

About this publication	Description
Publication title	Estimates of Households and Dwellings in Scotland, 2020
Description	Estimates of the number of households and dwellings including figures on occupied and vacant dwellings, second homes and trends in household types – available for council areas and data zones.
Theme	Household Estimates and Projections
Topic	Household Estimates
Format	Web pages, Excel workbooks and PDF files
Data source(s)	<ul style="list-style-type: none"> • Council Tax billing systems – at council area level, from the Scottish Government’s Council Tax Base (Ctaxbase) data collection • Council Tax billing systems – from the National Records of Scotland (NRS) data zone level collection on occupied and vacant dwellings • Assessors’ Portal
Date that data is acquired	Council Tax billing systems – early September Assessors’ Portal – early January
Release date	Annually – around May/June
Frequency	Annual
Timeframe of data and timeliness	<ul style="list-style-type: none"> • Data from Council Tax billing systems – first Monday of September • Data from Assessors’ Portal – early January,
Continuity of data	<p>Council area:</p> <ul style="list-style-type: none"> • Number of households, number of dwellings and average household size available going back to 2001. Change in methodology before Scotland’s Census 2001. Data on households back to 1991 available on request. • Detail of occupancy of dwellings (e.g. occupied, vacant and second homes) going back to 2006. • Detail of vacancy of dwellings (e.g. Which are long-term empty and with 'Unoccupied exemptions') going back to 2008. • Number of dwellings by council tax band, attachment type, number of rooms, median number of rooms and dwellings per hectare from 2007. • Number of dwellings by attachment type, number of rooms, median number of rooms - latest information relates to 2017. <p>2001 data zone (discontinued from 2018 publication):</p> <ul style="list-style-type: none"> • Detail of occupancy of dwellings (e.g. occupied, vacant and second homes) from 2007 to 2014. • Number of dwellings, dwellings by Council Tax band, dwellings per hectare going back to 2003. • Dwellings by type and number of rooms going back to 2006.

	<p>2011 data zone:</p> <ul style="list-style-type: none"> • Detail of occupancy of dwellings (e.g. occupied, vacant and second homes), number of dwellings, dwellings by Council Tax band, dwellings per hectare going back to 2014. • Dwellings by type and number of rooms going back to 2014. • Dwellings by type and number of rooms - latest information relates to 2017. • We aim to produce a back series of data on number, type and Council Tax band of dwellings, number of rooms and density of housing for 2011 data zones in due course. <p>Scottish Government Urban Rural classification: Number of dwellings, detail of occupancy of dwellings (e.g. occupied, vacant and second homes), dwellings by Council Tax band, dwellings per hectare, dwellings by type and number of rooms going back to 2007.</p> <p>Strategic Development Plan (SDP) areas and National Parks: Number of dwellings, detail of occupancy of dwellings (e.g. occupied, vacant and second homes), dwellings by Council Tax band, dwellings per hectare, dwellings by type and number of rooms going back to 2008.</p> <p>Scottish Index of Multiple Deprivation (SIMD): Number of dwellings, detail of occupancy of dwellings (e.g. occupied, vacant and second homes), dwellings by Council Tax band, dwellings per hectare, dwellings by type and number of rooms going back to 2007. No estimates from 2014 to 2015 as the SIMD was not available for 2011 data zones at the time of publication.</p> <p>Number of dwellings by attachment type and number of rooms for 2015 was estimated from data obtained for the 2014 and 2016 publication, as data was not available for the 2015 publication.</p> <p>Household type is available at Scotland level only going back to 2001.</p>
Revisions statement	<p>Revisions and corrections to previously published estimates are dealt with in accordance with the Scottish Government Statistician Group corporate policy statement on revisions and corrections - a copy of which is available on the Scottish Government website.</p> <p>Any substantial corrections, the reason for them and their effects are highlighted on the first paragraph of both web and PDF versions of the publication. It is sometimes necessary to make small revisions or corrections to previous years' data for a particular council area. In such cases, revisions will be noted in the footnotes beneath the relevant table(s) and described in the 'Revisions and corrections of previously published data' section of the current publication (available on the NRS website).</p>
Concepts and definitions	<p>The Background Information section of the most recent publication (available on the NRS website) will contain all relevant information.</p>

<p>Relevance and key uses of the statistics</p>	<p>The estimates are used for a range of purposes by councils, the Scottish Government, other organisations and researchers. They are mainly used to inform council decisions about housing need and the provision of services (including housing, planning waste collection and community care). They feed into the Development Plans produced by councils and other Planning Authorities. They are also used as the denominator for other statistics such as the percentage of households on benefits.</p> <p>More information on how these statistics are used can be found under 'Uses of estimates of households and dwellings' in the 'Introduction' section of the current publication.</p>
<p>Accuracy</p>	<p>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.</p> <p>The new categories being added to some councils' billing systems (as a result of the 2013 Council Tax changes) are not always properly picked up in the neighbourhood data collection and the Ctaxbase collection. This has had an impact on the quality of the neighbourhood data from 2013 onwards.</p> <p>Figures derived from Council Tax billing systems give information on the number of 'occupied dwellings'. An occupied dwelling is roughly equivalent to a household. However, there will be differences between the number of occupied dwellings and the number of households recorded in the census. One reason for the differences is that some occupied dwellings may be shared by more than one household; each household would be counted by the census but only the dwelling itself would be counted in Council Tax data. Another reason is that certain communal establishments (e.g. student halls of residence, barracks or prisons) will be included in the count of occupied dwellings from Council Tax systems but would not be classified as households in the census.</p> <p>To account for these differences, occupied dwellings figures are anchored to the results of Scotland's Census 2011: the difference between the 2011 Census household count and the number of occupied dwellings in 2011 is subtracted from each year's figure. As we move further away from the 2011 Census, this adjustment may not account for all of the discrepancies between the number of households and the number of occupied dwellings.</p>

	<p>Revisions were made to some councils household estimates to account for relatively recent expansion in student accommodation; this type of accommodation does not count towards households and so must be adjusted for. The normal census adjustment was found to be insufficient due to the rapid growth. This adjustment affects Aberdeen City (from 2017), City of Edinburgh (from 2014) and Glasgow City (from 2012). The Glasgow and Edinburgh adjustments were made retrospectively in the 2017 publication, while that for Aberdeen in the 2018 publication. The adjustment is always downwards.</p> <p>In 2012, figures for 2001 to 2011 were revised following Scotland's Census 2011 to improve their accuracy. These figures were based previously on Scotland's Census 2001. An adjustment was added to each year, which was obtained from an amount calculated from the differences in 2001 and in 2011. Each year is adjusted by a slightly different amount from this calculation, which is obtained from straight-line interpolation between the differences found in 2001 and in 2011. More information on these revisions is available from the publication, and in the report 2011 Census Reconciliation Report – Households (Comparison of the 2011 Census household results and the Household Estimates and Projections for Scotland), on the NRS website.</p> <p>In 2013, the figures were revised again. This is because mid-year population estimates rebased to the Scotland's Census 2011 were not available at the time of the 2012 publication. Instead, census population estimates rolled forward to June were used to adjust the Council Tax-based household figures. For the 2013 publication, we incorporated the rebased mid-year population estimates into the adjustment.</p> <p>Data on occupied and vacant dwellings are obtained from Council Tax billing systems. Different types of properties are entitled to different Council Tax discounts and exemptions. There are inconsistencies between the ways in which some councils record these discounts and exemptions. There can also be differences between results from the councils' data collection from Council Tax billing systems and the data zone level data collection.</p> <p>Data on Council Tax band, type of dwelling and number of rooms are obtained from the Assessors' Portal. There may be some differences between different Assessors' areas in the way in which information on the number of rooms in a dwelling is recorded. For example, differences could arise in the treatment of open plan areas, dining rooms, kitchens and kitchenettes.</p> <p>It is possible that not all information held on Council Tax billing systems and the Assessors' Portal 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. It may also take time for changes as a result of new building or demolition to be recorded.</p> <p>More information can be found in the 'Background information' section of the current household estimates publication.</p>
Completeness:	The published statistics provide complete information for most indicators at Scotland, council area and data zone level.

	<p>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.</p> <p>Separate figures on second homes were not available for East Renfrewshire until 2012 and Renfrewshire until 2013.</p> <p>Latest information on dwellings by type and number of rooms is on 2017. It is planned to publish updated data on these dwelling characteristics as soon as this becomes available.</p>
Comparability	<p>Changes over time in categories of Council Tax discounts and exemptions are described in the accuracy section above.</p> <p>When using neighbourhood (i.e. data zone) level information on dwellings and households, 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, re-locating postcodes which were previously allocated to an incorrect neighbourhood. Differences can also occur due to postcodes being allocated to a different neighbourhood because the distribution of their population has changed. These differences are likely to be minimal and have only a small effect on change over time except when looking at small numbers of data zones.</p> <p>Data are compared with results from the Scottish Household Survey, to give an indication of household type.</p> <p>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.</p>
Accessibility	<p>It is the policy of the National Records of Scotland (NRS) to make its website and products accessible according to published guidelines. More information is available in the Accessibility section of the NRS website.</p>
Coherence and clarity	<p>The statistics are provided in Excel format. They are designed to be consistent, and incorporate comparable historical data where appropriate.</p> <p>There are also maps and charts which summarise the data zone level information in the publication.</p> <p>Information for each data zone can be downloaded from the NRS website and will be added to statistics.gov.scot in due course.</p>
Value type and unit of measure	<p>Estimates of households and dwellings are published at council area and data zone level and other geographies, and for urban/rural areas and different levels of deprivation. Figures are presented as total numbers of dwellings and as percentages of the total number of dwellings.</p>

Official Statistics designation	National Statistics
UK Statistics Authority Assessment	Assessed by UK Statistics Authority, report can be found within the UK Statistics Authority – Assessments section on the National Records of Scotland website.
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