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East Dunbartonshire Council

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Household and Dwelling Estimates 2017

Background

National Records of Scotland (NRS) publish Estimates of Household and Dwellings on an annual basis.

The estimates are used for a range of purposes by Councils, the Scottish Government other organisations and researchers. Statistics about dwellings and households are used mainly for informing 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, which include assessment of housing need and demand both at present and for the future.

A 'dwelling' refers to accommodation itself, for example, a house or a flat. A 'household' refers to the people living together in that 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.

Methodology

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 Council Tax discount for exemption. Furthermore, it may take time for changes as a result of new building or demolition to be recorded.

Household and Dwelling Estimates for Scotland

In 2017, there were 2.46 million households in Scotland, an increase of around 145,000 households (6.2%) over the last 10 years. The growth in households is due to the increasing population, the increasing number of dwellings, and decreasing number of people per household on average. The number of households has risen faster than the population, this is because of changes in the way people are living. The average number of people per household has fallen, as people increasingly live alone or in smaller households.

One person households are now the most common type of household in Scotland. In 2016 more than 900,000 people were living alone. This is partly due to Scotland's ageing population, as older people are more likely to live alone or in smaller households. In 2017, 96% of homes in Scotland were occupied, 3% were empty and 1% were second homes.

Household and Dwelling Estimates for Council Areas

The level of household growth varies across Scotland's council areas. Over the last year, the number of households has increased in every council area except Na h-Eileanan Siar. There were 45,690 households in East Dunbartonshire in 2017, an increase of 340 households (0.8%) since 2016.

However, over the last ten years the number of households has grown in every council area. The areas with the greatest increase, in percentage terms, have been Midlothian (an increase of 14.8%, 4,982 households), and the Orkney Islands (an increase of 12.8%, 1,179 households). The City of Edinburgh has seen the largest in terms of absolute numbers (15,630, an increase of 7.2%). For East Dunbartonshire, there has been an increase of 2,798 households (6.5%) over the last ten years.

The total number of dwellings increased in all council areas between 2016 and 2017. There were 46,430 dwellings in East Dunbartonshire in 2017, an increase of 404 dwellings (0.9%) compared to 2016. Over the last ten years, the number of dwellings increased in all council areas except Inverclyde (a decrease of 326 dwellings, 0.8%). This reduction in dwelling numbers is mainly down to demolition of unoccupied properties.

Average Household Size

In 2017, the average household size varied from 2.04 people per household in Aberdeen City and Argyll and Bute to 2.42 people per household in East Renfrewshire. The average household size in 2017 for East Dunbartonshire was 2.35 people per household, a -3.1% decrease over the last ten years.

Average household size has decreased in most council areas since 2001, the biggest decrease was in Na h-Eileanan Siar from 2.32 to 2.08 people per household. However in Edinburgh City and Glasgow City, average household size was initially falling but then started to increase from 2008. The average household size in East Dunbartonshire has been falling steadily since 2001, from 2.53 to 2.35 people per household.

Vacant Dwellings and Second Homes

The island council areas had the highest percentage of dwellings that were vacant in 2017. Argyll and Bute is the council area with the highest percentage of dwellings that are second homes (6.8%), followed by Na h-Eileanan Siar (5.4%), the Orkney Islands (3.6%) and Highland (3.4%).

In East Dunbartonshire, 0.3% of dwellings were second homes (145 dwellings) in 2017, lower than Scotland as a whole (1.0%). There were 595 vacant dwellings in East Dunbartonshire (1.3%), also lower than the Scottish average of 3.1%.

The numbers can fluctuate a lot from year to year for individual council areas due to changes in the definition of empty and second homes, changes to the charges payable on these type of properties, and reviews of vacant and second homes carried out by councils. 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. 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 the re-classification of properties as a result of the 2013 legislation. These differences should be noted when analysing the figures.

Characteristics of Dwellings

In East Dunbartonshire, 41% of dwellings were in Council Tax Bands D-E, 31% were in Bands F-H and 28% in Bands A-C. A higher proportion of dwellings across Scotland were in Bands A-C (60%) and a lower proportion in Bands D-E (27%) and F-H (13%) when compared to East Dunbartonshire. The highest proportion of dwellings in bands F-H are found in East Renfrewshire (34% of dwellings), and the lowest in Na h-Eileanan Siar (2%).

In 2017, 33% of dwellings in East Dunbartonshire were semi-detached, 31% detached, 21% flats and 15% were terraced. In Scotland as a whole, the highest proportion of dwellings were flats (38%), followed by detached (21%) and semi-detached and terraced both 20%. The types of dwellings found in each council area also vary. The council area with the highest proportion of detached dwellings is Na h-Eileanan Siar (64%) and Glasgow city has the lowest proportion (4%).

Further Information

Further information, along with the Estimates of Households and Dwellings 2016 document can be found on the National Records of Scotland website

<https://www.nrscotland.gov.uk/statistics-and-data>