remote rural areas' have the highest proportions of both second homes (6.5% in these areas) and vacant dwellings (5.5%). 'Other urban areas' (settlements of 10,000 to 125,000 people) have the lowest proportion of second homes (0.3%) and, together with 'Large urban areas' and 'Accessible small towns', have the lowest proportion of vacant dwellings (2.9%).

Large urban areas have the highest proportion of dwellings with single adult discounts (40.7%), and Accessible rural areas the lowest proportion (29.3%), Large urban areas also have the highest proportion of occupied dwellings exempt from Council Tax (6.2%) and Remote rural areas have the lowest proportion (0.7%), Occupied dwellings exempt from Council Tax include all-student households, therefore it is unsurprising that large urban areas such as cities with large student populations have a high proportion.

6. Strategic Development Plan area and National Park household and dwellings estimates

[\(Tables 11 and 12\)](#)

Strategic Development Plan (SDP) areas and National Parks are important geographies for planning and other purposes. Further background on these areas can be found in [Section 8.8](#).

The latest available data on dwellings by council tax band and dwelling type relates to 2017.

The two National Parks have very low density of dwellings (0.02 dwellings per hectare in Cairngorms National Park, and 0.04¹⁷ dwellings per hectare in Loch Lomond and the Trossachs National Park). These values are typical of 'remote rural regions' for Scotland that average 0.03 dwellings per hectare. The National Parks both have a high proportion of second homes (11.4% in Cairngorms, and 6.1% in Loch Lomond and the Trossachs National Park). The percentage of second homes in Cairngorms in particular is much higher than in remote rural areas in general (6.5%). In both National Parks, there is a relatively high proportion of vacant dwellings, and a high percentage of dwellings in council tax bands F-H (20 and 28%) compared to remote rural areas in general (13%).

In the SDP areas, which contain around three quarters of Scotland's dwellings, the density of dwellings is much higher than in rural regions (up to 2.64 dwellings per hectare in Glasgow and the Clyde Valley. The characteristics and occupancy rates of dwellings in each SDP area mostly fluctuate around the averages for Scotland as a whole.

| Cairngorms NP | Loch Lomond and the Trossachs NP | Remote rural areas |
|----------------------------|----------------------------------|----------------------------|
| 0.02 dwellings per hectare | 0.04 dwellings per hectare | 0.03 dwellings per hectare |
| 11% second homes | 6% second homes | 7% second homes |
| 20% F-H band | 28% F-H band | 13% F-H band |

¹⁷ The method for calculating the area of Loch Lomond and the Trossachs National Park has changed from previous publications. The old method used the sum of data zones, the new method uses the [aggregate area](#). This change affects only the area, the number of dwellings counted in the park is identical. If the old method were used the value would be 0.05 dwellings per hectare which is the same as last year's value, so the change is only due to methodology

7. Scottish Index of Multiple Deprivation household and dwellings estimates

[\(Tables 13 and 14\)](#)

The Scottish Index of Multiple Deprivation (SIMD) is produced by Scottish Government to identify concentrations of deprivation across Scotland in a consistent way. Further background information on the SIMD can be found in [Section 8.9](#) of this publication.

The latest available data on dwellings by council tax band and dwelling type relates to 2017.

Areas which are more deprived tend to have a higher proportion of dwellings in the lower council tax bands, a higher proportion of flats, a lower proportion of detached homes and more homes with fewer rooms (Table 14). There is a seven fold difference in density of dwellings between the least deprived and most deprived neighbourhoods in Scotland.

The percentage of dwellings which are vacant, or are occupied but exempt from Council Tax are roughly similar to the national average across all SIMD deciles. However the most deprived neighbourhoods have a higher proportion of dwellings with single adult discounts (52%) than the least deprived neighbourhoods (28%). Second homes are more likely to be located in less deprived areas.

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

8.1 Household estimates from Council Tax systems

A household is a group of people living together in a dwelling. Dwellings can contain more than one household, or groups of people living communally (e.g. halls of residence).

Scottish Assessors record all dwellings in Scotland

Councils record the council tax charges, discounts and exemptions applicable to each dwelling. These records can identify whether a dwelling is occupied, vacant, or a second home. NRS receives a snapshot of these records in September.

The number of occupied dwellings is found by subtracting the number of vacant or second homes from the total number recorded by the council. This is used as the initial estimate for the number of households.

The estimated number of households is adjusted back to June, based on the September estimates from the current and previous year

A final adjustment is made to account for (i) the estimated number of occupied dwellings which contain more than one household, and (ii) the estimated number of communal establishments which have been included in council tax records. These estimates are based on census data from 2011.



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% 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 can, in some council areas, be subject to a Council Tax discount of between 10 and 50% 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%. 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 or the total number of dwellings.

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

dwelling 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 Scotland's Census 2001 and 2011. 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).

For this latest publication, the household estimates included for Aberdeen City make use of new information provided by this council on student accommodation in its area. This takes better account of the recent growth in such accommodation compared with an adjustment based on data from the Census. As a result there has been a slight reduction in the previously published estimates of the number of households in Aberdeen, as follows:

| Year | Published estimate | Adjusted estimate | % difference |
|--------------------|--------------------|-------------------|--------------|
| Aberdeen City 2017 | 107,635 | 106,802 | -0.8% |

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 Scotland's Census 2001 and 2011 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'¹⁸) to the mid-year population estimates for 2001 and 2011¹⁹. 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% reduction; it varied for each council area, from a reduction of around 3% to an increase of around 4%.

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

Vacant dwellings and second homes ([Tables 4, 5, 6, 9, 11 and 13](#))

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.

Footnotes

¹⁸ 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, 2016-based'](#) on the NRS website.

¹⁹ The mid-year population estimates re-based to Scotland's Census 2011 have been used.

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. As councils can now choose not to apply a council tax discount in relation to second homes it is possible that in future it will become more difficult to source statistical information on them from Council Tax systems. In 2017, figures on second homes were not available for Aberdeen City, City of Edinburgh and West Dunbartonshire. These were therefore estimated from data for 2016. However, for 2018 only West Dunbartonshire was unable to provide second home data.

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 [statistics.gov.scot](#).

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 2018, it varied from all dwellings in a council having a valid postcode to around 0.2% 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. 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 2018.

8.2 Dwelling estimates from the Assessors' Portal

([Tables 8, 10, 12 and 14](#))

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 or January each year. Data for 2018 are not currently available, though NRS plans to publish summary statistics from this source later in 2019.

Summary information on dwellings produced using data from the Assessors' Portal for 2017 is included in [Tables 8, 10, 12 and 14](#) relating to 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 the 'household estimates' data set. 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). However, we use information from council tax records to produce estimates of number of dwellings in local authorities and Scotland as a whole (Table 2).

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. |

| Category | Description |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwellings per hectare | This variable has been calculated by dividing the total number of dwellings by the area in hectares, as determined by a NRS in-house measure. |
| Type of dwelling | This information is based on 'attachment' – for instance the type of property in relation to its degree of attachment to surrounding properties. This information has been aggregated into five categories: <ul style="list-style-type: none"> • Detached; • Semi-detached; • Terraced; • Flat, maisonette or apartment; and • Not known – in some areas, this information is not available via the Assessors' Portal for every dwelling. |
| Number of rooms | In the Assessors' Portal, this is defined as the number of habitable rooms (usually bedrooms and living rooms). This is different to the census definition, which includes kitchens. There may be some differences between different Assessors' areas in the way in which this information is recorded. For example, differences could arise in the treatment of open plan areas, dining rooms, kitchens and kitchenettes. This information on number of rooms may not always represent the most up to date position. Assessors are only able to reflect physical changes and alterations to dwellings once they have been sold and a reconsideration of the banding has taken place. Information on the number of rooms is not available for most dwellings in Shetland. No information is separately available for dwellings with seven or more rooms in Dumfries and Galloway. |

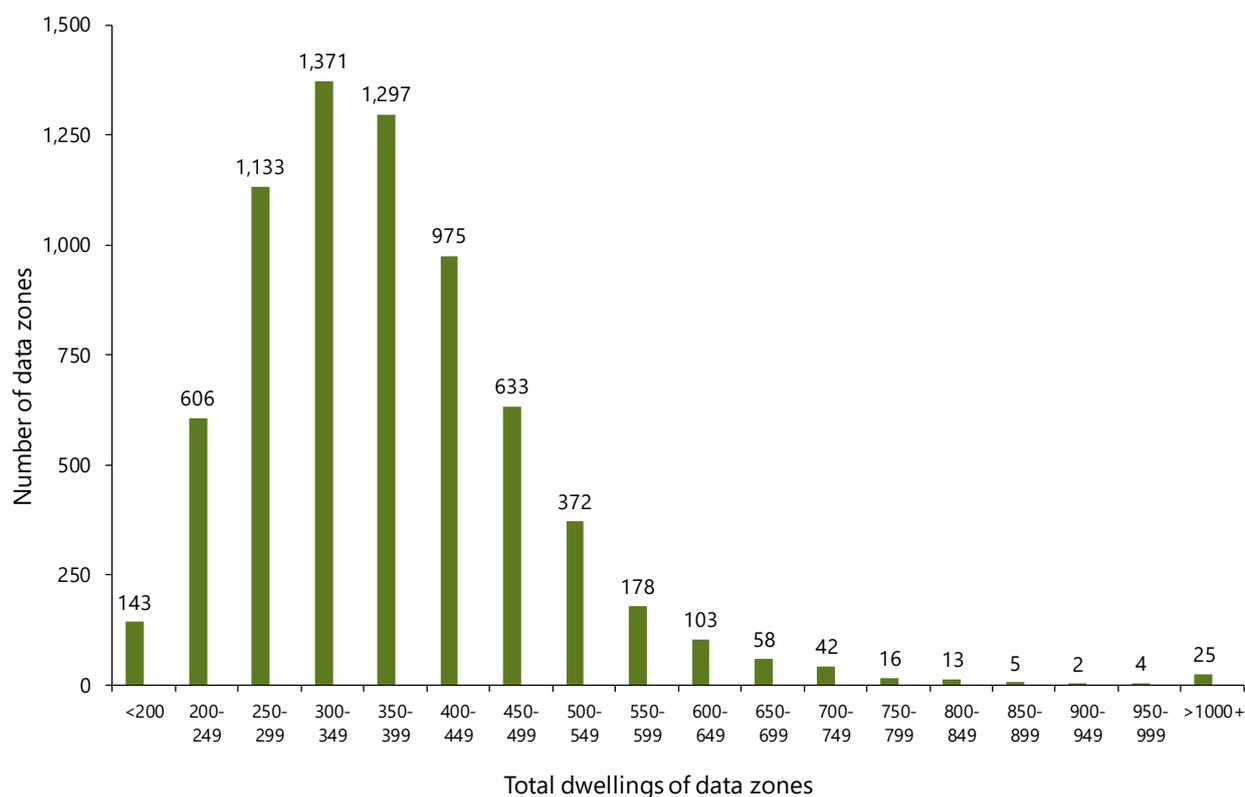
8.3 2011 Data Zones

The Scottish Government published new (based on the results of the 2011 Census) data zone boundaries in November 2014²⁰. 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 do not have postcodes, then we cannot 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.

Footnotes

²⁰ Scottish Government [Small Area Statistics Reference Material](#)

Figure 17: Distribution of data zones by number of dwellings, 2018



Out of the total of 6,976 data zones:

- 143 (2%) had fewer than 200 dwellings;
- 3,110 (45%) had between 200 and 349 dwellings;
- 2,905 (42%) had between 350 and 499 dwellings;
- 793 (11%) had between 500 and 999 dwellings;
- 25 (0.4%) had 1,000 or more dwellings.

The average (median) number of dwellings per data zone for Scotland was 358.

The council area with the highest average number of dwellings per data zone was Na-h Eileanan Siar (407), while the council area with the lowest average was East Renfrewshire (310).

Data zones with less than 200 dwellings:

Of the 143 data zones with less than 200 dwellings, three (all in Glasgow City) were estimated to have no dwellings in 2018, reflecting building demolitions since the time of the 2011 Census. These low dwelling data zones are present in all the Councils except four Councils (Na h-Eileanan Siar, Orkney Islands, Scottish Borders, Shetland Islands).

| Council area | Number of data zones |
|-------------------|----------------------|
| Glasgow City | 16 |
| Aberdeenshire | 10 |
| Fife | 10 |
| South Lanarkshire | 10 |
| Others | <10 |

More than the 64% of these low density data zones are in the least deprived areas, for instance 91 data zones in SIMD deciles 8-10.

| SIMD decile | Number of data zones |
|-------------------|----------------------|
| 1=most deprived | 0 |
| 2 | 5 |
| 3 | 6 |
| 4 | 8 |
| 5 | 11 |
| 6 | 6 |
| 7 | 16 |
| 8 | 22 |
| 9 | 42 |
| 10=least deprived | 27 |

| Urban/Rural | Number of data zones |
|------------------------|----------------------|
| Large urban areas | 39 |
| Other urban areas | 70 |
| Accessible small towns | 14 |
| Remote small towns | 1 |
| Accessible rural areas | 12 |
| Remote rural areas | 7 |

Data zones with more than 1,000 dwellings:

Of the 25 data zones with 1,000 or more dwellings, four data zones have more than 1,500 dwellings (with one, 'Finnieston and Kelvinhaugh – 3' containing 2,043 dwellings. All of these were located in Glasgow City in areas close to the Universities, so it is likely that the high number of dwellings reflects the presence of student accommodation (the percentage of dwellings with occupied exemptions (a proxy for student accommodations) for these four areas ranged between 60% and 80%, compared with median values for Glasgow City and Scotland of 2.7%, and 1.1% respectively).

| Council area | Number of data zones |
|------------------------------------------------------------------------------------------------------------|----------------------|
| Glasgow City | 11 |
| City of Edinburgh | 6 |
| Renfrewshire | 2 |
| Dundee City East Dunbartonshire East Renfrewshire Midlothian South Lanarkshire West Lothian | 1 |
| Other council areas | 0 |

All the data zones are in urban areas, except one (Dalmeny, Kirkliston and Newbridge – 06) in City of Edinburgh Council that is in an accessible small town. The large number of dwellings might be due to armed forces accommodation (the percentage of dwellings in the data zone that are occupied exemptions is relatively high at 6.5%).

| SIMD decile | Number of data zones |
|-------------------|----------------------|
| 1=most deprived | 1 |
| 2 | 5 |
| 3 | 2 |
| 4 | 1 |
| 5 | 0 |
| 6 | 5 |
| 7 | 4 |
| 8 | 3 |
| 9 | 4 |
| 10=least deprived | 0 |

| Urban/Rural | Number of data zones |
|------------------------|----------------------|
| Large urban areas | 21 |
| Other urban areas | 3 |
| Accessible small towns | 1 |
| Remote small towns | 0 |
| Accessible rural areas | 0 |
| Remote rural areas | 0 |

8.4 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 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. 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.

8.5 Average household size

Average household size is calculated using the mid-year household estimates (Table 1), the mid-year population estimates²¹, and communal establishment rates from Scotland's Census 2001 and 2011.

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 rates from Scotland's Census 2001 and 2011. The communal establishment rates from Scotland's Census 2011 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.

8.6 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 7](#)). More information about the [Scottish Household Survey](#) is available on the Scottish Government website.

²¹ National Records of Scotland's [Population Estimates Time Series Data](#) available from the NRS 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 Scotland's Census 2001 and 2011 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.

8.7 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. 2011 Data Zones have been used as the building blocks for the Urban Rural analysis. This year's publication uses Scottish Government's latest Urban Rural classification, 2016, which was published in March 2018²².

There are six urban and rural classification categories, shown below:

| Scottish Government Urban Rural classification | |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1 Large Urban Areas | Settlements of 125,000 people and over. |
| 2 Other Urban Areas | Settlements of 10,000 to 124,999 people. |
| 3 Accessible Small Towns | Settlements of 3,000 to 9,999 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 9,999 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 2016](#)

8.8 Strategic Development Plan (SDP) areas and National Parks

National Parks are protected areas of beautiful countryside, wildlife and cultural heritage. There are two National Parks in Scotland: Cairngorms National Park (CNP) and Loch Lomond and the Trossachs National Park (LLTNP).

Strategic Development Plan (SDP) areas were created in 2008 to help deal with region-wide issues that cross boundaries of council areas, for example the scale of housing and the transport and water and connections needed. Around three quarters of the population of Scotland live in Scotland's four SDP areas: Glasgow & Clyde Valley Strategic Development Plan Area (Glasgow & Clyde Valley SDP area); Aberdeen City and Shire Strategic Development Plan Area (Aberdeen City & Shire SDP area); Edinburgh and South East Scotland Strategic Development Plan Area (SESplan SDP area); and Dundee, Perth, Angus and North Fife Strategic Development Plan Area (TAYplan SDP area).

²² The publication '[Scottish Government Urban Rural Classification 2016](#)' is available on the Scottish Government (SG) website.

The household and dwelling information presented in [Tables 11 and 12](#) for this publication for SDP areas and National Parks is primarily built up from postcode level information. Postcode level Council Tax information was not available for Highland council area, therefore for the part of Highland council area which is in the Cairngorms National Park, estimates of occupied and vacant dwellings were built up using data zone level information. Before the 2017 publication, all estimates for SDP areas and National Parks were built up from council area and data zone level information.

8.9 Scottish Index of Multiple Deprivation (SIMD)

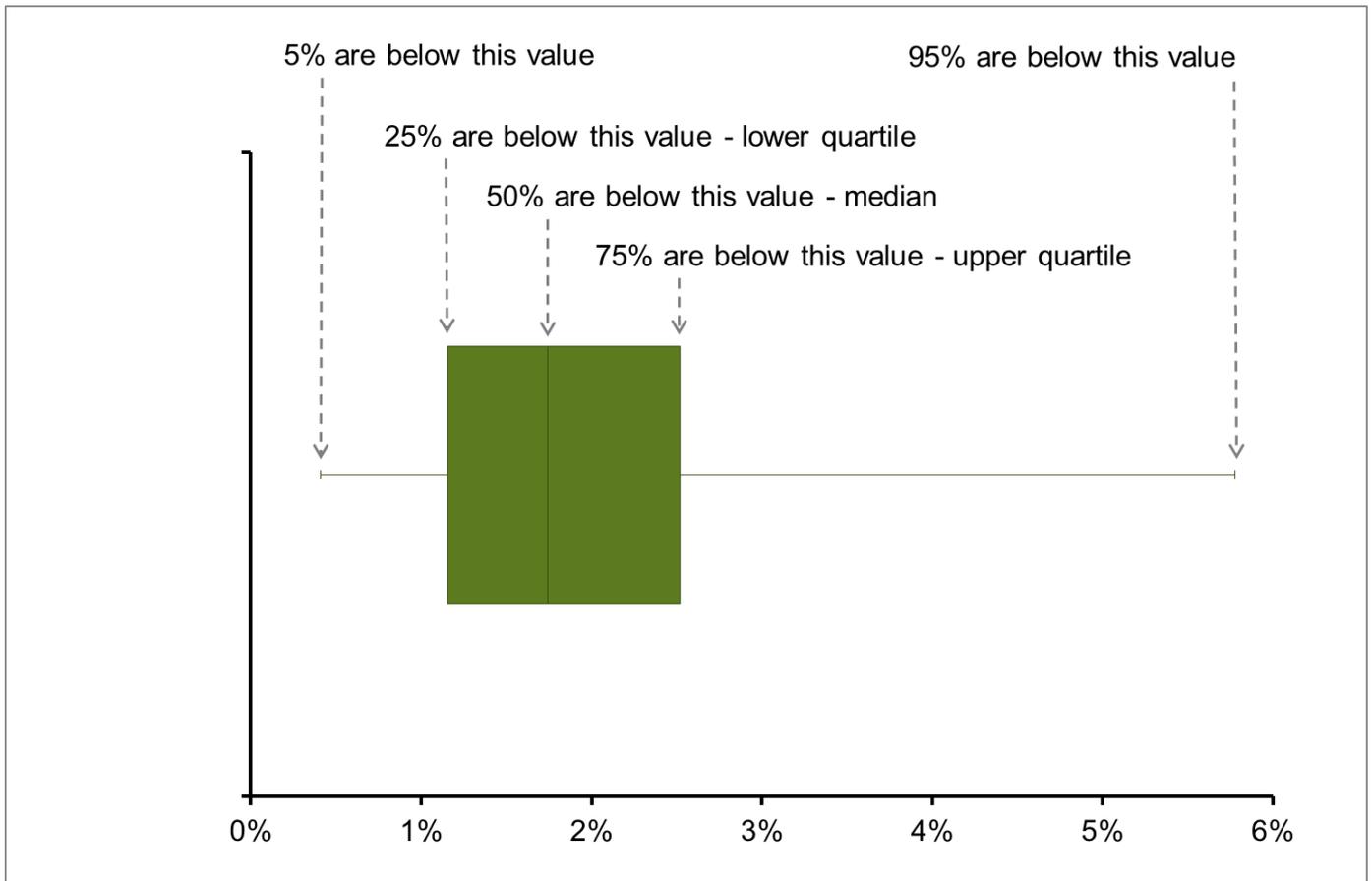
The Scottish Index of Multiple Deprivation (SIMD) is produced by the Scottish Government to identify concentrations of deprivation across Scotland in a consistent way. It is based on 38 indicators in seven domains: Current Income, Employment, Health, Education Skills and Training, Geographic Access to Services, Housing and Crime. A SIMD rank is produced for every data zone in Scotland. Based on this, the SIMD deciles are produced, from one (most deprived) to ten (least deprived). This publication uses the Scottish Index of Multiple Deprivation 2016 (SIMD 2016), building up estimates for each SIMD decile using data zone level information. More information about the [SIMD](#) is available from the Scottish Government website.

8.10 Boxplots showing variation within council areas

This publication uses boxplots to illustrate variation among data zones within council areas (Figures [12](#), [13](#), [16](#) and [17](#)). 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% 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 in a council area which are vacant



The example above shows the percentage of dwellings that were vacant in each data zone in a given council area:

- The median value for percentage of dwellings vacant per data zone was just below 2%. Hence, in half of the data zones in the council area fewer than 2% 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 1% and 2.5%.
- 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 5% of data zones in the council area with the highest percentages, more than 5% of dwellings were vacant for some data zones.

9. Related publications and websites

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

Statistics.gov.scot

The [statistics.gov.scot](https://www.statistics.gov.scot) website contains information from this publication at data zone level. This includes the number of dwellings by Council Tax band, type of dwelling, number of rooms per dwelling, density of housing and the percentage of dwellings which are occupied, vacant, second homes, entitled to a 'single adult' Council Tax discount, or an 'occupied exemption'. The statistics are available for 2001 Data Zones, 2011 Data Zones and aggregations of these data zones.

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 Scotland's Census 2011 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 Scotland's Census 2011 Census and compares it to Scotland's Census 2001.

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.

A cross-government working group on housing statistics was established in early 2018 to increase collaboration across the UK. Its aim is to provide an improved coherent picture of the UK housing landscape for users of statistics on this topic. Further information on the work of this working group is available on the [Government Statistical Service](#) website.

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.

Notes on statistical publications

National Statistics

The United Kingdom Statistics Authority (UKSA) 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 [UKSA](#) website).

National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value.

All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.

It is National Records of Scotland's responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

The continued designation of these statistics as National Statistics was confirmed in May 2011.

Information on background and source data

Further details on data source(s), timeframe of data and timeliness, continuity of data, accuracy, etc can be found in the About this Publication document that is published alongside this publication on the NRS website.

National Records of Scotland

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

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

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

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

You can get other detailed statistics that we have produced from the [Statistics](#) section of our website. Scottish Census statistics are available on the [Scotland's Census](#) website.

We also provide information about [future publications](#) on our website. If you would like us to tell you about future statistical publications, you can register your interest on the Scottish Government [ScotStat website](#).

You can also follow us on twitter [@NatRecordsScot](#)

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