



Households and Dwellings - 2008 Estimates

**Stirling
By
Numbers**
May 2009

The General Register Office for Scotland (GROS) has released its updated estimates of households and dwellings for 2008. Included in the release are figures for the number and type of dwellings, vacant and occupied dwellings, second homes and also trends in household types.

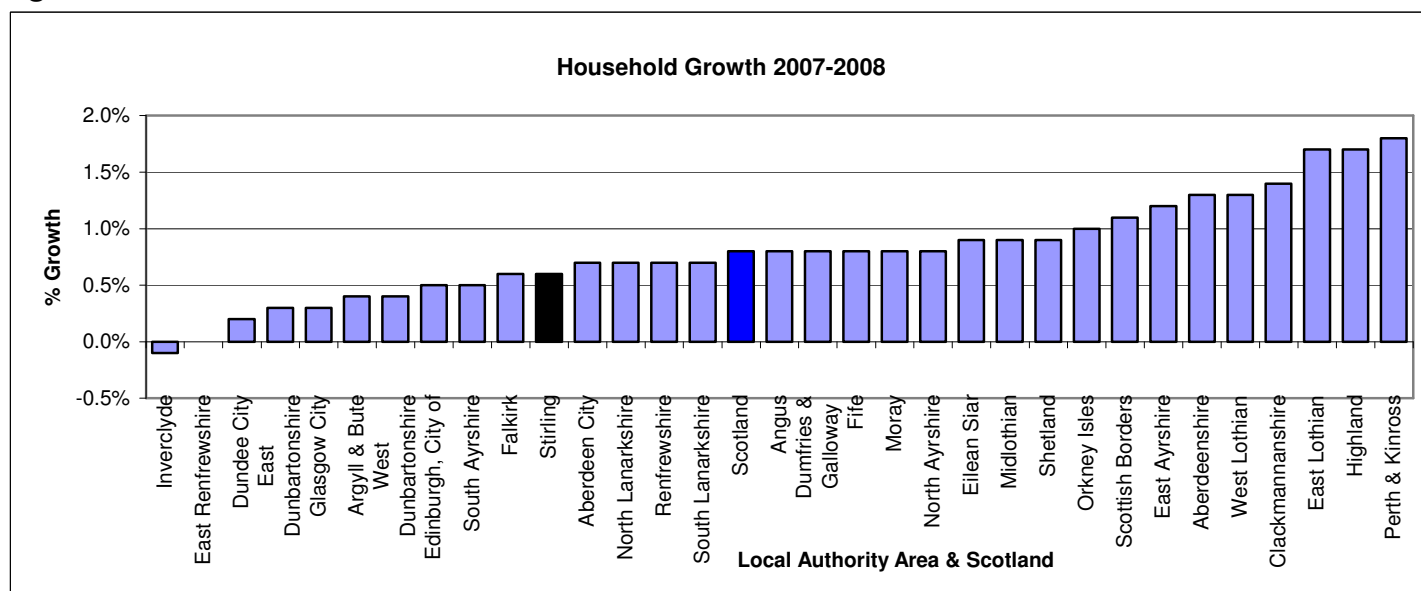
Households

“Households” refers to the people living in a particular dwelling and can be composed of various types. The number of households in Scotland has increased by between 0.8% and 1% per year since 2003 with the lowest rate (0.8%) in the past five years occurring between 2007-2008. The overall change in households since 2003 is 101,715 (4.6%). In the same period the number of households in Stirling has increased by 1,101 (3%). Year on year household growth for Stirling has been a consistent 0.6% with a single deviation to 0.8% occurring between 2004-2005. This suggests that whilst lower than the national level, household growth in Stirling has remained steady and has, so far, avoided the same slow down witnessed in Scotland as a whole in 2007-2008. Table 1, below, shows the total number of households for Stirling and Scotland over the past five years. Figure 1 shows the percentage growth in households for all local authorities in 2007-2008.

Table 1: Household numbers by year

	2003	2004	2005	2006	2007	2008
Stirling	36,454	36,658	36,958	37,164	37,328	37,555
Scotland	2,229,535	2,249,160	2,271,353	2,291,415	2,313,778	2,331,250

Fig. 1:



Dwellings

Figures on dwellings refer to accommodation itself: flats, houses etc. Because a dwelling may be lying vacant or designated as a second home, the number of dwellings will always exceed the number of households.

Since 2003 the number of dwellings in Scotland has increased by 4.4% whilst Stirling has increased by only 3.8%. Between 2007-2008 however, Stirling exceeded the national growth rate with a yearly increase of 1% compared to 0.8% for Scotland as a whole. Figure 2, below, shows a comparison for all Local Authorities and Scotland for 2007-2008. Stirling has the tenth highest percentage change for this period. Figure 3 shows the same information for the period 2003-2008 to illustrate how Stirling's dwelling growth has changed in relation to the national level.

Fig. 2:

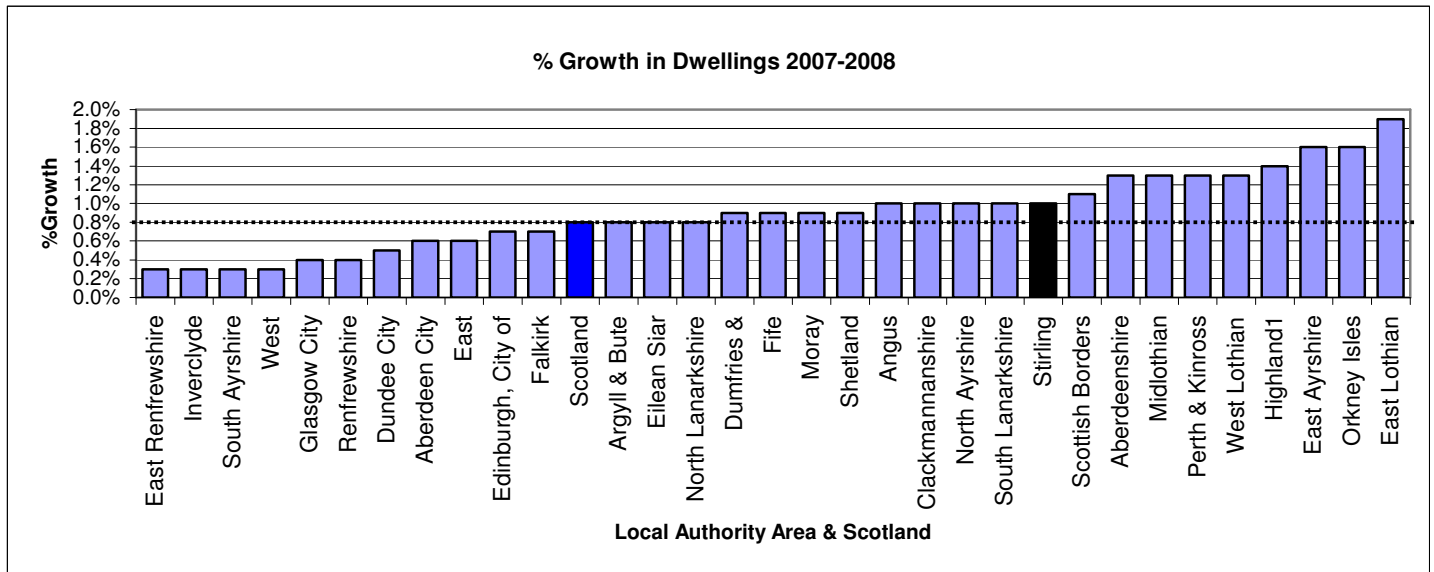
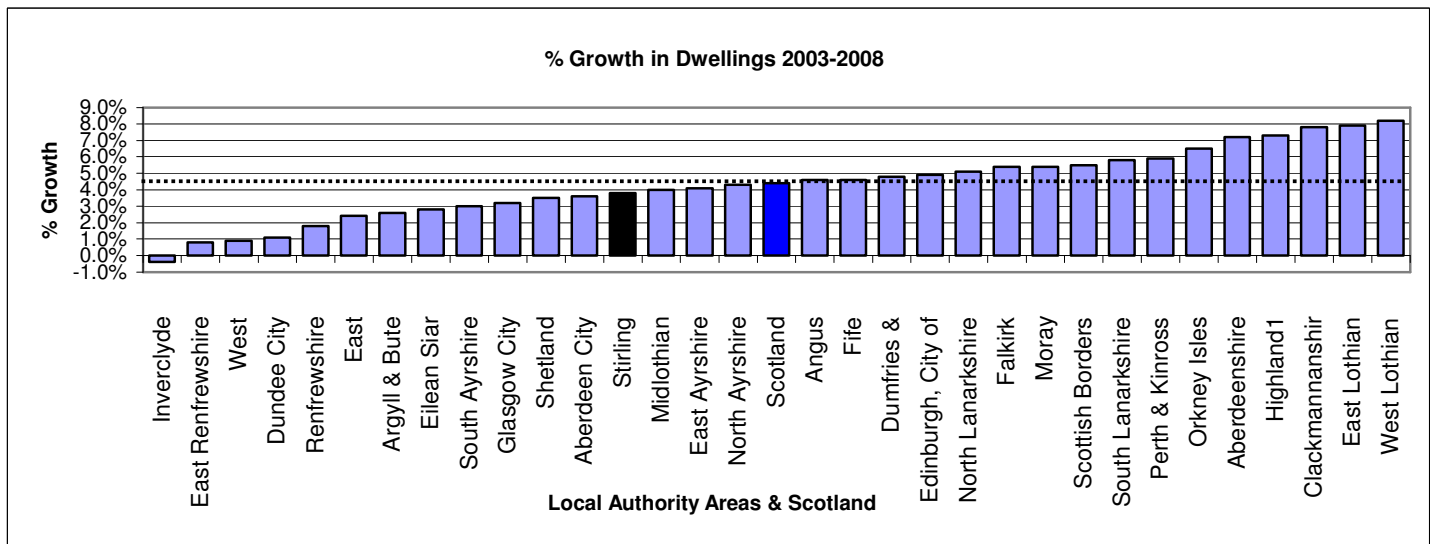


Fig. 3:



Dwelling Characteristics

The GROS figures also provide a breakdown of dwelling characteristics for each local authority area. This breakdown comprises Council Tax bands of dwelling, dwelling type and number of rooms per dwelling.

Number of Dwellings

Table 2, below, summarises some of the key figures for Stirling and Scotland in terms of the number of dwellings.

Table 2: Dwelling numbers and types: Stirling and Scotland

	Total Number of Dwellings	Occupied Dwellings	Vacant Dwellings	Second Homes	Occupied Dwellings (%)	Vacant Dwellings (%)	Second Homes (%)
Stirling	38,984	37,225	1,090	669	95%	2.8%	1.7%
Scotland	2,460,883	2,357,450	69,933	33,500	96%	2.8%	1.4%

Across all of the local authorities in Scotland Stirling is ranked 26th in terms of its total number of dwellings. However, in both absolute and proportional terms, Stirling has the tenth highest number (out of 32) of second homes and is 0.3% higher than the Scottish figure. For vacant dwellings Stirling is positioned 15th in absolute terms but 16th proportionally.

Types of Dwelling / Room Numbers

Tables 3 and 4, below, provide a brief Stirling/Scotland comparison of dwelling types and number of rooms. Of particular interest is how closely the Stirling figures on room numbers mirror the figures for Scotland, although Stirling has a slightly higher proportion of dwellings with more than four rooms.

Table 3: Dwelling types: Stirling and Scotland

	Flats	Terraced	Semi-Detached	Detached	Unknown
Stirling	28%	19%	22%	30%	1%
Scotland	38%	21%	20%	21%	1%

Table 4: Dwelling size: Stirling and Scotland

	1-3 Rooms	4-6 Rooms	7 or more Rooms	Unknown
Stirling	40%	51%	8%	1%
Scotland	42%	50%	6%	1%

Further, across Scotland as a whole, there are only five other local authorities with a higher proportion of dwellings in the "7 or more rooms" category.

Council Tax Characteristics

Within the top Council Tax band (F-H) Stirling has the third largest proportion of dwellings (26%) - after East Renfrewshire (33%) and East Dunbartonshire (29%) - and more than double the national level (12%). In terms of the bottom band (A-C) Stirling has the fourth lowest proportion of dwellings (48%) - after East Renfrewshire (28%), East Dunbartonshire (30%) and Aberdeenshire (46%) - and is well below the national level of 62).

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