

Scotland's Census 2022 – Housing in Aberdeenshire

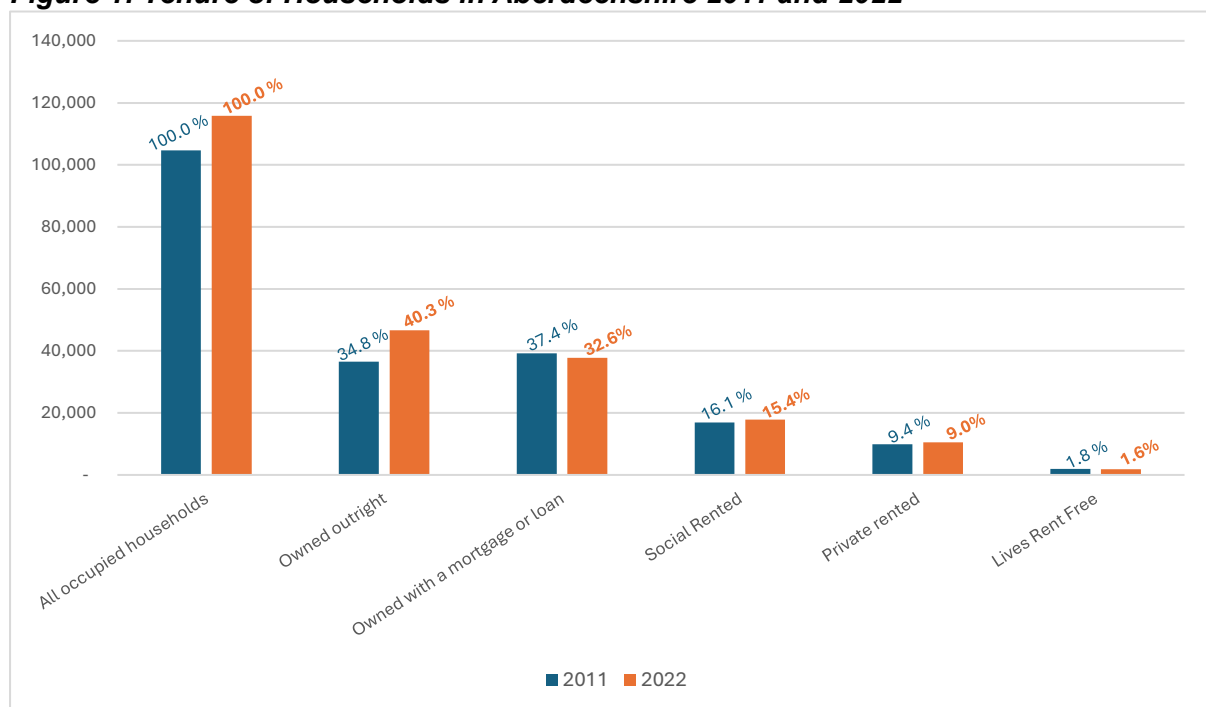
On 22 August 2024 data from the 2022 Census was published on [housing](#). These statistics show how people are living across Scotland, through household make up and the types of housing lived in. This report highlights some of the main results for Aberdeenshire. All data is available to download from [Scotland's Census website](#).

Tenure

Households

On Census Day (20 March 2022), Aberdeenshire had recorded 115,179 occupied households, an increase of 11,055 households (or 10.6%) from 2011. This is nearly double the Scottish average which increased by 5.8% between 2022 and 2011.

Figure 1: Tenure of Households in Aberdeenshire 2011 and 2022



As shown in Figure 1 above, 40.3% of households in Aberdeenshire (46,679) owned their home outright, which is well above the Scottish average of 33.9%. The increase in the number of households who owned their home outright in Aberdeenshire from 34.8% in 2011, is reflective of the national trend towards home ownership which grew from 27.8% in 2011 to 33.9% in 2022.

Meanwhile the proportion of households owned with a mortgage/loan has decreased from 37.4% (39,167) in 2011 to 32.6% (37,782) in 2022. This too corresponds with the national trend where the percentage of households with a mortgage/loan has also decreased, from 33.7% in 2011 to 28.4% in 2022.

The total number of households in social rented accommodation has slightly increased from 16,844 in 2011 to 17,843 in 2022, but the percentage of social rented households decreased from 16.1% in 2011 to 15.4% in 2022. The proportion of households in the social rented sector in Aberdeenshire in 2022 is well below the Scottish figure of 22.5%.

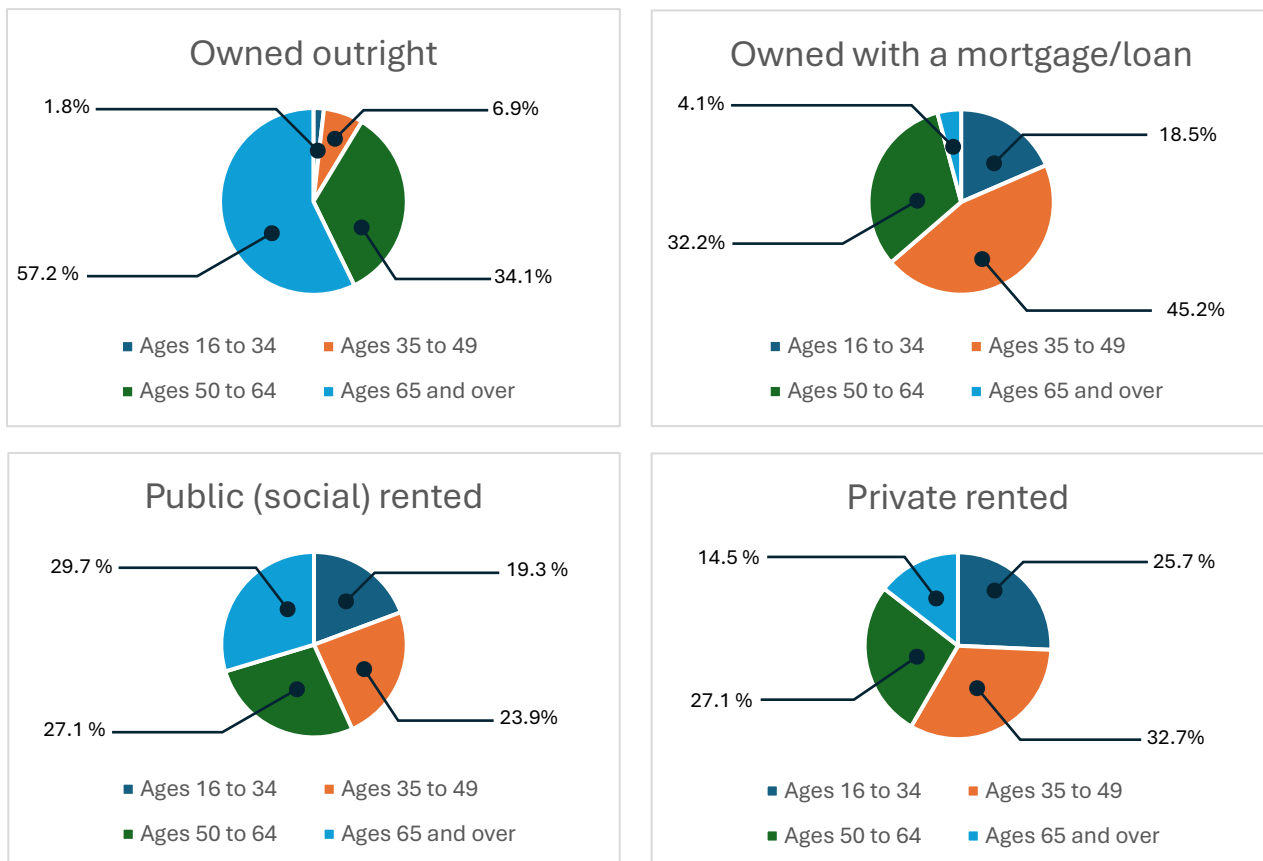
Households that rent in the private sector have remained relatively steady, with a slight increase in total number from 9,868 in 2011 to 10,503 in 2022. Despite this there was a slight decrease proportionally from 9.4% in 2011 to 9.1% in 2022.

Age

Table 1: Household tenure in Aberdeenshire by age 2022

	Owned outright	Owned with a mortgage or loan	Public (social) rented	Private rented	Lives rent free
TOTAL PERSONS	46,679	37,781	17,848	10,503	1,844
Ages 16-34	849	6,986	3,446	2,699	300
Ages 35-49	3,201	17,076	4,272	3,432	343
Ages 50-64	15,916	12,155	4,837	2,847	408
Ages 65+	26,713	1,564	5,293	1,525	789

Figure 2a-d: Aberdeenshire household tenure by age, 2022



Outright home ownership was most common for people aged 65 and older, accounting for 57.2% of all outright owned housing. This equates to 74.0% of housing for this age group being owned outright. Housing with a mortgage/loan was more common for people aged between 35 and 49 with 45.2%. The results mean that 59.5% of housing for this age group has a mortgage or is associated with a loan.

As Figure 2 demonstrates, people aged between 35 and 49 also made up the highest portion of private renters (compared to other age groups) with 32.7%. People aged between 16 and 34 had the second highest rate of private renters at 25.7%. For Scotland these results were reversed, with 16-34 year olds making up the highest portion of private renters followed by 35-49 year olds.

Despite having high ownership rates, those 65 and older also made up the highest percentage of social renters at 29.7%. 50-64 year olds make up the second largest percentage at 27.1%. Again, for Scotland these results were reversed, with 50-64 year olds making up the highest portion of public renters followed by those aged 65+.

Overcrowding and under-occupancy

Aberdeenshire has one of the lowest rates of overcrowding (i.e. the number of households that had fewer bedrooms than required) in Scotland at 1.1%, compared to the national rate of 2.4%.

Table 2: Rates of overcrowding across Scottish Council areas 2022

Council Area	Rate of overcrowding	Council Area	Rate of overcrowding
Na h-Eileanan Siar	0.8%	Stirling	1.8%
Orkney Islands	0.8%	Clackmannanshire	1.9%
Aberdeenshire	1.1%	North Ayrshire	1.9%
Shetland Islands	1.1%	East Renfrewshire	2.0%
Argyll & Bute	1.3%	West Lothian	2.0%
Dumfries & Galloway	1.3%	South Lanarkshire	2.2%
Moray	1.3%	East Lothian	2.3%
Scottish Borders	1.3%	Midlothian	2.3%
Highland	1.4%	Aberdeen City	2.4%
Angus	1.5%	Renfrewshire	2.5%
East Dunbartonshire	1.6%	West Dunbartonshire	2.6%
Perth & Kinross	1.6%	City of Edinburgh	2.7%
East Ayrshire	1.7%	Inverclyde	2.7%
Falkirk	1.7%	North Lanarkshire	3.1%
South Ayrshire	1.7%	Dundee City	3.2%
Fife	1.8%	Glasgow City	4.7%

Likewise, Aberdeenshire has one of the highest levels of under-occupancy (which is defined as having more bedrooms than required) in Scotland at 79.2%, compared to the Scottish figure of 70.3%. The rate of under-occupancy in Aberdeenshire has increased by 12.7% since 2011. Aberdeenshire is also in the top four authorities (and the only mainland authority) for percentage of households with at least 2 bedrooms more than required, 45.6% compared to 32.2% nationally.

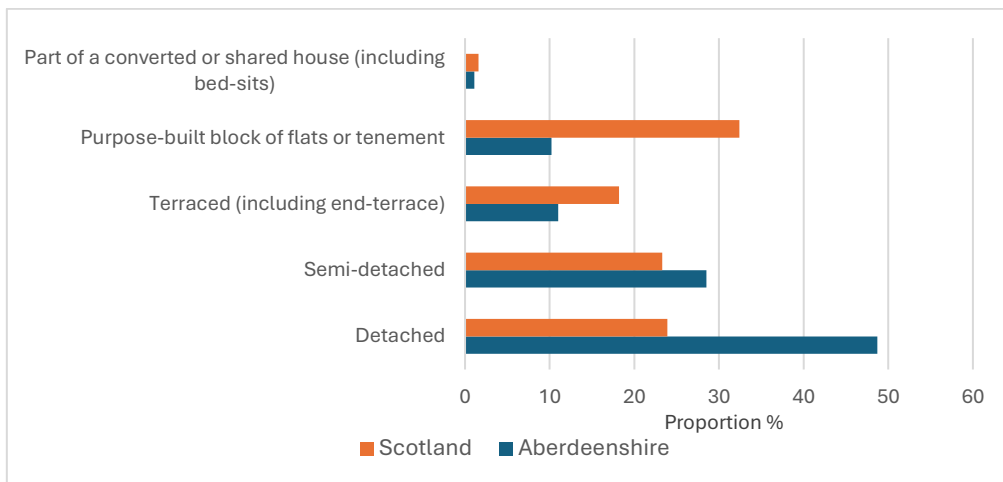
Accommodation type

Households

Aberdeenshire had the largest increase in detached housing out of all Scottish local authorities¹. Figure 3 below shows this continues to be the most popular type of housing in Aberdeenshire accounting for 48.7% (56,333 households) in 2022, up from 47.2% in 2011.

¹ <https://www.scotlandscensus.gov.uk/2022-results/scotland-s-census-2022-housing/>

Figure 3: Accommodation type, Scotland & Aberdeenshire 2022



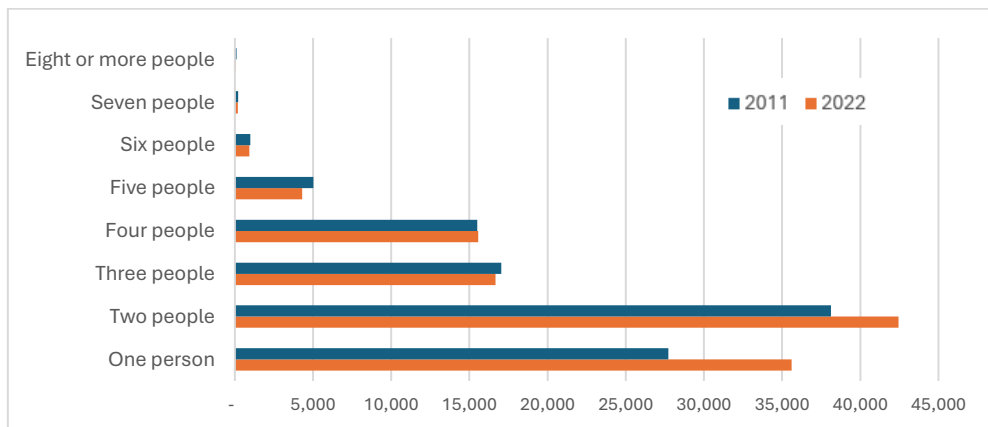
Across Scotland, flat/tenement housing is more common occurring for 32.4% of households, whereas detached housing only accounts for 23.9%.

3-bedroom houses are the most common household accommodation size in Aberdeenshire at 37.2%. This differs to the Scotland where 2-bedroom houses are most common at 35.3%. In Aberdeenshire, 65.7% of households live in houses with three or more bedrooms.

People

As Figure 4 below shows, two people households were the most common occupancy type in Aberdeenshire accounting for 36.7% (42,444 out of 115,769) of households. This is followed by one person households, which accounts for 30.7% of households. Nationally, one person households were most common at 37.1%, compared to 34.1% for two people households.

Figure 4: Household size (by number of people) Aberdeenshire 2011 and 2022



The number of one person households in Aberdeenshire has increased by 28.4% (7,870), the largest growth of any household type. This is more than double the Scottish increase of 13.0%.

Please see our summary report for [Demography and Migration](#) for more details on the types of people in households and how they live.

People living in communal establishments

Only a small percentage of Aberdeenshire's residential population live in communal establishments (e.g. student accommodation, residential homes) at 0.8%. That is only 2,006 residents out of 261,717 residents in Aberdeenshire. The proportion of Aberdeenshire's population living in communal establishments is well below the Scottish figure of 4.3%.

*Report produced by the Planning Information & Delivery Team, Aberdeenshire Council.
For more information, please contact statistics@aberdeenshire.gov.uk or visit [Scotland's Census 2022](#) website.*