

2016 Estimates of Households and Dwellings Aberdeen City

July 2017

RESEARCH AND INFORMATION

Research and Information

Briefing Paper (July 2017)

ESTIMATES OF HOUSEHOLDS AND DWELLINGS, ABERDEEN CITY, 2016

This briefing paper looks at the most recent estimates of the number of households and dwellings in Aberdeen City. It is based on data released by the National Records of Scotland (NRS) on 14th June 2017.

The paper describes estimates of households and dwellings in Aberdeen City for 2016. Section 1 gives a brief introduction. Section 2 describes household estimates, including information on the total number of households, changes over time, and average household size. Section 3 looks at dwellings, giving details of the number of dwellings, dwelling occupancy (occupied/vacant/second homes, dwellings exempt from paying Council Tax, and dwellings with a single adult discount) and dwelling characteristics (Council Tax band, type of dwelling, number of rooms per dwelling and number of dwellings per hectare). Where appropriate, comparisons with other local authorities and with Scotland are also presented. NRS also provide information at data zone level and this is used to give an overview of estimates of households and dwellings for different neighbourhoods across the City. These are presented in Section 4.

This is one in a series of briefing papers produced by the Research and Information Team. It is intended that these papers will be used by council services and, where appropriate, our Community Planning partners to assist policy development and service delivery.

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<https://consultation.aberdeencity.gov.uk/research/941471d2/>

Summary

- In June 2016 there were an estimated **106,749 households** in Aberdeen City – an increase of 1,438 (1.4%) from June 2015.
 - This was the second highest rate of increase of all local authorities. In Scotland the estimated number of households increased by 0.7% in the period.
 - Between June 2006 and June 2016, the estimated number of households increased by 6.2%. This was slightly lower than the average rate for Scotland which was 6.8%.
 - In Scotland as a whole the number of households is increasing faster than the population. Between 2006 and 2016 the estimated number of households in Scotland increased by 6.8% compared to population increase of 5.3%. In Aberdeen City, however, the population increased faster than households with an increase of 9.6% compared to 6.2%.
 - In June 2016 the average household size in Aberdeen City was 2.07 compared to 2.16 for Scotland. Aberdeen City was one of only 4 local authorities in Scotland which saw an increase in average household size between 2006 and 2016.
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- In September 2016 there were **115,080 dwellings** in Aberdeen City. This is an increase of 846 (0.7%) on the previous year and consistent with the average increase in Scotland which was also 0.7%.
 - Between September 2006 and September 2016 the number of dwellings in Aberdeen City increased by 5.9%. This was lower than the increase for Scotland which was 6.6%.
 - 96% of Aberdeen City's dwellings are classified as occupied, 3.0% are classified as vacant and 1.0% are classified as second homes. Single adult discounts are given in 37.3% of dwellings and 6.0% of dwelling have 'occupied exemptions'.
 - Over half (60%) of the City's dwellings are in Council Tax bands A-C, 25% are in bands D-E and 15% are in bands F-H.
 - Flats are the most common type of dwelling in Aberdeen City, making up 55% of all dwellings compared to 38% in Scotland as a whole. Terraced (18%), semi-detached (17%) and detached (11%) make up the remaining dwellings in the City.
 - Over half (56%) of the City's dwellings have 1-3 rooms (compared to 42% of Scotland's dwellings), 38% have 4-6 rooms and 7% have 7 or more rooms.
 - Aberdeen City has an average of 6.25 dwellings per hectare.
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- Information on estimated households and dwellings is available at data zone level. The 283 data zones in Aberdeen City were allocated to the City's neighbourhoods on a 'best fit' basis.
 - The total number of dwellings by neighbourhood varies from a low of 737 in Cummings Park to a high of 6,664 in Braeside, Mannofield, Broomhill and Seafield.
 - The characteristics of the dwellings (e.g. the percentage which are occupied, Council Tax bandings, type of dwelling) vary substantially by neighbourhood.

ESTIMATES OF HOUSEHOLDS AND DWELLINGS, ABERDEEN CITY, 2016

1. Introduction

Estimates of households and dwellings for Scotland and its administrative areas are published annually by National Records of Scotland (NRS). The estimates for 2016 were released on 14th June 2017. These provide a range of information on households and dwellings including; estimates of the number of households and dwellings, average household size, the number of occupied and vacant dwellings, the number of second homes and dwelling characteristics (e.g. council tax band, number of rooms and dwelling type). NRS also provide (more limited) information at data zone level which can be used to look at household and dwelling estimates by neighbourhood.

1.1. Definitions

‘Dwelling’ refers to the accommodation itself, e.g. a house or a flat. Estimates on the number of dwellings come from Council Tax records and Scottish Assessor’s data.

‘Household’ refers to the people living together in a dwelling. The number of dwellings will not necessarily match the number of households as, for example, some dwellings may be vacant or more than one household may live in a single dwelling. Information on household estimates comes from Council Tax records. *(N.B. Communal establishments such as care homes or student residences are not included in the definition of a household.)*

‘Household size’ refers to the number of people in the household and is estimated using household estimates and population estimates.

‘Household type’ is a classification based on the number and gender of adults and the number of children which it includes. This information is derived from the Scottish Household Survey.

2. Households

2.1. Aberdeen City

In June 2016 there were an estimated **106,749** households in Aberdeen City. This is an increase of 1,438 (1.4%) on the estimated number of households in 2015. In Scotland there were an estimated 2,451,869 households – an increase of 0.7% since 2015 (Table 1).

Table 1: Estimated number of households, Aberdeen City and Scotland, 2015 and 2016

	2015	2016	Change between 2015-2016	Percentage change 2015-2016
	n	n	n	%
Aberdeen City	105,311	106,749	1,438	1.4%
Scotland	2,433,956	2,451,869	17,913	0.7%

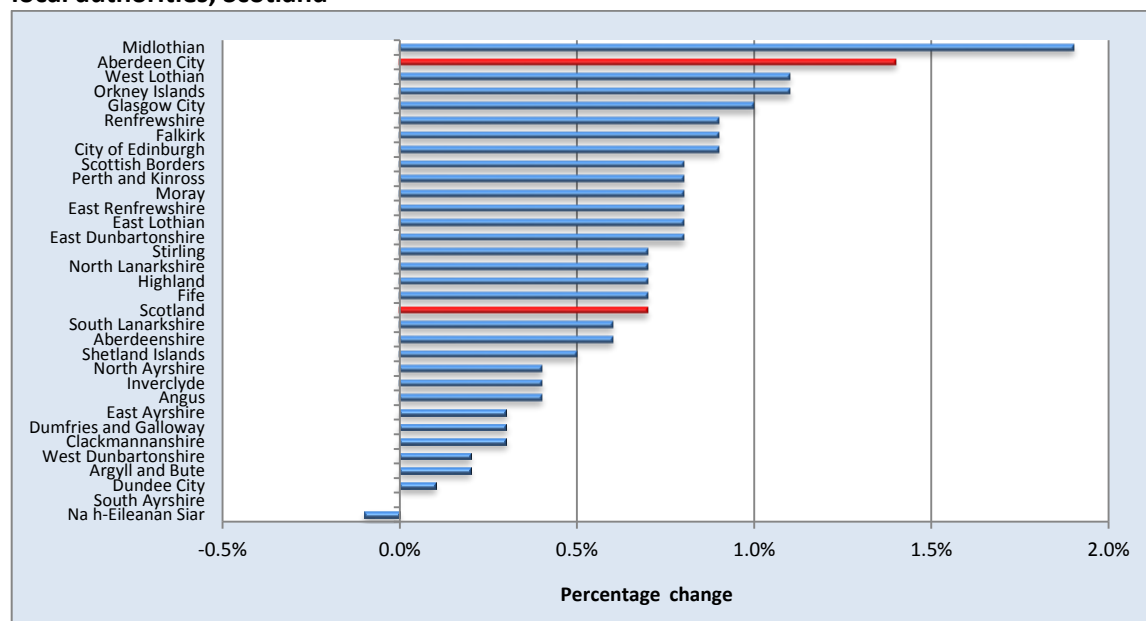
Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

2.2. Comparison with other local authorities

With the exception of South Ayrshire (0.0%) and Na h-Eileanan Siar (-0.1%), the estimated number of households increased in all local authorities between 2015 and 2016. Increases ranged from a low of 0.1% in Dundee City to a high of 1.9% in Midlothian. At 1.4%, Aberdeen City had the second highest rate of increase of all local authorities. Figure 1 shows the percentage change for all local authorities and for Scotland between 2015 and 2016 (Aberdeen City and Scotland are highlighted in red). Full details are given in Appendix 1.

Figure 1: Percentage change in estimated number of households between 2015 and 2016, local authorities, Scotland

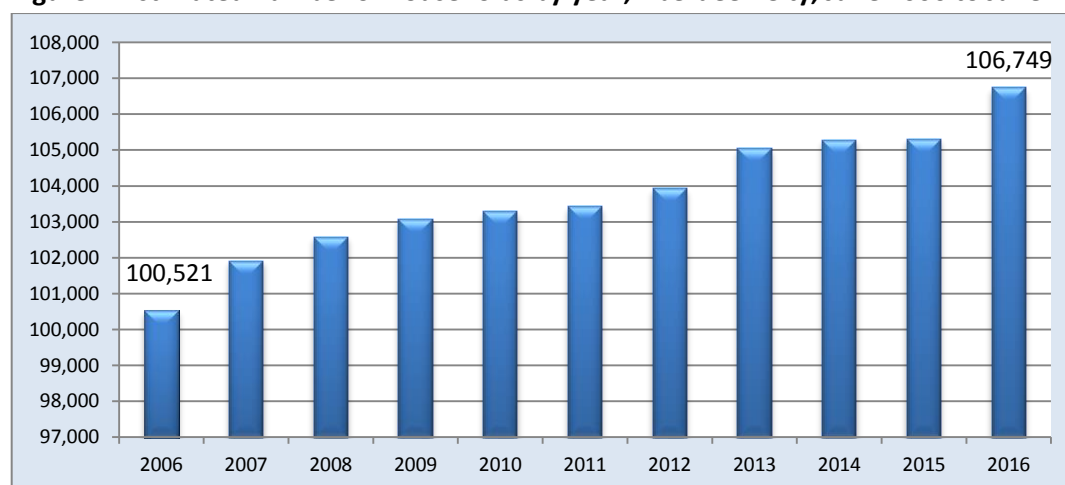


Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

2.3. Changes over time - 2006 to 2016

Between June 2006 and June 2016, the estimated number of households in Aberdeen City increased each year, with a total increase over the period of 6,228 (6.2%). Figure 2 shows the estimated number of households by year for Aberdeen City.

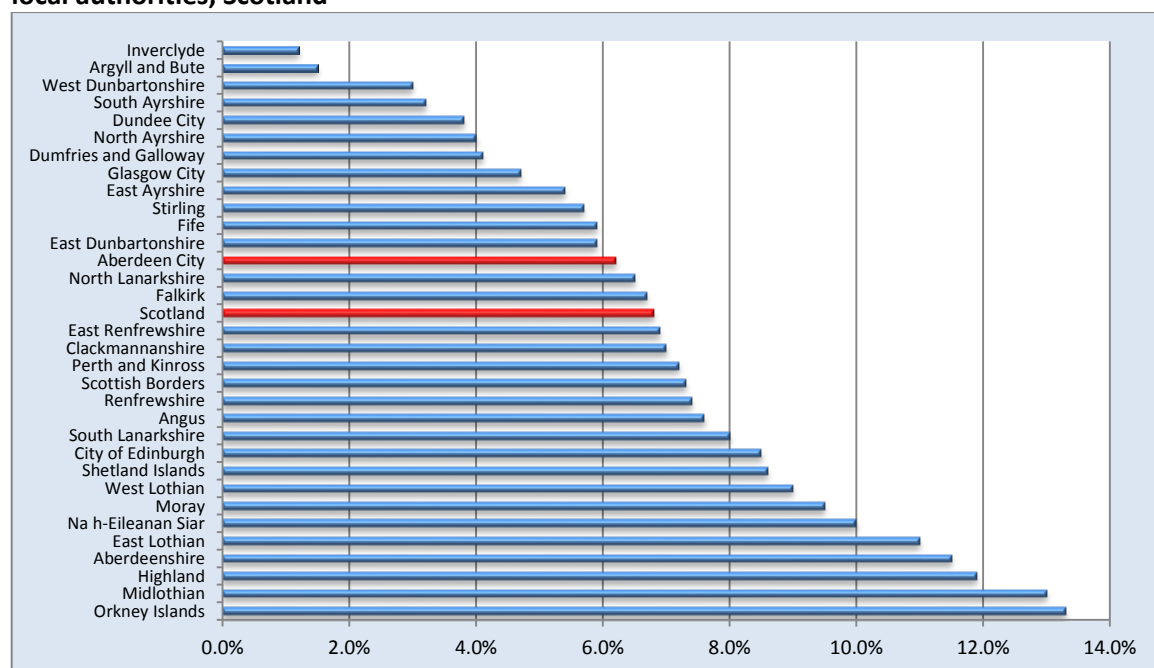
Figure 2: Estimated number of households by year, Aberdeen City, June 2006 to June 2016



Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Comparison with other local authorities: Between 2006 and 2016 the estimated number of households increased in all local authorities, although there were substantial differences in the rate of increase. The lowest increases were in Inverclyde (1.2%) and Argyll and Bute (1.5%) and the highest increases were in Midlothian (13.0%) and the Orkney Islands (13.3%). The rate of increase (6.2%) in Aberdeen City was slightly lower than the rate for Scotland as a whole which was 6.8%. Figure 3 shows the rates of increase between 2006 and 2016 for all local authorities and for Scotland. Full details are given in Appendix 1.

Figure 3: Percentage change in estimated number of households between 2006 and 2016, local authorities, Scotland



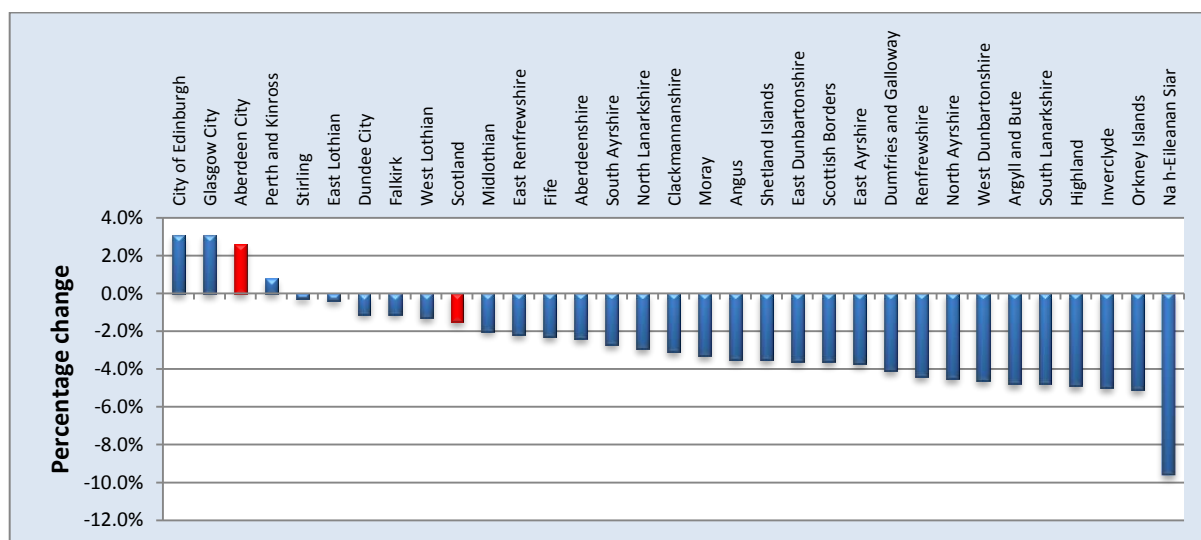
Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

2.4. Average household size

In June 2016, the average household size in Aberdeen City was 2.07. This is lower than the average household size for Scotland which was 2.16. Average household size ranged between a low of 2.04 in Glasgow City to a high of 2.42 in East Renfrewshire.

Between 2006 and 2016 the average household size in Aberdeen City increased by 0.05 (2.6%). Aberdeen City is one of only 4 local authorities (City of Edinburgh, Glasgow City and Perth and Kinross) which have shown an increase in household size over the period. In Scotland as a whole, the average household size decreased by 1.5% with the largest percentage decreases being in Na h-Eileanan Siar (-9.6%), the Orkney Islands (-5.1%) and Inverclyde (-5.0%). Figure 4 shows the percentage change in household size between 2006 and 2016 for all local authorities and for Scotland.

Figure 4: Percentage change in household size between 2006 to 2016, local authorities, Scotland



Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

2.5. Households and population

Across Scotland as a whole, the number of households is increasing faster than the population. Between 2006 and 2016 the population in Scotland rose by 5.3% compared to an increase of 6.8% in the estimated number of households. However, Aberdeen City was one of five local authorities (see Table 2) where the rate of population increase was higher than the rate of increase in estimated number of households (9.6% compared to 6.2%).

Table 2: Percentage change in estimated population and households between 2006 and 2016

	Percentage change in estimated population between 2006 and 2016	Percentage change in estimated households between 2006 and 2016
City of Edinburgh	12.2%	8.5%
Glasgow City	8.2%	4.7%
Aberdeen City	9.6%	6.2%
Perth and Kinross	8.1%	7.2%
Stirling	6.4%	5.7%
Scotland	5.3%	6.8%

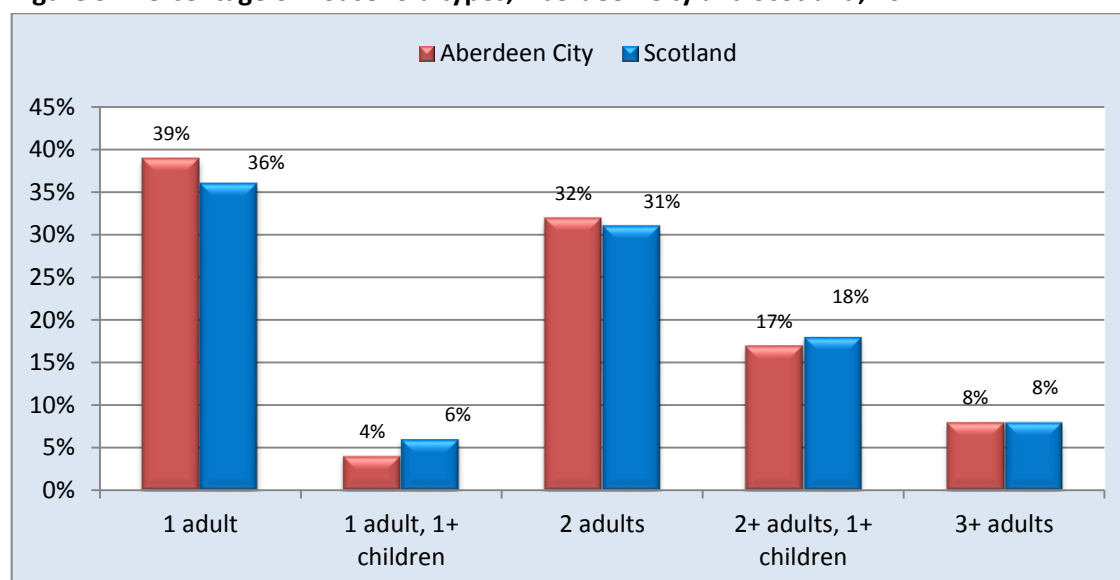
Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, and Mid 2016 population estimates, Scotland, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/>

2.6. Household type

Single adult households are the most common type of household in Aberdeen City with 39% of households being in this category. Two adult households are the next most common (32%), followed by households with 2+ adults and 1+ children (17%). 8% of households have 3+ adults and 4% of households have 1 adult and 1+ children. Figure 5 shows the proportion of

households of each type for Aberdeen City and for Scotland. On the whole, the proportions of households within each category are similar in Aberdeen City and Scotland, although Aberdeen City has a slightly higher proportion of single adult households and a slightly lower proportion of 1 adult and 1+ children households.

Figure 5: Percentage of household types, Aberdeen City and Scotland, 2014



Source: National Records of Scotland, Household projections for Scotland, 2014-based, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections>

3. Number of dwellings

3.1. Aberdeen City

In September 2016 there were **115,080** dwellings in Aberdeen City. This was an increase of 846 (0.7%) on the number of dwellings in 2015. In Scotland there were a total of 2,575,667 dwellings – an increase of 18,085 (0.7%) on the previous year (Table 3).

Table 3: Number of dwellings, Aberdeen City and Scotland, 2015 and 2016

	2015	2016	Change between 2015-2016	Percentage change 2015-2016
	n	n	n	%
Aberdeen City	114,234	115,080	846	0.7%
Scotland	2,557,582	2,575,667	18,085	0.7%

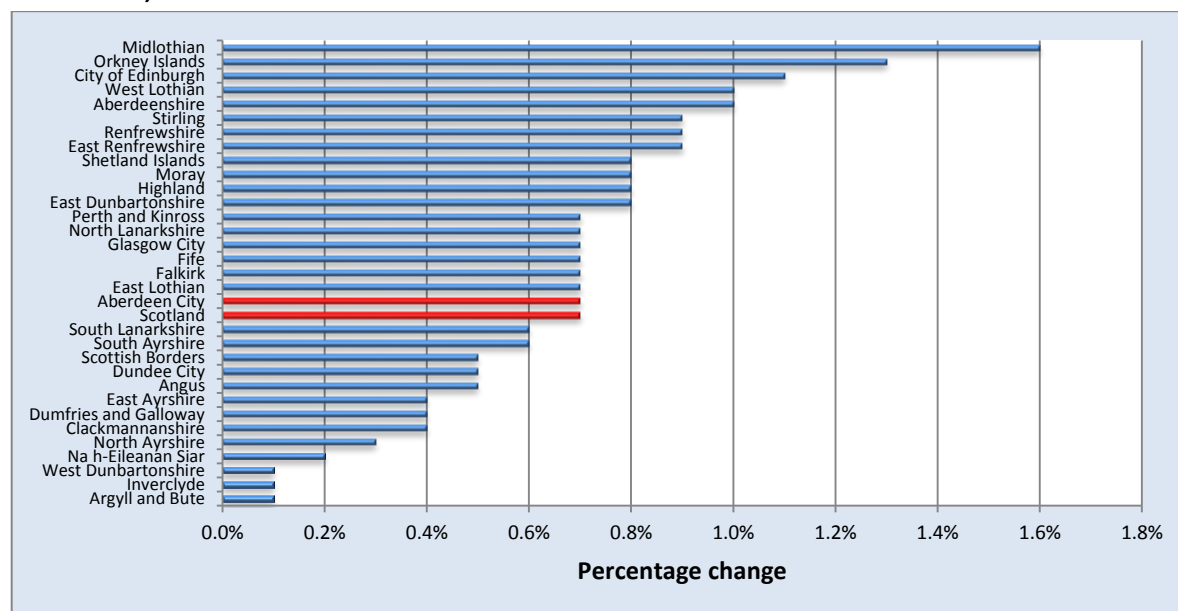
Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

3.2. Comparison with other local authorities

Between 2015 and 2016, the number of dwellings increased in all local authorities. The percentage increase ranged from a low of 0.1% in Argyll and Bute to 1.6% in Midlothian. Figure 6 shows the percentage increase between 2015 and 2016 for all local authorities and for Scotland. Full details for all local authorities are given in Appendix 2.

Figure 6: Percentage change in the number of dwellings between 2015 and 2016, local authorities, Scotland

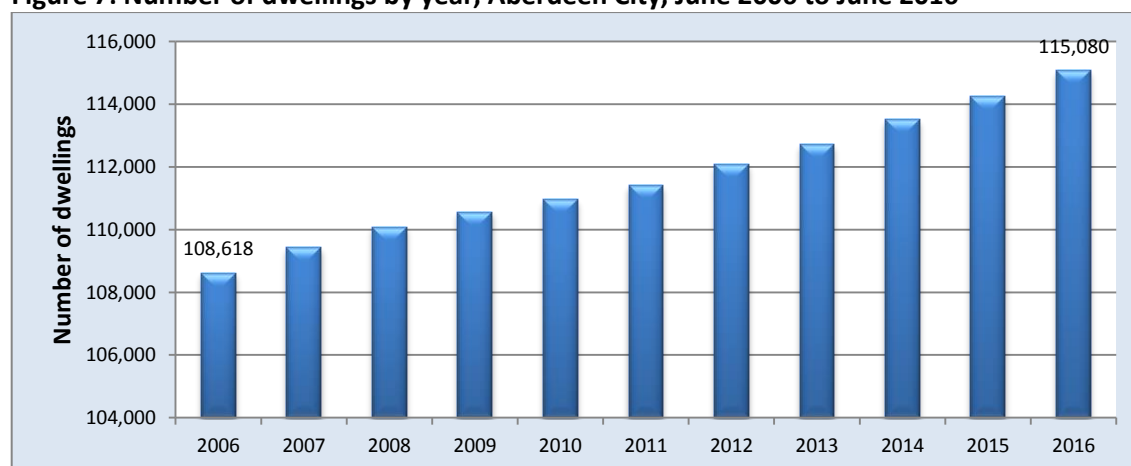


Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

3.3. Changes over time, 2006 to 2016

The number of dwellings increased relatively steadily between 2006 and 2016, from 108,618 in 2006 to 115,080 in 2016 – an increase of 10,050 (5.9%) over the period (see Figure 7).

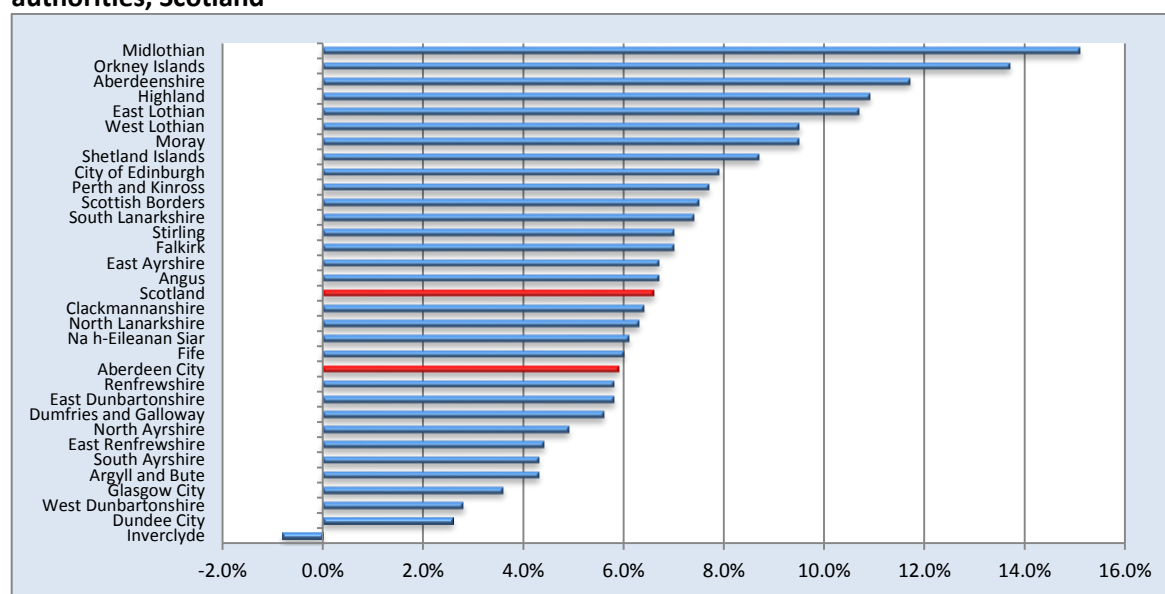
Figure 7: Number of dwellings by year, Aberdeen City, June 2006 to June 2016



Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Comparison with other local authorities: with the exception of Inverclyde where the number of dwellings decreased by -0.8%, all local authorities have shown an increase in the number of dwellings between 2006 and 2016. Increases ranged from a low of 2.6% in Dundee City to a high of 15.1% in Midlothian. At 5.9%, the increase in Aberdeen City was lower than the increase for Scotland as a whole at 6.6%. Figure 8 shows the percentage change between 2006 and 2016 for all local authorities and for Scotland. Full details are given in Appendix 2.

Figure 8: Percentage change in number of dwellings between 2006 and 2016, local authorities, Scotland



Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

3.4. Dwellings by occupancy

Of Aberdeen City's 115,080 dwellings, 110,421 (96.0%) are occupied. Almost three-quarters of the 4,659 unoccupied dwellings are classified as vacant and a quarter are classified as second homes. The proportion of dwellings which are occupied, vacant or second homes in Aberdeen City is similar to proportions in Scotland as a whole (Table 4).

Table 4: Dwellings by occupancy, Aberdeen City and Scotland, 2016

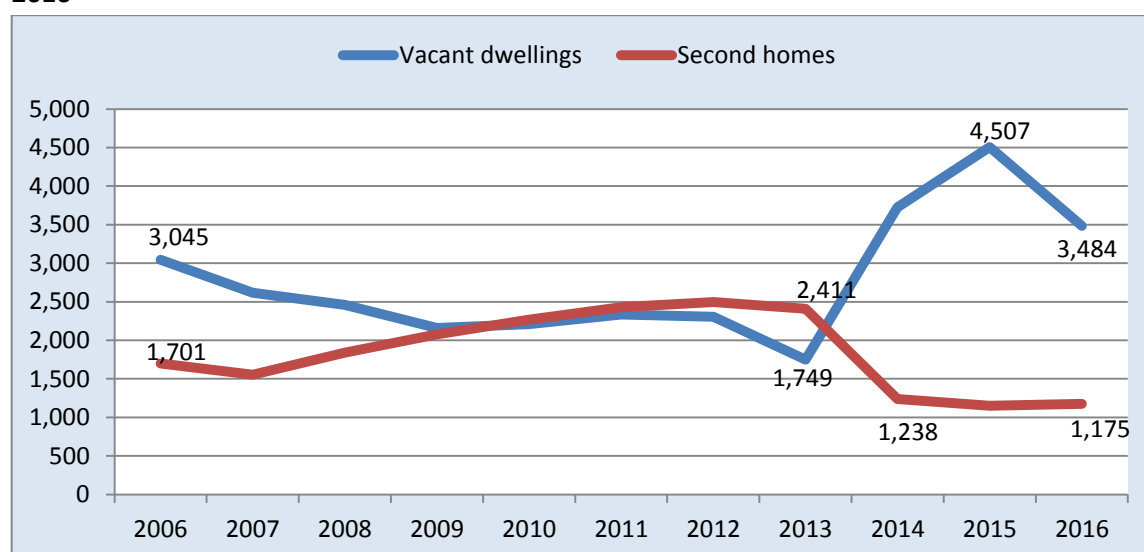
	Total number of dwellings	Occupied dwellings	Vacant dwellings	Second homes
	n (%)	n (%)	n (%)	n (%)
Aberdeen City	115,080 (100.0)	110,421 (96.0)	3,484 (3.0)	1,175 (1.0)
Scotland	2,575,667 (100.0)	2,470,475 (95.9)	79,052 (3.1)	26,140 (1.0)

Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Changes over time: Figure 9 shows the number of dwellings classified as vacant or second homes during the past ten years (2006-2016). The most notable changes for both categories

occur after 2013 where there was a sharp increase in the number of vacant dwellings (from 1,749 in 2013 to 4,507 in 2015) and a sharp decrease in the number of second homes (from 2,411 in 2013 to 1,238 in 2014). However these changes may be related to a change in legislation that was introduced in 2013 which allowed councils to increase Council Tax on certain types of property (see Note 1 below). In Scotland as a whole there was a similar change, with the number of dwellings classified as vacant increasing (from 71,946 in 2013 to 79,052 in 2016) and the number of dwellings classified as second homes decreasing (from 35,404 in 2013 to 26,140 in 2016).

Figure 9: Number of dwellings classified as vacant or second homes, Aberdeen City, 2006 to 2016



Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

(Note 1: The numbers can fluctuate a lot from year to year within a council area due to changes in the definition of empty and second homes, changes to the charges payable on these types of property, and reviews of vacant and second homes carried out by councils. In particular, in 2013 legislation was introduced to allow councils to increase the Council Tax payable on certain types of long term empty property. As a result, from 2013 onwards, many councils have carried out reviews of properties classed as vacant or second homes, with some being re-classified as occupied. The legislation also changed the definitions of such properties. In addition, there have been some issues with how properties affected by the new charges are recorded. Therefore any changes over time in the numbers and percentages of occupied dwellings, vacant dwellings and second homes should be treated with caution as they may be a result of the issues associated with the 2013 legislation rather than real differences. Source: NRS)

Single adult discount: Single adult discounts are given to dwellings where one adult lives alone, with children or with another adult who is exempt from paying Council Tax (e.g. student). Of the 115,080 dwellings in Aberdeen City, 42,903 (37.3%) have a single adult discount. Across local authorities, the proportion of dwellings with a single adult discount varies. The local authority with the lowest proportion of dwellings with a single adult discount was Aberdeenshire (29.3%), while the local authority with the highest proportion of dwellings with a single adult discount was Glasgow City at 45.0%. At 37.3%, Aberdeen City was very close to the Scottish average of 37.4%.

‘Occupied exemptions’: ‘Occupied exemptions’ relate to dwellings which are occupied but the occupants are exempt from paying Council Tax. Most of these are all-student households, although

other types of dwelling such as armed forces accommodation are included in this category. In Aberdeen City, 6,857 (6.0%) dwellings had 'occupied exemptions'. This is consistent with the rate in other council areas which have major universities including; Dundee City (7.1%), Glasgow City (6.7%), City of Edinburgh (6.5%) and Stirling (4.2%). For most other local authorities the rate of 'occupied exemptions' is around 1% and the rate for Scotland as a whole is 2.9%.

3.5. Characteristics of dwellings

Council Tax bands: Dwellings are placed in one of eight Council Tax bands A-H with band H being the most expensive. Most dwellings in Aberdeen City (60%) are in bands A-C. This is consistent with the overall rate for Scotland (Table 5).

Table 5: Percentage of dwellings by Council Tax band, Aberdeen City and Scotland, 2016

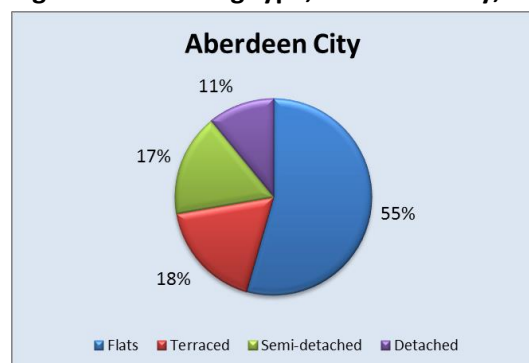
	Bands A-C	Bands D-E	Bands F-H
Aberdeen City	60%	25%	15%
Scotland	60%	27%	13%

Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Dwelling type: Flats are the most common dwelling type in Aberdeen City, making up 55% of all dwellings compared to only 38% for Scotland. Terraced (18%) and semi-detached (17%) dwellings are the next most common dwelling type in Aberdeen City, with detached houses (11%) making up the smallest proportion of the City's dwellings. Figures 10 and 11 show dwelling types for Aberdeen City and for Scotland.

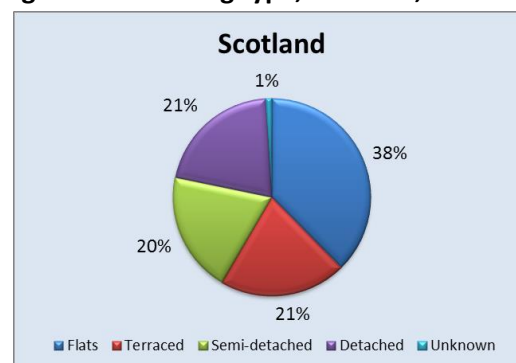
Figure 10: Dwelling type, Aberdeen City, 2016



Source: National Records of Scotland

Note: percentages may not sum due to rounding.

Figure 11: Dwelling type, Scotland, 2016



Source: National Records of Scotland

Note: percentages may not sum due to rounding.

Number of rooms: This figure relates to the number of habitable rooms (usually living rooms and bedrooms). In Aberdeen City the median number of rooms per dwelling is 3 – lower than the median number for Scotland as a whole which is 4. Over half (56%) of Aberdeen City's dwellings have 1-3 rooms, compared to 42% of Scotland's dwellings. Table 6 shows the number of rooms per dwelling for Aberdeen City and Scotland.

Table 6: Number of rooms per dwelling, Aberdeen City and Scotland, 2016

	1-3 rooms	4-6 rooms	7 or more rooms	Unknown	Total
Aberdeen City	56%	38%	7%	0%	100%
Scotland	42%	50%	6%	1%	100%

Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Note: percentages may not sum due to rounding.

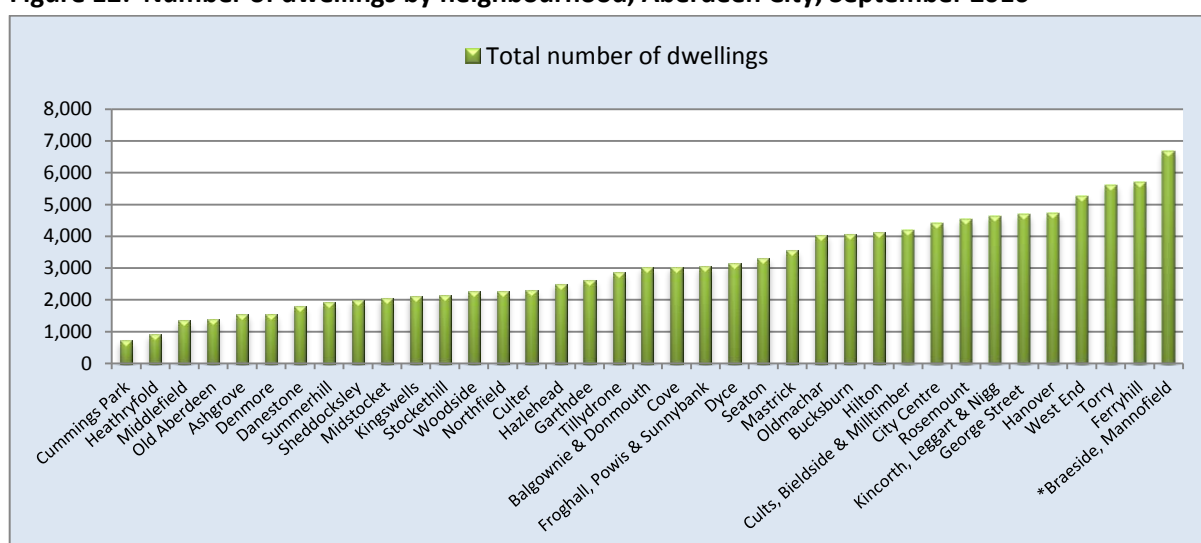
Dwellings per hectare: Aberdeen City has an average of 6.25 dwellings per hectare. As could be expected, the number of dwellings per hectare varies considerably by local authority with large city authorities such as Glasgow City (17.60), Dundee City (12.42) and City of Edinburgh (9.32) having the highest number of dwellings per hectare. In Scotland as a whole the average is 0.33 dwellings per hectare.

4. Neighbourhood estimates

Some information on estimates of households and dwellings is available at data zone level. There are 283 data zones in Aberdeen City. These do not exactly match the City's neighbourhood boundaries but have been allocated on a 'best fit' basis to give an indication of the variance across different areas of the city. *Note: the total number of dwellings at data zone level does not match the total number for Aberdeen City given in the Sections above. This is because data at local authority level is adjusted back to the Census, however NRS do not make similar adjustments for figures at data zone level.*

Number of dwellings: The total number of dwellings varies greatly across different neighbourhoods from a low of 737 dwellings in Cummings Park to a high of 6,664 dwellings in Braeside, Mannofield, Broomhill & Seafeld (Figure 12). Full details are given in Appendix 3.

Figure 12: Number of dwellings by neighbourhood, Aberdeen City, September 2016



Source: National Records of Scotland, Small area statistics on households and dwellings, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

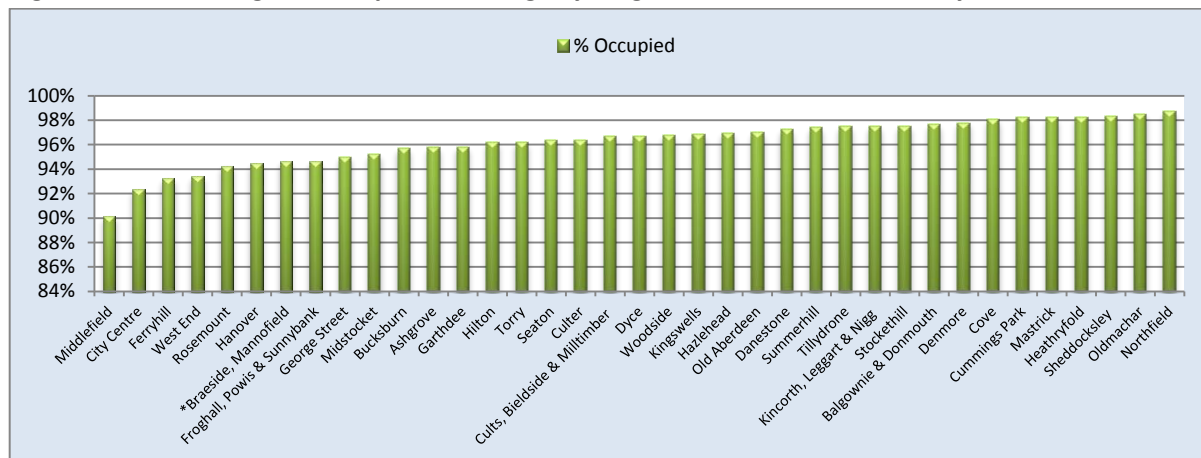
*Braeside, Mannofield, Broomhill and Seafeld

4.1. Dwellings by occupancy

Detailed figures on dwellings by occupancy for all neighbourhoods are given in Appendix 3. A brief overview is given below.

Occupied: Figure 13 shows the percentage of dwellings in each neighbourhood which are occupied. The neighbourhood with the lowest percentage of occupied dwellings is Middlefield (90.2%), while the neighbourhood with the highest percentage of occupied dwellings is Northfield (98.7%).

Figure 13: Percentage of occupied dwellings by neighbourhood, Aberdeen City, 2016



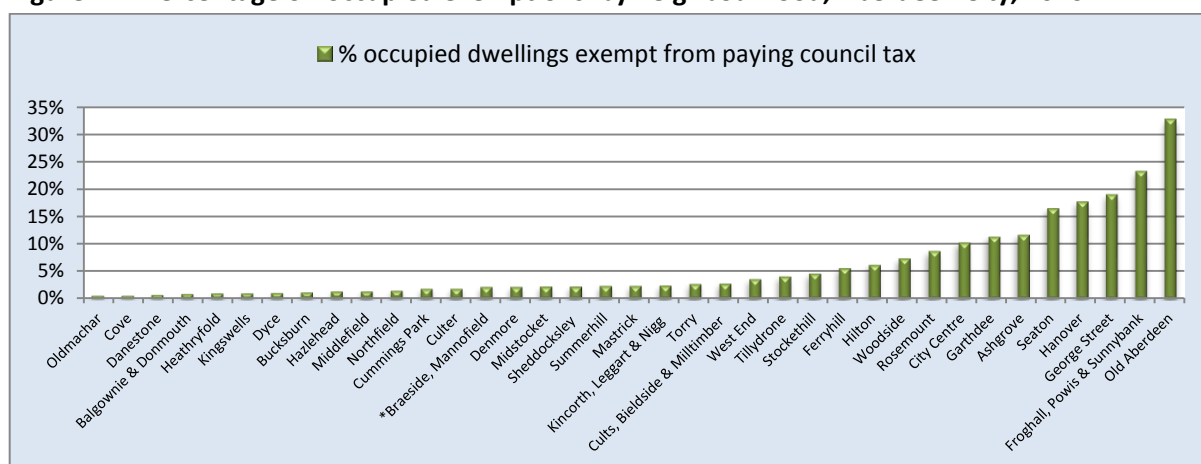
Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

*Braeside, Mannofield, Broomhill and Seafield

Exempt from paying Council Tax: As can be seen from Figure 14, in most neighbourhoods the proportion of dwellings exempt from paying Council Tax is relatively low and considerably less than the average for Aberdeen City of 6%. However, there are a few neighbourhoods where the proportion is much higher than the average rate for the City. In particular, Old Aberdeen (32.7%) and Froghall, Powis & Sunnybank (23.3%) have a high proportion of exempt dwellings. As noted previously, most 'occupied exemptions' tend to be for all-student households.

Figure 14: Percentage of 'occupied exemptions' by neighbourhood, Aberdeen City, 2016



Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

*Braeside, Mannofield, Broomhill and Seafield

Single adult discount: The proportion of dwellings with a single adult Council Tax discount ranged from a low of 22.3% in Kingswells to a high of 49.9% in Woodside (see Figure 15).

Figure 15: Percentage of dwellings with a single adult Council Tax discount by neighbourhood, Aberdeen City, 2016



Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

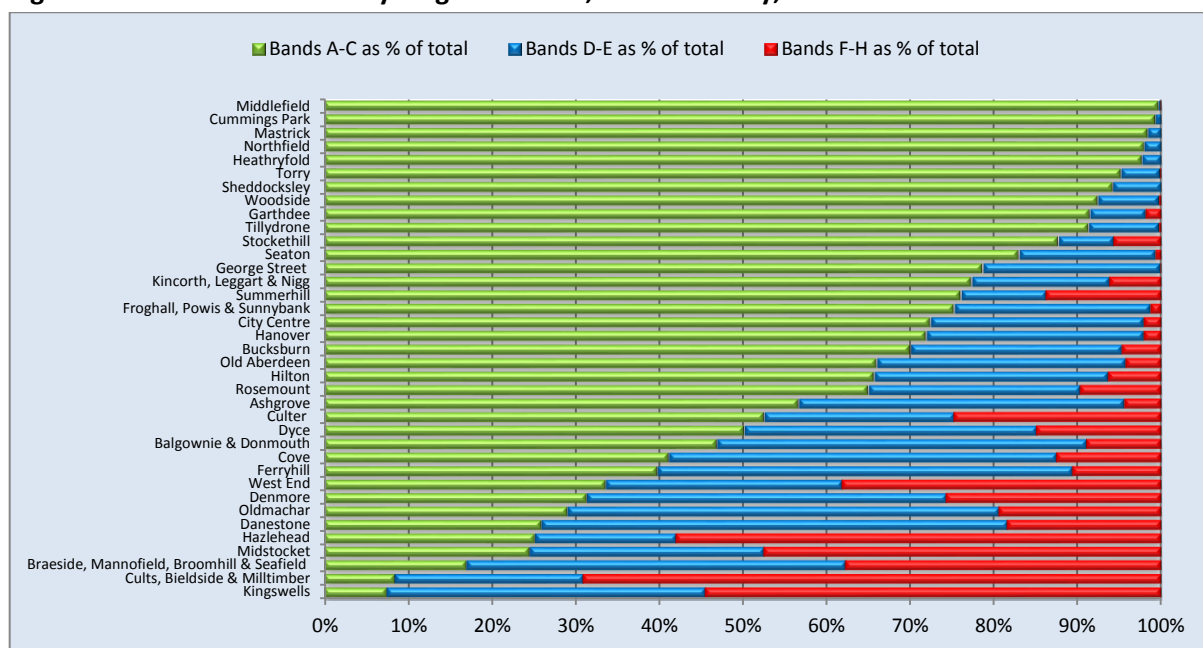
<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

*Braeside, Mannofield, Broomhill and Seafield

4.2. Characteristics of dwellings

Council Tax band: there were variations in the proportion of dwellings within different Council Tax bands in different parts of the city. In most neighbourhoods Council Tax bands A to C were most common with some areas having more than 90% of dwellings in this category; in other neighbourhoods dwellings with Council Tax bands D to E or F to H were most common. Figure 16 shows the proportion of dwellings within each neighbourhood with Council Tax bands A to C, D to E and F to H. Full details of Council Tax bands by neighbourhood are given in Appendix 4.

Figure 16: Council Tax bands by neighbourhood, Aberdeen City, 2016

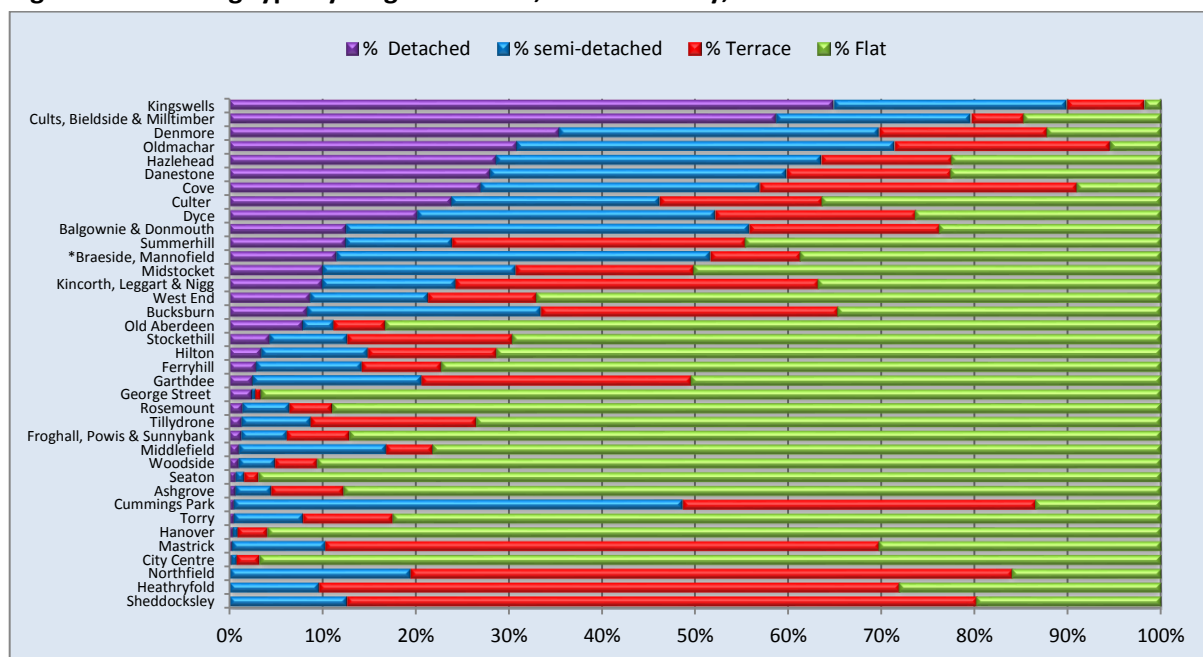


Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

Type of dwelling: While flats are the most common type of dwelling across Aberdeen City as a whole, the proportion of flats within each neighbourhood varies considerably. In Seaton flats make up 96.8% of all dwellings, whereas in Kingswells only 1.8% of dwellings are flats and detached houses make up the largest proportion of dwellings at 64.8%. In contrast, in Northfield and Sheddocksley, terraced houses are the most common type of dwelling at 64.5% and 67.5% respectively. Figure 17 shows the proportion of each type of dwelling within each neighbourhood. Full details of dwelling type by neighbourhood are given in Appendix 5.

Figure 17: Dwelling type by neighbourhood, Aberdeen City, 2016



Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

5. Summary and conclusion

Along with other local authorities in Scotland, the estimated number of households in Aberdeen City has risen over the past 10 years. The growth in the estimated number of households is related to the increasing population and also to the increase in the number of dwellings (the number of households is based on the number of occupied dwellings). Other factors which can contribute to increases in household numbers are changes in the proportion of different household types (e.g. increasing proportion of single adult households) or changes in the size of households (e.g. decrease in average household size).

While in Aberdeen City the population has increased faster than the number of households, across Scotland as a whole the number of households has increased faster than the population. This is because people are increasingly living in smaller households than in the past. Across Scotland the average household size has decreased in the past 10 years (partially due to the ageing population as older people are increasingly living alone or in smaller households) and the number of single adult households has increased (NRS Report). In Aberdeen City the number of households is projected to increase to 130,370 by 2039 (NRS, 2014-based household projections), with the largest increases projected to be households where someone lives alone, particularly among older people. (More information on Household Projections for Aberdeen City can be found at: <http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=75835&sID=332>).

The number of dwellings in Aberdeen City has also increased in the past 10 years. Most (96%) of these dwellings are classified as occupied. While the number of unoccupied dwellings which are classified as vacant or as second homes has changed quite substantially in the last few years, this is likely to be linked to a change in legislation (2013) which may have resulted in changes to the way unoccupied dwellings are recorded, rather than real differences in the number of vacant dwellings or second homes.

The characteristics (e.g. Council Tax band or dwelling type) and occupancy of dwellings varies considerably in different areas of the city. For example the proportion of dwellings with 'occupied exemptions' or which are flats varies depending on which neighbourhood you live in. Understanding these variances may be important for informing decisions about housing needs and provision of services in different areas of the City.

Appendix 1: Estimated number of households, local authorities, Scotland, 2006 and 2016

	2006	2015	2016	Change between 2016 and 2016		Change between 2006 and 2016	
	Number	Number	Number	Number	%	Number	%
Scotland	2,295,185	2,433,956	2,451,869	17,913	0.7%	156,683	6.8%
Aberdeen City	100,521	105,311	106,749	1,438	1.4%	6,228	6.2%
Aberdeenshire	98,892	109,631	110,296	665	0.6%	11,404	11.5%
Angus	49,556	53,142	53,333	191	0.4%	3,776	7.6%
Argyll and Bute	40,433	40,938	41,040	102	0.2%	606	1.5%
City of Edinburgh	214,651	230,831	232,885	2,054	0.9%	18,234	8.5%
Clackmannanshire	21,862	23,333	23,401	68	0.3%	1,539	7.0%
Dumfries and Galloway	66,469	68,999	69,202	203	0.3%	2,733	4.1%
Dundee City	67,060	69,534	69,635	101	0.1%	2,575	3.8%
East Ayrshire	51,941	54,570	54,748	178	0.3%	2,807	5.4%
East Dunbartonshire	42,809	45,008	45,350	342	0.8%	2,541	5.9%
East Lothian	40,313	44,384	44,749	365	0.8%	4,436	11.0%
East Renfrewshire	36,090	38,270	38,581	310	0.8%	2,491	6.9%
Falkirk	66,593	70,431	71,072	641	0.9%	4,478	6.7%
Fife	156,558	164,705	165,833	1,129	0.7%	9,275	5.9%
Glasgow City	280,541	290,694	293,595	2,900	1.0%	13,054	4.7%
Highland	96,143	106,834	107,573	739	0.7%	11,429	11.9%
Inverclyde	37,144	37,426	37,586	160	0.4%	442	1.2%
Midlothian	33,421	37,069	37,766	696	1.9%	4,345	13.0%
Moray	38,316	41,641	41,961	320	0.8%	3,646	9.5%
Na h-Eileanan Siar	11,779	12,968	12,951	-17	-0.1%	1,172	10.0%
North Ayrshire	61,015	63,189	63,440	251	0.4%	2,424	4.0%
North Lanarkshire	141,229	149,282	150,364	1,082	0.7%	9,135	6.5%
Orkney Islands	9,052	10,146	10,256	110	1.1%	1,204	13.3%
Perth and Kinross	62,575	66,545	67,101	556	0.8%	4,527	7.2%
Renfrewshire	78,239	83,245	84,025	780	0.9%	5,786	7.4%
Scottish Borders	50,147	53,351	53,787	436	0.8%	3,641	7.3%
Shetland Islands	9,468	10,235	10,283	48	0.5%	816	8.6%
South Ayrshire	50,316	51,912	51,923	11	0.0%	1,607	3.2%
South Lanarkshire	133,504	143,313	144,148	835	0.6%	10,645	8.0%
Stirling	36,860	38,665	38,951	286	0.7%	2,092	5.7%
West Dunbartonshire	41,399	42,571	42,657	86	0.2%	1,258	3.0%
West Lothian	70,291	75,782	76,630	848	1.1%	6,339	9.0%

Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Appendix 2: Number of dwellings, local authorities, Scotland, 2015 and 2016

	2006	2015	2016	Change between 2016 and 2015		Change between 2006 and 2015	
	Number	Number	Number	Number	%	Number	%
Scotland	2,416,071	2,557,582	2,575,667	18,085	0.7%	159,596	6.6%
Aberdeen City	108,618	114,234	115,080	846	0.7%	6,462	5.9%
Aberdeenshire	104,226	115,223	116,421	1,198	1.0%	12,195	11.7%
Angus	52,346	55,619	55,872	253	0.5%	3,526	6.7%
Argyll and Bute	45,794	47,712	47,780	68	0.1%	1,986	4.3%
City of Edinburgh	226,247	241,433	244,131	2,698	1.1%	17,884	7.9%
Clackmannanshire	22,770	24,114	24,221	107	0.4%	1,451	6.4%
Dumfries and Galloway	70,501	74,190	74,453	263	0.4%	3,952	5.6%
Dundee City	72,165	73,689	74,026	337	0.5%	1,861	2.6%
East Ayrshire	54,231	57,654	57,873	219	0.4%	3,642	6.7%
East Dunbartonshire	43,521	45,678	46,026	348	0.8%	2,505	5.8%
East Lothian	42,145	46,332	46,672	340	0.7%	4,527	10.7%
East Renfrewshire	36,781	38,061	38,389	328	0.9%	1,608	4.4%
Falkirk	68,911	73,290	73,767	477	0.7%	4,856	7.0%
Fife	164,592	173,366	174,528	1,162	0.7%	9,936	6.0%
Glasgow City	295,295	304,013	306,000	1,987	0.7%	10,705	3.6%
Highland	105,049	115,538	116,453	915	0.8%	11,404	10.9%
Inverclyde	39,136	38,787	38,835	48	0.1%	-301	-0.8%
Midlothian	34,144	38,675	39,297	622	1.6%	5,153	15.1%
Moray	40,607	44,096	44,454	358	0.8%	3,847	9.5%
Na h-Eileanan Siar	13,759	14,577	14,599	22	0.2%	840	6.1%
North Ayrshire	64,609	67,590	67,800	210	0.3%	3,191	4.9%
North Lanarkshire	144,337	152,293	153,388	1,095	0.7%	9,051	6.3%
Orkney Islands	9,726	10,924	11,063	139	1.3%	1,337	13.7%
Perth and Kinross	66,252	70,828	71,347	519	0.7%	5,095	7.7%
Renfrewshire	81,020	84,997	85,724	727	0.9%	4,704	5.8%
Scottish Borders	53,912	57,628	57,940	312	0.5%	4,028	7.5%
Shetland Islands	10,219	11,021	11,109	88	0.8%	890	8.7%
South Ayrshire	52,665	54,635	54,942	307	0.6%	2,277	4.3%
South Lanarkshire	138,527	147,849	148,771	922	0.6%	10,244	7.4%
Stirling	38,316	40,646	40,998	352	0.9%	2,682	7.0%
West Dunbartonshire	43,880	45,056	45,104	48	0.1%	1,224	2.8%
West Lothian	71,770	77,834	78,604	770	1.0%	6,834	9.5%

Source: National Records of Scotland, Estimates of households and dwellings in Scotland, 2016, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2016>

Appendix 3: Dwellings by neighbourhood, Aberdeen City, 2017

	Total Dwellings	Occupied Dwellings		Vacant dwellings		Second homes		'Occupied exemptions'		Dwellings with a 'single adult' discount	
	n	n	%	n	%	n	%	n	%	n	%
Ashgrove	1,510	1,446	95.8%	49	3.2%	14	0.9%	177	11.7%	614	40.7%
Balgownie & Donmouth	3,055	2,983	97.6%	57	1.9%	18	0.6%	30	1.0%	1,032	33.8%
Braeside, Mannofield, Broomhill & Seafield	6,664	6,304	94.6%	247	3.7%	113	1.7%	148	2.2%	2,325	34.9%
Bucksburn	4,046	3,872	95.7%	138	3.4%	39	1.0%	50	1.2%	1,497	37.0%
City Centre	4,275	3,947	92.3%	226	5.3%	103	2.4%	441	10.3%	1,730	40.5%
Cove	3,071	3,012	98.1%	48	1.6%	16	0.5%	20	0.7%	943	30.7%
Culter	2,304	2,221	96.4%	65	2.8%	19	0.8%	44	1.9%	778	33.8%
Cults, Bieldside & Milltimber	4,219	4,079	96.7%	112	2.7%	31	0.7%	120	2.8%	968	22.9%
Cummings Park	737	724	98.2%	12	1.6%	2	0.3%	14	1.9%	221	30.0%
Danestone	1,835	1,785	97.3%	40	2.2%	11	0.6%	14	0.8%	529	28.8%
Denmore	1,519	1,485	97.8%	26	1.7%	9	0.6%	34	2.2%	379	25.0%
Dyce	3,179	3,074	96.7%	70	2.2%	35	1.1%	35	1.1%	963	30.3%
Ferryhill	5,615	5,237	93.3%	227	4.0%	151	2.7%	318	5.7%	2,301	41.0%
Froghall, Powis & Sunnybank	2,886	2,731	94.6%	135	4.7%	22	0.8%	672	23.3%	946	32.8%
Garthdee	2,615	2,505	95.8%	89	3.4%	23	0.9%	296	11.3%	1,005	38.4%
George Street	4,050	3,847	95.0%	167	4.1%	37	0.9%	770	19.0%	1,700	42.0%
Hanover	4,632	4,376	94.5%	184	4.0%	74	1.6%	823	17.8%	1,858	40.1%
Hazlehead	2,504	2,428	97.0%	61	2.4%	17	0.7%	36	1.4%	885	35.3%
Heathryfold	932	916	98.3%	15	1.6%	2	0.2%	10	1.1%	346	37.1%
Hilton	4,124	3,965	96.1%	126	3.1%	35	0.8%	256	6.2%	1,639	39.7%
Kincorth, Leggart & Nigg	4,664	4,546	97.5%	94	2.0%	25	0.5%	117	2.5%	1,628	34.9%
Kingswells	2,119	2,052	96.8%	52	2.5%	16	0.8%	23	1.1%	473	22.3%
Mastrick	3,600	3,537	98.3%	52	1.4%	12	0.3%	87	2.4%	1,432	39.8%
Middlefield	1,321	1,191	90.2%	127	9.6%	4	0.3%	19	1.4%	480	36.3%
Midstocket	2,051	1,952	95.2%	69	3.4%	30	1.5%	47	2.3%	717	35.0%
Northfield	2,306	2,277	98.7%	27	1.2%	2	0.1%	36	1.6%	775	33.6%
Old Aberdeen	1,306	1,267	97.0%	29	2.2%	10	0.8%	427	32.7%	415	31.8%
Oldmachar	4,088	4,027	98.5%	44	1.1%	22	0.5%	26	0.6%	1,113	27.2%
Rosemount	4,469	4,213	94.3%	192	4.3%	64	1.4%	391	8.7%	1,991	44.6%
Seaton	3,285	3,166	96.4%	95	2.9%	23	0.7%	542	16.5%	1,574	47.9%
Sheddocksley	2,020	1,986	98.3%	34	1.7%	2	0.1%	47	2.3%	854	42.3%
Stockethill	2,137	2,084	97.5%	47	2.2%	9	0.4%	99	4.6%	1,023	47.9%
Summerhill	1,945	1,895	97.4%	47	2.4%	4	0.2%	47	2.4%	812	41.7%
Tillydrone	2,866	2,793	97.5%	67	2.3%	6	0.2%	118	4.1%	1,310	45.7%
Torry	5,622	5,408	96.2%	175	3.1%	40	0.7%	157	2.8%	2,649	47.1%
West End	5,172	4,831	93.4%	228	4.4%	118	2.3%	190	3.7%	1,818	35.2%
Woodside	2,335	2,259	96.7%	61	2.6%	16	0.7%	173	7.4%	1,166	49.9%
Total	115,078	110,421	96.0%	3534	3.1%	1174	1.0%	6854	6.0%	42889	37.3%

Source: National Records of Scotland, Small area statistics on households and dwellings, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

Appendix 4: Council Tax bands by neighbourhood, Aberdeen City, 2016

Neighbourhood	Total dwellings	Bands A to C		Bands D to E		Bands F to H	
	n	n	%	n	%	n	%
Ashgrove	1,532	867	56.6%	597	39.0%	68	4.4%
Balgownie & Donmouth	3,023	1,417	46.9%	1,334	44.1%	272	9.0%
Braeside, Mannofield, Broomhill & Seafield	6,688	1,137	17.0%	3,026	45.2%	2,525	37.8%
Bucksburn	4,076	2,850	69.9%	1,032	25.3%	194	4.8%
City Centre	4,402	3,183	72.3%	1,126	25.6%	93	2.1%
Cove	3,029	1,246	41.1%	1,401	46.3%	382	12.6%
Culter	2,292	1,203	52.5%	519	22.6%	570	24.9%
Cults, Bielside & Milltimber	4,194	356	8.5%	943	22.5%	2,895	69.0%
Cummings Park	724	719	99.3%	5	0.7%	0	0.0%
Danestone	1,807	469	26.0%	1,004	55.6%	334	18.5%
Denmore	1,537	482	31.4%	659	42.9%	396	25.8%
Dyce	3,150	1,579	50.1%	1,098	34.9%	473	15.0%
Ferryhill	5,702	2,268	39.8%	2,824	49.5%	610	10.7%
Froghall, Powis & Sunnybank	3,056	2,296	75.1%	721	23.6%	39	1.3%
Garthdee	2,626	2,401	91.4%	176	6.7%	49	1.9%
George Street	4,699	3,692	78.6%	1,002	21.3%	5	0.1%
Hanover	4,722	3,391	71.8%	1,232	26.1%	99	2.1%
Hazlehead	2,499	629	25.2%	422	16.9%	1,448	57.9%
Heathryfold	920	899	97.7%	21	2.3%	0	0.0%
Hilton	4,113	2,698	65.6%	1,153	28.0%	262	6.4%
Kincorth, Leggart & Nigg	4,623	3,569	77.2%	766	16.6%	288	6.2%
Kingswells	2,120	159	7.5%	806	38.0%	1,155	54.5%
Mastrick	3,549	3,492	98.4%	57	1.6%	0	0.0%
Middlefield	1,358	1,354	99.7%	3	0.2%	1	0.1%
Midstocket	2,051	503	24.5%	574	28.0%	974	47.5%
Northfield	2,263	2,217	98.0%	46	2.0%	0	0.0%
Old Aberdeen	1,378	908	65.9%	411	29.8%	59	4.3%
Oldmachar	4,037	1,173	29.1%	2,077	51.4%	787	19.5%
Rosemount	4,536	2,944	64.9%	1,149	25.3%	443	9.8%
Seaton	3,304	2,739	82.9%	542	16.4%	23	0.7%
Sheddocksley	1,995	1,879	94.2%	116	5.8%	0	0.0%
Stockethill	2,125	1,862	87.6%	141	6.6%	122	5.7%
Summerhill	1,926	1,463	76.0%	196	10.2%	267	13.9%
Tillydrone	2,851	2,602	91.3%	242	8.5%	7	0.2%
Torry	5,620	5,349	95.2%	263	4.7%	8	0.1%
West	5,251	1,764	33.6%	1,481	28.2%	2,006	38.2%
Woodside	2,257	2,085	92.4%	166	7.4%	6	0.3%
Total	116,035	69,844	60.2%	29,331	25.3%	16,860	14.5%

Source: National Records of Scotland, Small area statistics on households and dwellings, available at: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/housholds/household-estimates>

Appendix 5: Dwelling Type by neighbourhood, Aberdeen City, 2016

	Total dwellings	Detached		Semi-detached		Terrace		Flat	
	n	n	%	n	%	n	%	n	%
Ashgrove	1,532	11	0.7%	59	3.9%	119	7.8%	1343	87.7%
Balgownie & Donmouth	3,023	379	12.5%	1306	43.2%	617	20.4%	721	23.9%
Braeside, Mannofield, Broomhill & Seafield	6,688	769	11.5%	2680	40.1%	646	9.7%	2593	38.8%
Bucksburn	4,076	342	8.4%	1020	25.0%	1298	31.8%	1416	34.7%
City Centre	4,402	12	0.3%	27	0.6%	108	2.5%	4255	96.7%
Cove	3,029	816	26.9%	906	29.9%	1032	34.1%	275	9.1%
Culter	2,292	546	23.8%	511	22.3%	400	17.5%	835	36.4%
Cults, Bieldside & Milltimber	4,194	2458	58.6%	875	20.9%	240	5.7%	621	14.8%
Cummings Park	724	4	0.6%	348	48.1%	274	37.8%	98	13.5%
Danestone	1,807	505	27.9%	574	31.8%	319	17.7%	409	22.6%
Denmore	1,537	543	35.3%	527	34.3%	278	18.1%	189	12.3%
Dyce	3,150	635	20.2%	1006	31.9%	676	21.5%	833	26.4%
Ferryhill	5,702	167	2.9%	647	11.3%	485	8.5%	4403	77.2%
Froghall, Powis & Sunnybank	3,056	41	1.3%	150	4.9%	205	6.7%	2660	87.0%
Garthdee	2,626	67	2.6%	475	18.1%	759	28.9%	1325	50.5%
George Street	4,699	116	2.5%	19	0.4%	28	0.6%	4536	96.5%
Hanover	4,722	20	0.4%	26	0.6%	151	3.2%	4525	95.8%
Hazlehead	2,499	715	28.6%	870	34.8%	351	14.0%	563	22.5%
Heathryfold	920	1	0.1%	88	9.6%	572	62.2%	259	28.2%
Hilton	4,113	143	3.5%	471	11.5%	566	13.8%	2933	71.3%
Kincorth, Leggart & Nigg	4,623	462	10.0%	661	14.3%	1797	38.9%	1703	36.8%
Kingswells	2,120	1374	64.8%	531	25.0%	177	8.3%	38	1.8%
Mastrick	3,549	12	0.3%	356	10.0%	2105	59.3%	1076	30.3%
Middlefield	1,358	15	1.1%	214	15.8%	68	5.0%	1061	78.1%
Midstocket	2,051	206	10.0%	424	20.7%	392	19.1%	1029	50.2%
Northfield	2,263	3	0.1%	438	19.4%	1459	64.5%	363	16.0%
Old Aberdeen	1,378	109	7.9%	46	3.3%	76	5.5%	1147	83.2%
Oldmachar	4,037	1244	30.8%	1633	40.5%	938	23.2%	222	5.5%
Rosemount	4,536	66	1.5%	230	5.1%	208	4.6%	4032	88.9%
Seaton	3,304	25	0.8%	30	0.9%	52	1.6%	3197	96.8%
Sheddocksley	1,995	2	0.1%	251	12.6%	1346	67.5%	396	19.8%
Stockethill	2,125	93	4.4%	177	8.3%	376	17.7%	1479	69.6%
Summerhill	1,926	241	12.5%	220	11.4%	605	31.4%	860	44.7%
Tillydrone	2,851	39	1.4%	212	7.4%	506	17.7%	2094	73.4%
Torry	5,620	30	0.5%	418	7.4%	540	9.6%	4632	82.4%
West End	5,251	456	8.7%	665	12.7%	610	11.6%	3520	67.0%
Woodside	2,257	24	1.1%	88	3.9%	103	4.6%	2042	90.5%
Total	116,035	12691	10.9%	19179	16.5%	20482	17.7%	63683	54.9%

Source: National Records of Scotland, Small area statistics on households and dwellings, available at:

<https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/housholds/household-estimates>



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