



# General Register Office for Scotland

## *Information about Scotland's people*

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## HOUSEHOLD ESTIMATES FOR SCOTLAND, 2005

### 1. Summary and key findings

This publication contains household estimates for Scotland, including background information on occupied and vacant dwellings, and trends in household types.

#### Key findings are:

- **Number of households:** There were 2.27 million households in Scotland in June 2005, an increase of 22,000 (1 per cent) over the past year. The number of households in Scotland has increased steadily since 1991, by between 0.5 and 1 per cent each year. This year's increase is partly because there are more dwellings and partly because more existing dwellings are occupied.
- **Dwellings:** There were 2.40 million dwellings (self-contained units of accommodation such as a house or flat) in Scotland in September 2005. The number of dwellings has been increasing by around 0.8 per cent per year – an increase of nearly 20,000 over the past year.
- **Vacant dwellings and second homes:** The biggest change in trend has been in the number of vacant dwellings and second homes. Up to 2003, there was an increase each year, but since then the figures have started to decline, with a reduction of over 2,300 vacant dwellings and second homes over the past year. Overall, 4.5 per cent of all dwellings in Scotland were vacant or second homes in 2005 (including some self-catering holiday accommodation). The figures are highest in the island authorities, Argyll & Bute and Highland.
- It is too soon to be certain about the causes of this decrease in the number of vacant dwellings and second homes. It could be caused by changes in the housing market, and may have been influenced by a change in Council Tax policy which gave councils the discretion to reduce the Council Tax discount for second homes and long term empty properties. However, this policy was introduced in April 2005, one year after the decline first started.
- **Councils:** Aberdeenshire and Highland showed the largest percentage increase in the number of households over the past year (1.9 per cent), due to a combination of more dwellings, and more of the existing dwellings being occupied.
- **Size of households:** Since 1991, Scotland's population has fallen by 0.1 per cent. The number of households is increasing while the population is declining, because the average household size is getting smaller, with fewer large households and more people living alone.





## **2. Purpose of household estimates**

Household estimates are used for compiling and monitoring housing plans. They are also used to plan service provision, and as the denominator for other statistics, such as the percentage of households receiving benefits. Household estimates are also used in the production of household projections for Scotland, every two years.

## **3. Description of the methodology used**

Household estimates for 2001-2005 are based on information from Council Tax billing systems. These systems contain information on each dwelling in Scotland (Table 2), and dwellings entitled to certain discounts because they are vacant or second homes (Table 3). This makes it possible to estimate the number of occupied dwellings in each local authority (Table 4).

This information is provided by each council to the Scottish Executive's Local Government Finance Statistics Branch each September, via the form CTAXBASE (<http://www.scotland.gov.uk/Topics/Statistics/16945/8104>). The figures contained in Tables 1-4 are based on these figures.

The number of occupied dwellings based on Council Tax figures (Table 4) is not exactly the same as the number of households recorded in the Census, due to differences in the way that certain types of dwellings are treated. These include shared dwellings, some communal establishments, some holiday accommodation, and dwellings occupied entirely by adults who are 'disregarded' for the purpose of paying Council Tax. Therefore, the figures are adjusted to the 2001 Census results, to obtain an estimate of the number of households in each local authority in Scotland (Table 1). The figures in Table 1 are also adjusted from September to June, to provide comparable figures with the estimates from 1991-2001 (see below). This means that the change in the number of occupied dwellings each year will not exactly match the change in the number of households, though the trends over time will be consistent.

Council Tax was introduced in the early 1990s, so a different source must be used to provide household estimates going back to 1991. Household estimates for 1991 to 2001, are based on population estimates (Table 1). This involves taking each year's mid-year population estimate, subtracting the number of people living in communal establishments, and using information from the 1991 and 2001 Censuses to estimate the number of households.

Council Tax systems contain little information about the type of household, so the Scottish Household Survey is used to estimate the number of households of each type, in Scotland as a whole (Table 5). The sample size of this survey is not large enough to provide reliable information on each household type in each local authority area.

A detailed description of the methodology and sources used can be found in the publication 'Household Estimates 2004', available from the GROS website at <http://www.gros-scotland.gov.uk/statistics/library/household-estimates-projections/index.html>.

#### 4. Definitions

The following definitions are used in this publication:

- **Household:** This publication uses the same definition of a household as the 2001 Census - one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping (that is, sharing either a living room or sitting room or at least one meal a day). This excludes people living in communal establishments.
- **Private household population:** The population living in private households, i.e., people not living in communal establishments.
- **Communal establishment:** An establishment providing managed residential accommodation, such as a care home, prison, barracks or student hall of residence. 'Managed' means full-time or part-time supervision of the accommodation.
- **Dwelling:** A dwelling is a self-contained unit of accommodation, such as a house or flat. This does not include free-standing lock-ups.
- **Vacant dwelling:** Dwellings that are exempt from paying Council Tax because they are unoccupied, and dwellings entitled to a second home or long-term empty property discount. This includes self-catering holiday accommodation available to let for up to 140 days per year.
- **Occupied dwelling:** All dwellings, minus those that are vacant or second homes.

#### 5. Changes to council tax systems introduced in April 2005

As of 1 April 2005, Local Authorities in Scotland were given discretion to reduce or retain the Council Tax discount for second homes and long term empty properties to between 10 per cent and 50 per cent. Nineteen Local Authorities decided to reduce the discount to 10 per cent for both classes of property, three reduced it to 10 per cent for second homes only and 10 retained the 50 per cent discount for both. Individual council policies are set out in the table below.

**Local Authority Policies on Council Tax Discount for Second Homes and Long Term Empty Properties**

<b>Local Authority</b>	<b>Second Home Discount (%)</b>	<b>Long Term Empty Discount (%)</b>
Aberdeen City	10	10
Aberdeenshire	10	10
Angus	10	50
Argyll and Bute	10	10
Clackmannanshire	50	50
Dumfries and Galloway	10	10
Dundee City	50	50
East Ayrshire	50	50
East Dunbartonshire	50	50
East Lothian	10	10
East Renfrewshire	50	50
Edinburgh, City of <sup>1</sup>	50	50
Eilean Siar	10	10
Falkirk	10	10
Fife	10	10
Glasgow City	50	50
Highland	10	10
Inverclyde	10	50
Midlothian	10	10
Moray	10	10
North Ayrshire	10	10
North Lanarkshire	10	10
Orkney Islands	10	10
Perth and Kinross	10	10
Renfrewshire	50	50
Scottish Borders	10	10
Shetland Islands	10	10
South Ayrshire <sup>1</sup>	50	50
South Lanarkshire	10	10
Stirling	10	10
West Dunbartonshire	50	50
West Lothian <sup>2</sup>	10	50

1) Policy still under review for latter part of 05/06

2) Provisional, awaiting confirmation

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**COMPLAINTS AND SUGGESTIONS** If you are not satisfied with our service, please write to Peter Scrimgeour, Head of Statistics Division, Ladywell House, Ladywell Road, Edinburgh, EH12 7TF, Telephone: (0131) 314 4290, e-mail: [peter.scrimgeour@gro-scotland.gsi.gov.uk](mailto:peter.scrimgeour@gro-scotland.gsi.gov.uk).

We also welcome any comments or suggestions that would help us to improve our standards of service.

#### RELATED ORGANISATIONS

ORGANISATION	CONTACT
SCOTTISH EXECUTIVE (SE): The SE forms the bulk of the devolved Scottish Administration. The aim of the statistical service in the SE is to provide relevant and reliable statistical information, analysis and advice that meets the needs of government, business and the people of Scotland	<i>Ryan Stewart, Office of the Chief Statistician, Scottish Executive, 3 Floor West Rear, St Andrews House, Edinburgh, EH1 3DG</i> Telephone: (0131) 244 0442 Fax: (0131) 244 0335 E-mail: <a href="mailto:statistics.enquiries@scotland.gsi.gov.uk">statistics.enquiries@scotland.gsi.gov.uk</a> Website: <a href="http://www.scotland.gov.uk/Topics/Statistics">http://www.scotland.gov.uk/Topics/Statistics</a>
The OFFICE FOR NATIONAL STATISTICS (ONS) is responsible for producing a wide range of economic and social statistics. It also, for England and Wales, registers life events and holds the Census of Population.	<i>Customer Contact Centre, Room 1.015, Office for National Statistics, Cardiff Road, Newport, NP10 8XG</i> Telephone: 0845 601 3034 Minicom: 01633 812399 Fax: 01633 652747 E-mail: <a href="mailto:info@statistics.gsi.gov.uk">info@statistics.gsi.gov.uk</a> Website: <a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>
The GOVERNMENT ACTUARY'S DEPARTMENT (GAD), among other things, provides the social security projections, demographic analyses and actuarial advice necessary to underpin ministerial decision-making in social security and pensions policy. GAD produces projections of the population of Scotland.	<i>Government Actuary's Department, Finlaison House, 15-17 Furnival Street, London, EC4A 1AB</i> Telephone: 0207 211 2622 Fax: 0207 211 2640 E-mail: <a href="mailto:projections@gad.gov.uk">projections@gad.gov.uk</a> Website: <a href="http://www.gad.gov.uk">www.gad.gov.uk</a>
The NORTHERN IRELAND STATISTICS AND RESEARCH AGENCY (NISRA) is Northern Ireland's official statistics organisation. The Agency also has responsibility, in Northern Ireland, for the registration of births, marriages, adoptions and deaths and the Census of Population.	<i>Northern Ireland Statistics and Research Agency, McAuley House, 2-14 Castle Street, Belfast, BT1 1SA</i> Telephone 028 9034 8100 Fax 028 9034 8106 Website: <a href="http://www.nisra.gov.uk">www.nisra.gov.uk</a>

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Table 1: Household estimates for Scotland by local authority area, June 1991-2005<sup>4</sup>

Council	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Change 2004-2005		Change 2001-2005	
																Number	%	Number	%
Aberdeen City	89,949	91,325	92,691	93,841	94,845	95,265	95,746	96,030	96,420	96,765	96,944	97,424	97,924	98,635	99,269	634	0.6%	2,325	2.4%
Aberdeenshire	80,473	82,384	83,905	85,226	86,400	87,077	87,548	88,386	89,386	90,036	90,902	92,317	93,727	95,597	97,401	1,804	1.9%	6,499	7.1%
Angus	43,806	44,495	45,179	45,695	46,068	46,066	46,192	46,467	46,641	46,712	46,948	47,175	47,591	48,122	48,625	502	1.0%	1,677	3.6%
Argyll & Bute	37,657	37,310	37,326	37,744	37,989	38,108	38,340	38,529	38,723	38,713	39,037	39,270	39,988	40,220	40,769	549	1.4%	1,732	4.4%
Clackmannanshire	18,857	19,076	19,289	19,587	19,760	19,916	20,112	20,230	20,345	20,452	20,572	20,747	20,979	21,296	21,610	314	1.5%	1,038	5.0%
Dumfries & Galloway	59,300	59,921	60,313	60,772	61,336	61,807	62,227	62,754	63,007	63,262	63,899	64,264	65,019	65,703	66,465	762	1.2%	2,565	4.0%
Dundee City	67,028	67,099	66,965	66,589	67,015	67,410	67,504	67,279	67,036	66,933	66,851	67,267	67,385	67,726	67,747	21	0.0%	896	1.3%
East Ayrshire	48,779	48,994	49,204	49,337	49,531	49,595	49,725	49,832	49,935	50,062	50,404	50,634	50,967	51,282	51,459	177	0.3%	1,054	2.1%
East Dunbartonshire	39,479	39,737	40,014	40,471	41,000	41,214	41,530	41,744	41,893	42,117	42,254	42,242	42,260	42,399	42,592	193	0.5%	338	0.8%
East Lothian	34,245	34,509	34,880	35,384	35,835	36,159	36,600	37,039	37,452	37,882	38,232	38,647	38,966	39,356	39,749	393	1.0%	1,518	4.0%
East Renfrewshire	32,212	32,518	32,824	33,099	33,600	33,749	34,037	34,293	34,478	34,746	35,024	35,164	35,329	35,431	35,512	81	0.2%	488	1.4%
Edinburgh, City of	188,714	189,819	191,298	192,802	195,355	197,067	198,712	200,294	201,737	203,388	204,956	206,361	207,552	209,094	211,731	2,637	1.3%	6,775	3.3%
Eilean Siar	10,980	11,034	11,137	11,210	11,230	11,270	11,199	11,226	11,240	11,224	11,283	11,224	11,302	11,381	11,486	104	0.9%	202	1.8%
Falkirk	56,780	57,271	57,653	58,155	58,779	59,480	60,120	60,808	61,531	61,974	62,689	63,534	64,394	65,391	65,879	488	0.7%	3,190	5.1%
Fife	138,659	139,910	141,337	142,598	143,605	144,037	145,055	146,234	147,318	148,908	150,530	151,760	152,888	154,072	155,890	1,818	1.2%	5,360	3.6%
Glasgow City	272,092	271,328	271,148	271,364	270,561	270,693	269,552	269,861	269,706	269,103	271,953	271,700	271,348	273,262	274,678	1,416	0.5%	2,725	1.0%
Highland	79,707	81,143	82,301	83,327	84,451	85,386	86,344	87,222	88,107	88,925	89,637	90,673	91,904	93,211	94,941	1,731	1.9%	5,305	5.9%
Inverclyde	36,407	36,542	36,505	36,538	36,585	36,341	36,430	36,515	36,570	36,608	36,698	36,569	36,558	36,692	36,692	0	0.0%	-6	0.0%
Midlothian	29,988	30,083	30,400	30,656	30,937	31,267	31,716	32,117	32,479	32,767	32,939	33,032	33,142	33,282	33,422	139	0.4%	483	1.5%
Moray	32,662	33,263	33,762	34,338	34,553	34,631	34,811	34,976	35,233	35,448	35,870	36,230	36,513	36,980	37,484	504	1.4%	1,613	4.5%
North Ayrshire	54,443	54,895	55,361	55,748	56,402	56,885	57,416	57,869	58,254	58,418	58,781	58,443	57,833	59,419	60,321	902	1.5%	1,540	2.6%
North Lanarkshire	121,587	122,656	123,458	124,628	125,974	126,939	128,331	129,491	130,689	131,636	132,765	134,564	136,214	137,672	139,343	1,671	1.2%	6,578	5.0%
Orkney Isles	7,735	7,829	7,902	7,980	8,076	8,136	8,218	8,238	8,258	8,301	8,344	8,427	8,515	8,640	8,790	151	1.7%	446	5.3%
Perth & Kinross	51,692	52,712	53,407	54,266	55,062	55,577	56,328	56,946	57,573	57,940	58,370	58,943	59,885	60,804	61,613	809	1.3%	3,243	5.6%
Renfrewshire	70,537	71,024	71,639	72,280	73,311	74,055	74,517	74,950	75,204	75,511	75,773	76,329	76,947	76,751	77,012	262	0.3%	1,239	1.6%
Scottish Borders	43,473	44,062	44,452	44,814	45,279	45,550	45,893	46,221	46,427	46,928	47,463	47,976	48,506	49,067	49,534	467	1.0%	2,071	4.4%
Shetland	8,467	8,550	8,673	8,766	8,900	8,961	9,036	9,082	9,113	9,087	9,111	9,136	9,201	9,276	9,376	100	1.1%	265	2.9%
South Ayrshire	45,410	45,828	46,231	46,616	47,058	47,408	47,808	48,077	48,246	48,443	48,804	49,083	49,522	49,881	50,311	430	0.9%	1,507	3.1%
South Lanarkshire	116,407	117,679	118,987	120,479	121,549	122,600	123,512	124,140	124,800	125,506	126,626	127,576	128,411	129,620	131,065	1,445	1.1%	4,439	3.5%
Stirling	31,139	31,465	31,831	32,296	32,751	33,253	33,802	34,279	34,771	35,206	35,544	35,961	36,454	36,658	36,958	300	0.8%	1,414	4.0%
West Dunbartonshire	38,933	39,160	39,472	39,703	39,742	39,904	40,179	40,402	40,528	40,613	40,768	40,593	40,599	40,529	40,835	306	0.8%	67	0.2%
West Lothian	55,212	55,703	56,691	57,731	58,769	59,769	60,866	61,835	62,720	63,873	65,062	65,939	67,085	68,259	69,309	1,050	1.5%	4,247	6.5%
<b>Scotland</b>	<b>2,042,809</b>	<b>2,059,323</b>	<b>2,076,237</b>	<b>2,094,038</b>	<b>2,111,948</b>	<b>2,125,577</b>	<b>2,139,409</b>	<b>2,153,365</b>	<b>2,165,819</b>	<b>2,177,484</b>	<b>2,195,033</b>	<b>2,209,202</b>	<b>2,224,909</b>	<b>2,245,707</b>	<b>2,267,869</b>	<b>22,161</b>	<b>1.0%</b>	<b>72,835</b>	<b>3.3%</b>

- Figures for 1991 to 2001 are based on the number of households recorded in the 1991 and 2001 Censuses, and the mid-year population estimates.
- Figures for 2002 to 2005 are based on the number of occupied dwellings (Table 4), adjusted to the number of households recorded in the 2001 Census.
- The number of occupied dwellings recorded in Table 4 is not exactly the same as the number of households recorded in the Census, due to the way that some dwellings are treated. This includes shared dwellings, communal establishments, some holiday accommodation and dwellings occupied entirely by adults who are 'disregarded' for Council Tax purposes. Therefore, the figures are adjusted to the 2001 Census results to produce these household estimates.
- The figures are also adjusted from September to June for comparative purposes. This means that the yearly change in the number of households recorded in this table will not exactly match the change in the number of occupied dwellings recorded in Table 4, but the trends over time will be consistent.

**Table 2: Number of dwellings in Scotland by local authority area<sup>1-3</sup>, September 2001-2005**

Council	2001	2002	2003	2004	2005	Change 2004-2005		Change 2001-2005	
						Number	%	Number	%
Aberdeen City	105,030	105,675	106,280	106,754	107,670	916	0.9%	2,640	2.5%
Aberdeenshire	97,014	98,380	99,654	101,357	102,864	1,507	1.5%	5,850	6.0%
Angus	50,313	50,607	51,051	51,550	51,989	439	0.9%	1,676	3.3%
Argyll & Bute	44,556	44,857	45,123	45,246	45,512	266	0.6%	956	2.1%
Clackmannanshire	21,252	21,534	21,682	22,076	22,443	367	1.7%	1,191	5.6%
Dumfries & Galloway	67,607	67,967	68,497	69,242	69,880	638	0.9%	2,273	3.4%
Dundee City	71,740	72,109	72,297	72,210	71,790	-420	-0.6%	50	0.1%
East Ayrshire	52,983	53,312	53,499	53,677	53,842	165	0.3%	859	1.6%
East Dunbartonshire	42,910	42,906	42,968	43,140	43,405	265	0.6%	495	1.2%
East Lothian	39,712	40,105	40,561	40,957	41,441	484	1.2%	1,729	4.4%
East Renfrewshire	36,039	36,346	36,445	36,671	36,728	57	0.2%	689	1.9%
Edinburgh, City of	216,594	218,285	219,239	221,536	223,693	2,157	1.0%	7,099	3.3%
Eilean Siar	13,462	13,522	13,630	13,682	13,676	-6	0.0%	214	1.6%
Falkirk	64,625	65,433	66,478	67,444	68,295	851	1.3%	3,670	5.7%
Fife	157,349	158,711	160,268	161,694	163,313	1,619	1.0%	5,964	3.8%
Glasgow City	288,462	289,157	290,740	293,075	294,819	1,744	0.6%	6,357	2.2%
Highland	100,086	101,400	102,705	104,169	105,628	1,459	1.4%	5,542	5.5%
Inverclyde	39,204	39,290	39,453	39,659	39,376	-283	-0.7%	172	0.4%
Midlothian	33,285	33,350	33,500	33,669	33,795	126	0.4%	510	1.5%
Moray	38,861	39,123	39,416	39,774	40,179	405	1.0%	1,318	3.4%
North Ayrshire	62,321	62,809	63,195	63,697	64,130	433	0.7%	1,809	2.9%
North Lanarkshire	136,941	138,343	139,606	140,864	142,679	1,815	1.3%	5,738	4.2%
Orkney Isles	9,751	9,888	9,974	9,548	9,642	94	1.0%	-109	-1.1%
Perth & Kinross	62,573	63,270	64,139	65,021	65,608	587	0.9%	3,035	4.9%
Renfrewshire	80,747	80,781	80,580	80,579	80,632	53	0.1%	-115	-0.1%
Scottish Borders	51,279	51,803	52,327	52,833	53,252	419	0.8%	1,973	3.8%
Shetland	9,959	10,014	10,052	10,120	10,157	37	0.4%	198	2.0%
South Ayrshire	50,754	51,237	51,642	52,047	52,391	344	0.7%	1,637	3.2%
South Lanarkshire	130,836	132,464	133,822	135,488	136,862	1,374	1.0%	6,026	4.6%
Stirling	36,835	37,167	37,566	37,815	38,198	383	1.0%	1,363	3.7%
West Dunbartonshire	43,437	43,535	43,694	43,505	43,827	322	0.7%	390	0.9%
West Lothian	66,327	67,166	68,332	69,504	70,754	1,250	1.8%	4,427	6.7%
<b>Scotland</b>	<b>2,322,844</b>	<b>2,340,546</b>	<b>2,358,415</b>	<b>2,378,603</b>	<b>2,398,470</b>	<b>19,867</b>	<b>0.8%</b>	<b>75,626</b>	<b>3.3%</b>

1. Total number of dwellings in Council Tax valuation list (excluding free-standing lock-ups), as provided by councils.

2. Figures include vacant dwellings and second homes

3. In some cases, the number of dwellings recorded in Council Tax systems can differ from the 2001 Census due to different definitions used.

For example, Council Tax systems will only include a caravan if it is someone's main residence, but some caravan parks were included in the 2001 Census.

Table 3: Vacant dwellings and second homes in Scotland by local authority area<sup>1,2</sup>, September 2001-2005

Council	2001	2002	2003	2004	2005	Percentage vacant (2005) <sup>3</sup>	Change 2004-2005		Change 2001-2005	
							Number	%	Number	%
Aberdeen City	5,304	5,443	5,550	5,259	5,574	5.2%	315	6.0%	270	5.1%
Aberdeenshire	5,508	5,322	5,222	4,931	4,681	4.6%	-250	-5.1%	-827	-15.0%
Angus	2,813	2,876	2,857	2,808	2,756	5.3%	-52	-1.9%	-57	-2.0%
Argyll & Bute	5,955	5,960	5,402	5,442	5,042	11.1%	-400	-7.4%	-913	-15.3%
Clackmannanshire	671	774	677	735	794	3.5%	59	8.0%	123	18.3%
Dumfries & Galloway	3,753	3,693	3,384	3,484	3,331	4.8%	-153	-4.4%	-422	-11.2%
Dundee City	5,631	5,507	5,671	5,163	4,822	6.7%	-341	-6.6%	-809	-14.4%
East Ayrshire	1,437	1,571	1,390	1,267	1,286	2.4%	19	1.5%	-151	-10.5%
East Dunbartonshire	410	445	475	482	547	1.3%	65	13.5%	137	33.4%
East Lothian	1,220	1,175	1,342	1,323	1,419	3.4%	96	7.3%	199	16.3%
East Renfrewshire	636	846	763	907	883	2.4%	-24	-2.6%	247	38.8%
Edinburgh, City of	8,596	9,020	8,803	9,465	8,734	3.9%	-731	-7.7%	138	1.6%
Eilean Siar	1,865	2,014	2,002	1,985	1,866	13.6%	-119	-6.0%	1	0.1%
Falkirk	1,525	1,445	1,637	1,570	2,069	3.0%	499	31.8%	544	35.7%
Fife	6,655	6,801	7,252	7,474	7,122	4.4%	-352	-4.7%	467	7.0%
Glasgow City	12,438	13,538	15,460	15,318	15,911	5.4%	593	3.9%	3,473	27.9%
Highland	9,419	9,631	9,673	9,819	9,444	8.9%	-375	-3.8%	25	0.3%
Inverclyde	2,111	2,447	2,561	2,612	2,368	6.0%	-244	-9.3%	257	12.2%
Midlothian	487	480	510	534	522	1.5%	-12	-2.2%	35	7.2%
Moray	2,367	2,241	2,278	2,116	2,021	5.0%	-95	-4.5%	-346	-14.6%
North Ayrshire	2,674	3,675	4,695	3,056	2,897	4.5%	-159	-5.2%	223	8.3%
North Lanarkshire	3,162	2,679	2,350	2,184	2,266	1.6%	82	3.8%	-896	-28.3%
Orkney Isles	1,368	1,406	1,406	846	785	8.1%	-61	-7.2%	-583	-42.6%
Perth & Kinross	4,125	4,178	4,030	4,018	3,817	5.8%	-201	-5.0%	-308	-7.5%
Renfrewshire	4,410	3,672	2,891	3,281	2,909	3.6%	-372	-11.3%	-1,501	-34.0%
Scottish Borders	3,402	3,344	3,350	3,285	3,263	6.1%	-22	-0.7%	-139	-4.1%
Shetland	839	884	844	837	768	7.6%	-69	-8.2%	-71	-8.5%
South Ayrshire	1,449	1,641	1,570	1,645	1,534	2.9%	-111	-6.7%	85	5.9%
South Lanarkshire	1,997	2,703	3,247	3,605	3,500	2.6%	-105	-2.9%	1,503	75.3%
Stirling	1,680	1,601	1,486	1,608	1,648	4.3%	40	2.5%	-32	-1.9%
West Dunbartonshire	1,182	1,605	1,675	1,596	1,508	3.4%	-88	-5.5%	326	27.6%
West Lothian	957	989	924	936	1,163	1.6%	227	24.3%	206	21.5%
<b>Scotland</b>	<b>106,046</b>	<b>109,606</b>	<b>111,377</b>	<b>109,591</b>	<b>107,250</b>	<b>4.5%</b>	<b>-2,341</b>	<b>-2.1%</b>	<b>1,204</b>	<b>1.1%</b>

1. Figures include:

- Unoccupied dwellings that are exempt from Council Tax
- Dwellings subject to second home or long-term empty property discount (including holiday homes and self-catering accommodation available to let for less than 140 days per year)
- Dwellings occupied entirely by adults who are 'disregarded' for the purpose of paying Council Tax, such as adults who are severely mentally impaired.

2. The figures recorded here may fluctuate for two main reasons:

- Self-catering holiday accommodation available to let for less than 140 days per year will be included here. If it is let for more than this, it will be included on the non-domestic rates valuation roll instead. This means that it is possible for properties to move between being recorded as an unoccupied dwelling or a business.
- There can be delays in the information on Council Tax systems being updated, which are most likely to affect the information on any discounts, such as vacancy status. This is most likely to lead to fluctuations in areas with high turnover, or high levels of vacancies or second homes.

3. The percentage of dwellings recorded in Table 2.

**Table 4: Occupied dwellings in Scotland by local authority area<sup>1,2</sup>, September 2001-2005**

Council	2001	2002	2003	2004	2005	Percentage occupied (2005) <sup>3</sup>	Change 2004-2005		Change 2001-2005	
							Number	%	Number	%
Aberdeen City	99,726	100,232	100,730	101,495	102,096	94.8%	601	0.6%	2,370	2.4%
Aberdeenshire	91,506	93,058	94,432	96,426	98,183	95.4%	1,757	1.8%	6,677	7.3%
Angus	47,500	47,731	48,194	48,742	49,233	94.7%	491	1.0%	1,733	3.6%
Argyll & Bute	38,601	38,897	39,721	39,804	40,470	88.9%	666	1.7%	1,869	4.8%
Clackmannanshire	20,581	20,760	21,005	21,341	21,649	96.5%	308	1.4%	1,068	5.2%
Dumfries & Galloway	63,854	64,274	65,113	65,758	66,549	95.2%	791	1.2%	2,695	4.2%
Dundee City	66,109	66,602	66,626	67,047	66,968	93.3%	-79	-0.1%	859	1.3%
East Ayrshire	51,546	51,741	52,109	52,410	52,556	97.6%	146	0.3%	1,010	2.0%
East Dunbartonshire	42,500	42,461	42,493	42,658	42,858	98.7%	200	0.5%	358	0.8%
East Lothian	38,492	38,930	39,219	39,634	40,022	96.6%	388	1.0%	1,530	4.0%
East Renfrewshire	35,403	35,500	35,682	35,764	35,845	97.6%	81	0.2%	442	1.2%
Edinburgh, City of	207,998	209,265	210,436	212,071	214,959	96.1%	2,888	1.4%	6,961	3.3%
Eilean Siar	11,597	11,508	11,628	11,697	11,810	86.4%	113	1.0%	213	1.8%
Falkirk	63,100	63,988	64,841	65,874	66,226	97.0%	352	0.5%	3,126	5.0%
Fife	150,694	151,910	153,016	154,220	156,191	95.6%	1,971	1.3%	5,497	3.6%
Glasgow City	276,024	275,619	275,280	277,757	278,908	94.6%	1,151	0.4%	2,884	1.0%
Highland	90,667	91,769	93,032	94,350	96,184	91.1%	1,834	1.9%	5,517	6.1%
Inverclyde	37,093	36,843	36,892	37,047	37,008	94.0%	-39	-0.1%	-85	-0.2%
Midlothian	32,798	32,870	32,990	33,135	33,273	98.5%	138	0.4%	475	1.4%
Moray	36,494	36,882	37,138	37,658	38,158	95.0%	500	1.3%	1,664	4.6%
North Ayrshire	59,647	59,134	58,500	60,641	61,233	95.5%	592	1.0%	1,586	2.7%
North Lanarkshire	133,779	135,664	137,256	138,680	140,413	98.4%	1,733	1.2%	6,634	5.0%
Orkney Isles	8,383	8,482	8,568	8,702	8,857	91.9%	155	1.8%	474	5.7%
Perth & Kinross	58,448	59,092	60,109	61,003	61,791	94.2%	788	1.3%	3,343	5.7%
Renfrewshire	76,337	77,109	77,689	77,298	77,723	96.4%	425	0.5%	1,386	1.8%
Scottish Borders	47,877	48,459	48,977	49,548	49,989	93.9%	441	0.9%	2,112	4.4%
Shetland	9,120	9,130	9,208	9,283	9,389	92.4%	106	1.1%	269	2.9%
South Ayrshire	49,305	49,596	50,072	50,402	50,857	97.1%	455	0.9%	1,552	3.1%
South Lanarkshire	128,839	129,761	130,575	131,883	133,362	97.4%	1,479	1.1%	4,523	3.5%
Stirling	35,155	35,566	36,080	36,207	36,550	95.7%	343	0.9%	1,395	4.0%
West Dunbartonshire	42,255	41,930	42,019	41,909	42,319	96.6%	410	1.0%	64	0.2%
West Lothian	65,370	66,177	67,408	68,568	69,591	98.4%	1,023	1.5%	4,221	6.5%
<b>Scotland</b>	<b>2,216,798</b>	<b>2,230,940</b>	<b>2,247,038</b>	<b>2,269,012</b>	<b>2,291,220</b>	<b>95.5%</b>	<b>22,208</b>	<b>1.0%</b>	<b>74,422</b>	<b>3.4%</b>

1. All dwellings (Table 2), minus the number of vacant dwellings and second homes (Table 3)

2. The number of occupied dwellings is not equivalent to the number of households. These figures are adjusted to produce the household estimates shown in Table 1. The footnotes to Table 1 summarise the differences between the two sets of figures.

3. The percentage of dwellings recorded in Table 2.

**Table 5: Trends in household composition, Scotland, 1981-2004<sup>1-3</sup>**

Household type	1981	1991	1999	2000	2001	2002	2003	2004	Change 99-04	% Change 99-04
1 adult: male	119,000	221,000	285,000	295,000	306,000	310,000	319,000	331,000	47,000	16%
1 adult: female	274,000	362,000	406,000	409,000	416,000	414,000	420,000	434,000	28,000	7%
1 adult, 1 child	20,000	52,000	74,000	77,000	76,000	80,000	78,000	84,000	10,000	14%
1 adult, 2+ children	21,000	51,000	63,000	56,000	62,000	62,000	60,000	56,000	-7,000	-11%
2+ adults, 1+ children	595,000	520,000	489,000	489,000	479,000	470,000	464,000	461,000	-28,000	-6%
2 adults	507,000	607,000	624,000	626,000	651,000	659,000	670,000	667,000	43,000	7%
3+ adults	251,000	230,000	225,000	224,000	205,000	215,000	213,000	212,000	-13,000	-6%
<b>Total</b>	<b>1,786,000</b>	<b>2,043,000</b>	<b>2,166,000</b>	<b>2,177,000</b>	<b>2,195,000</b>	<b>2,209,000</b>	<b>2,225,000</b>	<b>2,246,000</b>	<b>80,000</b>	<b>4%</b>

Percentages	1981	1991	1999	2000	2001	2002	2003	2004
1 adult: male	7%	11%	13%	14%	14%	14%	14%	15%
1 adult: female	15%	18%	19%	19%	19%	19%	19%	19%
1 adult, 1 child	1%	3%	3%	4%	3%	4%	4%	4%
1 adult, 2+ children	1%	2%	3%	3%	3%	3%	3%	3%
2+ adults, 1+ children	33%	25%	23%	22%	22%	21%	21%	21%
2 adults	28%	30%	29%	29%	30%	30%	30%	30%
3+ adults	14%	11%	10%	10%	9%	10%	10%	9%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

1 The figures for 1981 are from the Census. For the 1981 Census, households with children just included children aged 0-15; for the 1991 and 2001 Censuses, the definition of a dependent child also included those aged 16-18 in full time education.

2 The figures for 1991 are from the Census and mid-year population estimates (Table 1)

2 The figures for 1999-2004 are from the Scottish Household Survey (SHS). These figures are adjusted to each year's household estimates (Table 1), and adjusted to the 2001 Census to adjust for any under- or over-count in the SHS.

The SHS has a sample size of around 15,000 households per year. More information about it is available from [www.scotland.gov.uk/shs](http://www.scotland.gov.uk/shs)

3 Figures are rounded to the nearest 1,000.