

HOUSEHOLD ESTIMATES 2004

HIGHLAND SUMMARY

September 2005

Summary

- At September 2004 there were 93,211 households in Highland.
- Household growth in Highland has exceeded the Scottish Local authority average both between 1991 and 2004 and in the most recent year.
- Just under 10% of housing stock is either vacant or being used as second/holiday homes.

Introduction

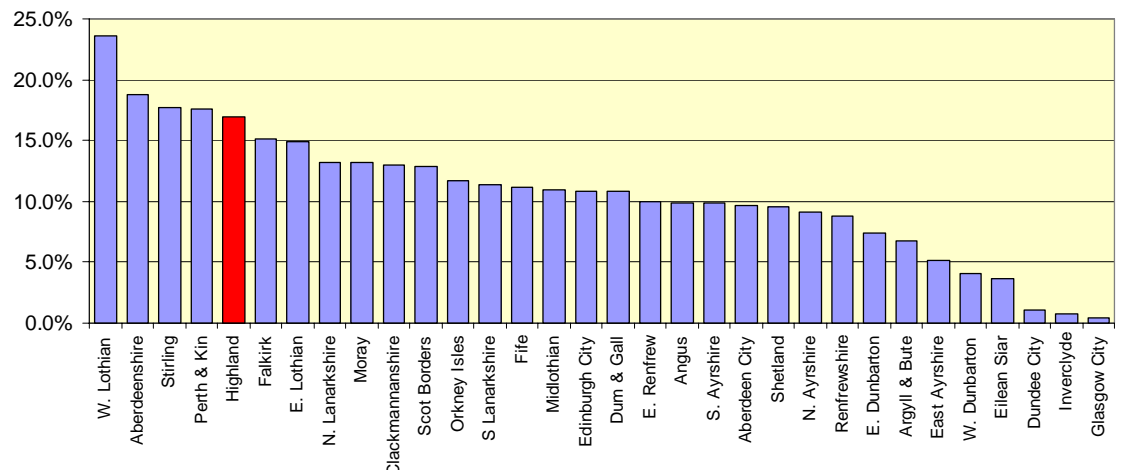
Household estimates are produced annually by the General Register Office for Scotland (GROS) and form the basis of their household projections which are published every 2 years for Local Authority areas. These estimates and projections are used, for example, to determine housing allocations for Local Plans.

Highland household estimates

There were 93,211 households in Highland in September 2004, an increase since 1991 of 16.9% (13,504 households).

This is the 5th largest percentage increase in household numbers of all Scottish Local Authorities, lower only than West Lothian (23.6%), Aberdeenshire (18.8%), Stirling (17.7%) and Perth and Kinross (17.6%). See Figure 1.

Fig 1: Household change 1991-2004, all Scottish LAs (source GROS)

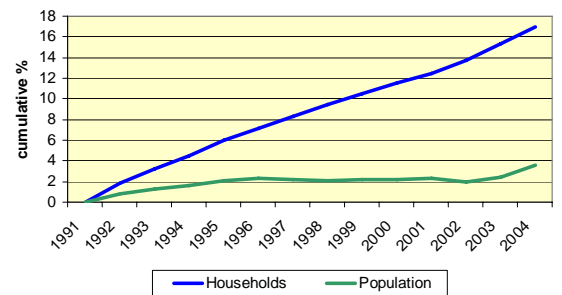


Over the last year since September 2003, the number of households has increased by 1.4% (1,307 households) which is higher than the 13 year average. This is a larger increase than the Scottish average (0.9%) and the 8th largest increase of all Scottish Local Authorities over the period.

Comparison with population change

The number of households has increased at a faster rate than the population over the same period. This is because the average household size is getting smaller, with fewer large households and more people living alone. The cumulative percentage change for both households and population between 1991 and 2004 is shown in Figure 2.

Fig 2: Cumulative population and household change, Highland, 1991-2004 (source GROS)



Dwellings

There were 104,169 dwellings in Highland in 2004, an increase of 1.4% (1,464 dwellings) since 2003. The Scottish average increase was 0.9%.

Since 2001 the number of dwellings in Highland has increased by 4,083 (4.1%), while the Scottish average was 2.4%. This is the 4th highest increase of all Scottish Local Authorities, lower only than West Lothian (4.8%), Falkirk (4.4%) and Aberdeenshire (4.5%).

Vacant/Second Homes

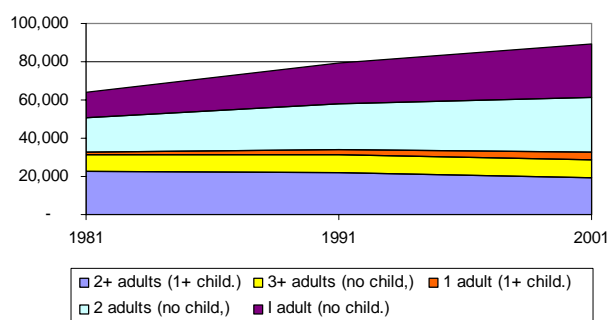
There was an estimated 9,819 second or vacant properties in Highland in 2004, an increase of 1.5% (146 properties) since mid-2003.

This represents 9.4% of Highland's housing stock, which is the 3rd largest proportion in Scotland, after Eilean Siar (14.5%) and Argyll & Bute (12.0%).

Trends in household composition

The trend in household composition in Highland between 1981 and 2001 is shown in Figure 3. It shows very clearly a reduction in the number of 2 adult with children households and a significant increase in both the number of single person households and couple households without children.

Fig 3: Household composition change, Highland 1991-2001 (source GROS)



Households by Council Area

Due to a change in methodology (see note), it is now possible to replicate the GROS household estimation process for individual Highland Council Areas. The following data uses slightly different dates and definitions, therefore the actual figures are not directly comparable with those produced by GROS, but the general trend information gives an insight into what is happening at Area level.

The percentage change in the number of dwellings (and occupied dwellings) since 2001 is shown in Figure 4. This shows that the number of dwellings has increased in all Areas during the period 2001-2004, with the greatest increases seen in Nairn and Inverness, and the smallest in Sutherland.

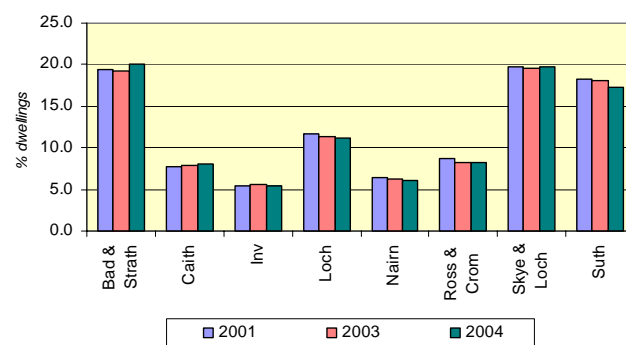
Fig 4: Percentage change in the number of dwellings and occupied dwellings by Highland Area (source: council tax records)

	% change in number of dwellings		% change in number of occupied dwellings	
	2003-04	2001-04	2003-04	2001-04
Bad & Strath	1.8	4.3	1.0	3.6
Caithness	1.2	3.5	1.1	3.3
Inverness	1.7	5.3	1.8	5.3
Lochaber	1.1	3.5	1.3	4.0
Nairn	2.4	6.0	2.6	6.4
Ross & Crom	1.3	3.9	1.4	4.5
Skye & Loch	1.6	4.5	1.4	4.5
Sutherland	0.8	2.4	1.7	3.4

Vacant or second/holiday homes by Area

The proportion of the housing stock which is vacant or being used as second/holiday homes (as defined by those claiming unoccupied discounts or exemptions from Council Tax payment) is shown in Figure 5. This reveals that the greatest percentage is in Badenoch & Strathspey (20.0%), Skye & Lochalsh (19.7%) and Sutherland (18.2%), and lowest in Inverness (5.5%).

Fig 5: Percentage of dwellings vacant or being used as a second/holiday home (source Council tax records)



Methodology note

Following a review of the methodology in 2004/05, GROS now use annual returns of Council Tax information to estimate the number of households and dwellings in Scotland. Each Council maintains a register of all domestic dwellings for Council Tax purposes, which also records whether they are entitled to any discounts or exemptions. Analysis of these discounts allows GROS to estimate the number of vacancies and second home dwellings in the housing stock.

Further details

The full GROS publication is available from: [General Register Office for Scotland - Household Estimates for Scotland by Local Authority 1991 to 2004](#)