

**HOUSEHOLD ESTIMATION PROCEDURE FOR AUTHORITIES IN
GLASGOW AND THE CLYDE VALLEY AREA.**

For Structure Plan purposes a housing demand projection is prepared to establish the required housing land supply. For the base year position, and for monitoring purposes, a dwelling stock estimate by tenure is required together with an associated household estimate. The aim of the present paper is to describe the method used by my colleague David Johnston and to point out some of its advantages.

Example: The Table below gives the provisional household estimate for Renfrewshire (as at 31st March 2001):

	Total stock	Vacant stock	Other non-effective stock	Sharing allowance	Households	Vacancy rate
Council	20,954	2,945	0	0	18,009	14.05
Scottish Homes	0	0	0	0	0	0
Housing Assoc.	6,491	372	0	3	6,122	5.73
Private rented	3,840	192	31	14	3,631	5.00
Owner-occupied	49,325	1,175	86	2	48,066	2.38
Total	80,610	4,684	117	19	75,828	5.81

The total stock is taken from the 2001 Council Tax register. Each of the eight Councils in the Glasgow and the Clyde Valley Structure Plan area provides data on their Council-owned stock (total stock and vacancies from the official return to the Scottish Executive). Communities Scotland is the supplier of data on total stock and vacancies for Scottish Homes and Housing Associations stock, split by Council area.

The 2001 Census is the source for (1) “the other non-effective stock”, (2) the sharing allowance and (3) the number of *households* in private rented accommodation. Vacancy *rates* for owner-occupied and private rented dwellings have been based on a roll-forward of 1991 vacancy rates (including a 1% turnover vacancy rate) and the results of a comparison between dwellings and households in private rented stock a few years ago. These vacancy rates are due to be updated following the availability of vacancy information by tenure from the 2001 Post Census Survey of Vacant Property.

Using the number of *households* in private rented accommodation, it is possible to work out the private rented *dwelling stock*. The balance between total stock and the (social and private) rented stock gives the owner occupied stock. Applying the vacancy rate, the sharing allowance and the other non-effective stock correction gives the number of households in owner-occupation.

Information on components of change (newbuild, demolitions, Right To Buy, etc.) for 2001-2002 is used to estimate a mid-year position.

The advantages of using this method are that the method:

1. makes use of official returns on dwelling stock and vacancies, where available;

2. utilises the Council Tax register for the total dwelling stock estimate, rather than relying on a roll-forward method, which experience has shown to be less reliable, particularly as time elapses since the last Census year;
3. is easy to update, as it mainly uses data-sources which are available on an annual basis;
4. provides dwelling stock data and household data *by tenure*, which is useful both for demand assessment of housing for owner occupation and for social rented housing needs assessment;
5. provides a useful control at local authority level for dwelling stock and household data at small area level.

Therefore it is recommended that the Scottish Executive consider whether elements of this method can be usefully applied in its household estimation methodology.

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