



Fife results from Scotland's Census 2022

Housing

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Scotland's Census is the official count of every person and household in the country. There has been a census in Scotland every 10 years since 1801, except 1941. The 2021 census in Scotland was moved to 2022 due to the impact of the COVID-19 pandemic. The answers people give to census questions help build up a picture of the population. Government and other service providers rely on census data to make important decisions. Scotland's census collection phase took place between 28 February and 1 June 2022.

This briefing is the sixth in a series of topic summaries, and provides census data on housing and people living in communal establishments. These statistics show Scotland's people, where they live, and how they are changing.

Tenure: owning or renting

Census data on tenure describes whether a household rents or owns the accommodation they live in. The census looks at counts of households (groups of people), rather than counts of the accommodation (actual houses, flats, etc.), and don't include empty properties. The Scottish Government publishes data on housing stocks [Stock by Tenure to end March 2022 - Housing Statistics 2022 & 2023: Key Trends Summary - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/consultation-papers/census-2022-housing-statistics-2022-2023-key-trends-summary/) which provides a better indication of housing supply by tenure.

In Fife in 2022, there were 169,573 households with at least one usual resident. This is up 8,621 (5.4%) from 2011, and is similar to the increase at the Scottish level of 5.8%. Around 63% of households in Fife owned their own homes, either outright, with a mortgage, or a shared rent or equity arrangement, similar to Scotland as a whole, and virtually unchanged from 2011. One-third of households (33%) rented their home either from their local council or housing association, or private landlord, slightly lower than the Scottish average of 35.4%, and again almost the same level as in 2011. Around 1.3% of households in Fife lived rent free, similar to Scotland overall.

The number of households that owned their home outright increased compared to the previous census, with 36% owned outright in 2022 compared with 29.4% in 2011. This is slightly higher than the Scotland level of 34%. National Records of Scotland suggests that this increase is mainly due to Scotland's ageing population, where there are more older people now than in previous years, and home owners in older age groups are likely to have had longer to pay off their mortgage. In contrast, there has been a reduction in households that own their home with a mortgage, reducing from 35% in 2011 to 28.6% in 2022. This is related to the increase in households owning outright, as most of these households are likely to have had a mortgage and paid it off.

The rented sector has seen less of a change than the owner occupied over the last decade. Those households in social rented accommodation, either from a local council or housing association, have decreased from 23% in 2011 to 21.9% in 2022. In the private rented sector, slightly more people are now renting privately (11.6%) compared with 11.2% in 2011.

Figure 1 shows the number of households by household tenure in Fife.

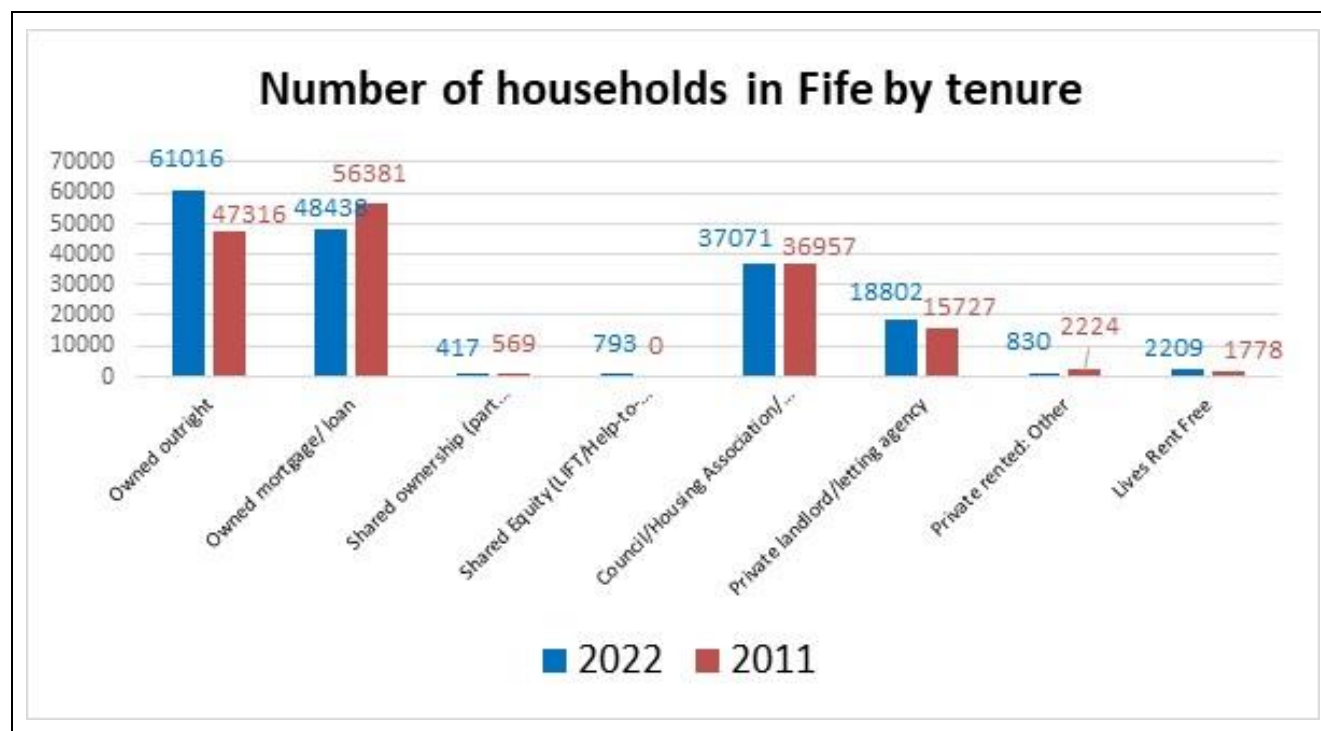


Figure 1. Number of households in Fife by tenure (Census 2022, 2011)

Looking at the age profile of household tenure, the census figures choose one household reference person (HRP) for each household. The HRP can generally be thought of as the 'householder'. Analysis by age shows that the increase in households owning outright is related to the ageing population in Scotland. The majority of the increase in households owning outright is due to increases in older age groups.

In 2022, the percentage of Fife households that own their home, either through owned outright, mortgage, or shared ownership, increased with age, from 9.7% for those aged under 35, to 36.3% for the 65 and over age group. Not all age groups however have seen the same changes in the owned sector over the last decade. The 35-49 age group reduced from 28.7% in 2011 to 21.2% in 2022, while the over 65 age group increased from 29.5% in 2011, to 36.3% in 2022. The 16-34, and the 50-64 age groups remaining unchanged during this time period.

The social rented sector, also shows an increase in the percentage of people from younger to older age groups, increasing from 18.5% for the 16-34 age group, to 30% in the 50-64 age group. However, the 65 and over age group percentage falls back to 26%. While there has hardly been any change in the percentages of the 16-34, and 65 and over age groups since 2011, those aged 35-49 have reduced by around 3%, while the 50-64 age group has increased by just under 6%.

For the private rented sector, the opposite pattern emerges, where higher proportions of households are in the younger age groups and lower numbers in the older age groups. Those aged 16-34 in this sector account for 35.7%, reducing to 15.7% for the over 65 age group.

Figure 2 shows household tenure by age group for Fife.

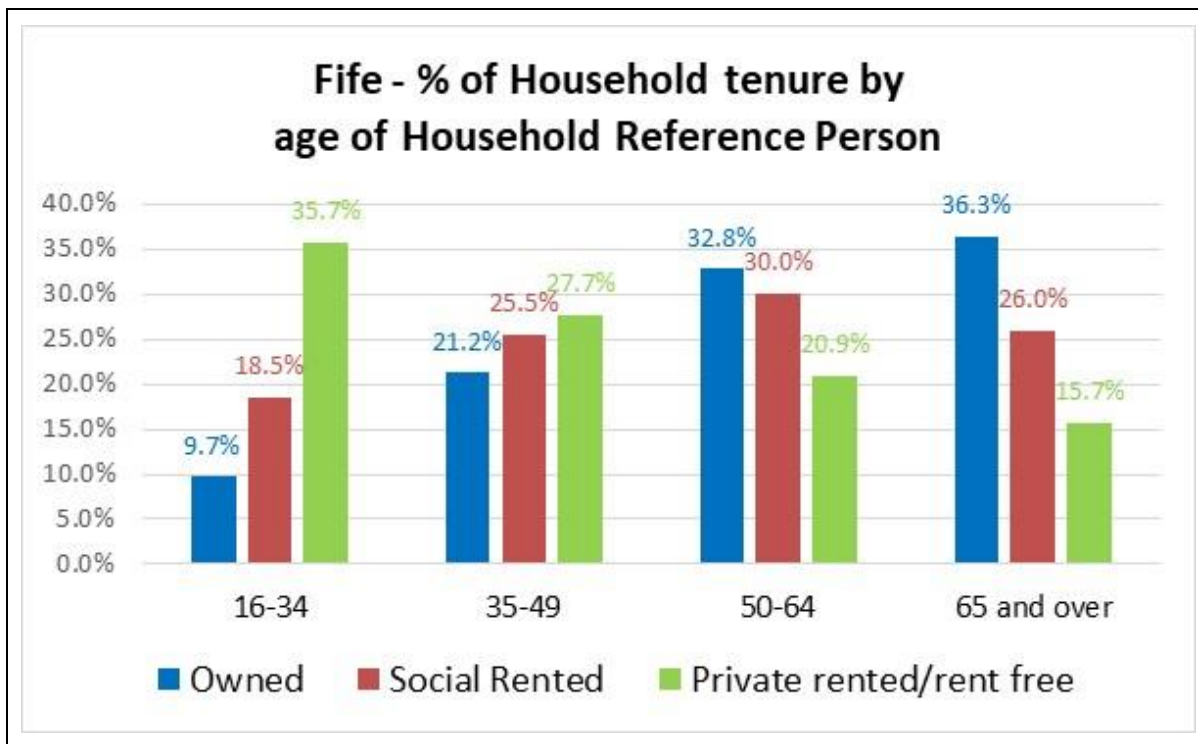


Figure 2. % of Household tenure by age of Household Reference Person Fife (Census 2022)

Overcrowding and under-occupancy

The census collects information on the number of people in each household. It also collects information on the number of bedrooms in each household's accommodation. Gathering this information allows for the calculation of whether a household has the required number of bedrooms. This is worked out by using the 'bedroom standard' from the Housing (Overcrowding) Bill 2003.

If a household has more bedrooms than it needs, it is described as **under-occupied**. It will have an occupancy rating of +1 or higher. A rating of +1 means one more bedroom than required. A rating of +2 means two more bedrooms than required.

If a household has fewer bedrooms than it needs, it is described as **overcrowded**. It will have an occupancy rating of -1 or lower. A rating of -1 means one fewer bedroom than required. Further information on occupancy ratings and the bedroom standard is available on the Census website in the census metadata section. It is worthwhile to highlight that households may not consider themselves to be overcrowded or under-occupied, even though the bedroom standard criteria may classify them as such.

In 2022, 126,346 (74.5%) of households in Fife had more bedrooms than required. This is slightly higher than for Scotland at 70.3%. For over occupancy, 3,133 households (1.8%) had fewer bedrooms than required, slightly lower than the Scottish average of 2.4%. The remaining 40,094 Fife households (23.6%) were in line with the standard required number of bedrooms, again slightly lower than for Scotland at 27.4%.

Under-occupied households

Around 60,213 households in Fife (35.5%) had an occupancy rating of +2 or higher. This means that in 2022, just over one-third of Fife households had at least 2 more bedrooms than they needed, and is higher than the Scottish average figure of 32.2%. Island council areas tend to have higher rates of under-occupancy, ranging from 40% to 51% of households, as does more rural areas that have lower population density. More rural areas tend to have a lot more

households living in houses than in flats, and more bedrooms on average. They also have relatively more people in older age groups.

Overcrowded households

Just under 2% of households in Fife had at least one fewer bedroom than required. These households are described as overcrowded using the bedroom standard. More urban areas, such as 'City councils' tend to have higher rates of overcrowding. Similarly, council areas near a large city area also show higher rates of overcrowding. Unfortunately, 2011 Census data on overcrowding is not directly comparable with the 2022 data, as number of rooms was used in 2011, compared with number of bedrooms in the 2022 Census questions.

Accommodation Type

In Fife, the most common type of accommodation is 'semi-detached', accounting for 44,603 (26.3%) and similar to the 2011 percentage figure. This is closely followed by 'detached' accommodation, where there were 44,134 households (26.0%), slightly up from the 2011 figure of 24%. This is in contrast to the Scottish picture which shows that detached houses (23.9%) are slightly more common than semi-detached (23.3%), and both have lower levels compared with Fife.

For terraced housing (including end-terraced) there were 39,357 properties (23.2%), similar to the level in 2011.

Flats (including maisonettes and apartments) accounted for 37,464 (22.1%) of Fife properties, in line with the proportion in 2011. This is lower than the Scottish picture, where 34% of households live in a tenement or purpose-built block of flats.

In 2022, the number of people living in shared, commercial or caravan/mobile structures, all reduced from 2011 levels.

Figure 3 shows the percentage of households living in each type of accommodation.

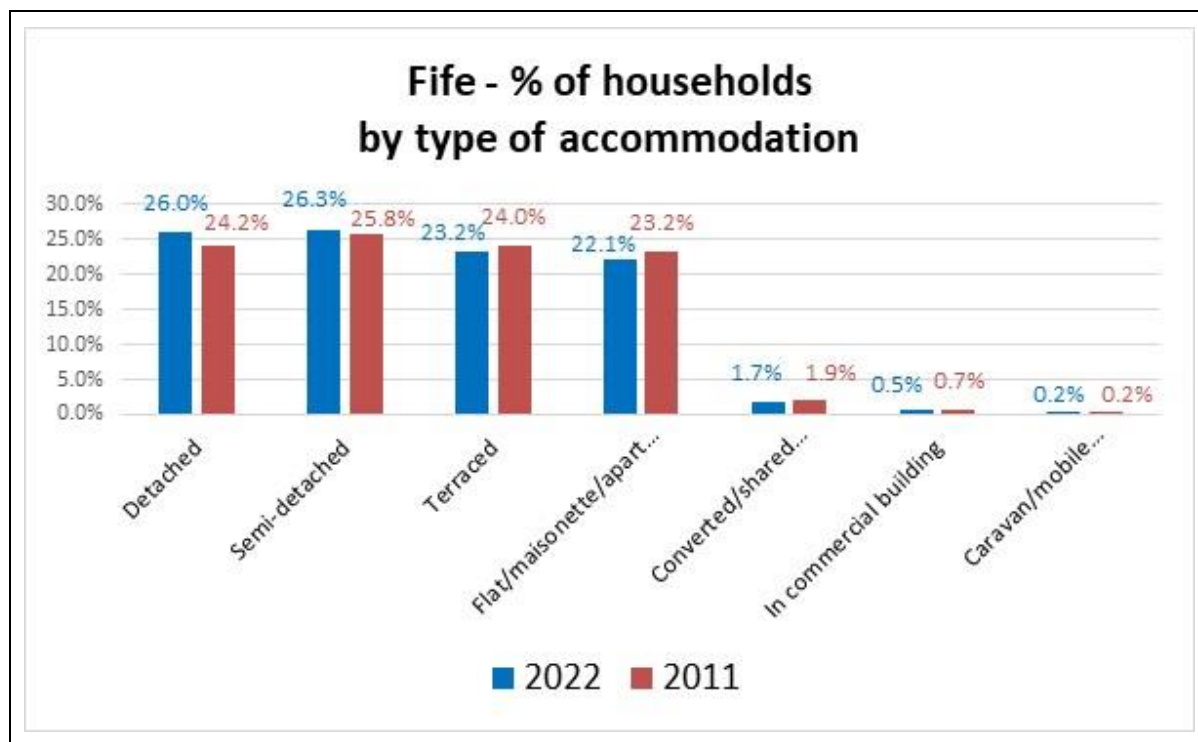


Figure 3. Percentage of households by type of accommodation in Fife (Census 2022, 2011)

People living in communal establishments

In 2022 in Fife, there were 7,594 people living in communal establishments, a decrease of 164 from 2011.

The largest group of people living in communal establishments in Fife were those living in student accommodation or halls of residence. There were 4,189 in this group, making up 55.2% of all people living in communal establishments in Fife. This is an increase of 455 people (12.2%) from 2011. This reflects an increase in the number of university students over the past decade

The next largest group were those living in care homes or other medical care establishments. In 2022, there were 2,592 people living in these establishments in Fife, a decrease of 373 (-12.6%) from 2011. This is in contrast to an increasing number of older people in Fife over the same period and may be explained by Government and local authority policies aimed at supporting older people to live independently in their own homes.

There were also 811 people in 2022 living in other types of communal establishments in Fife. These include, defence establishments, residential schools, hotels, guest houses, bed and breakfasts, youth hostels, homeless shelters, and holiday accommodation. This is a decrease of 248 people (-23.4%) from 2011.

Figure 4 shows the number of people in communal establishments in Fife.

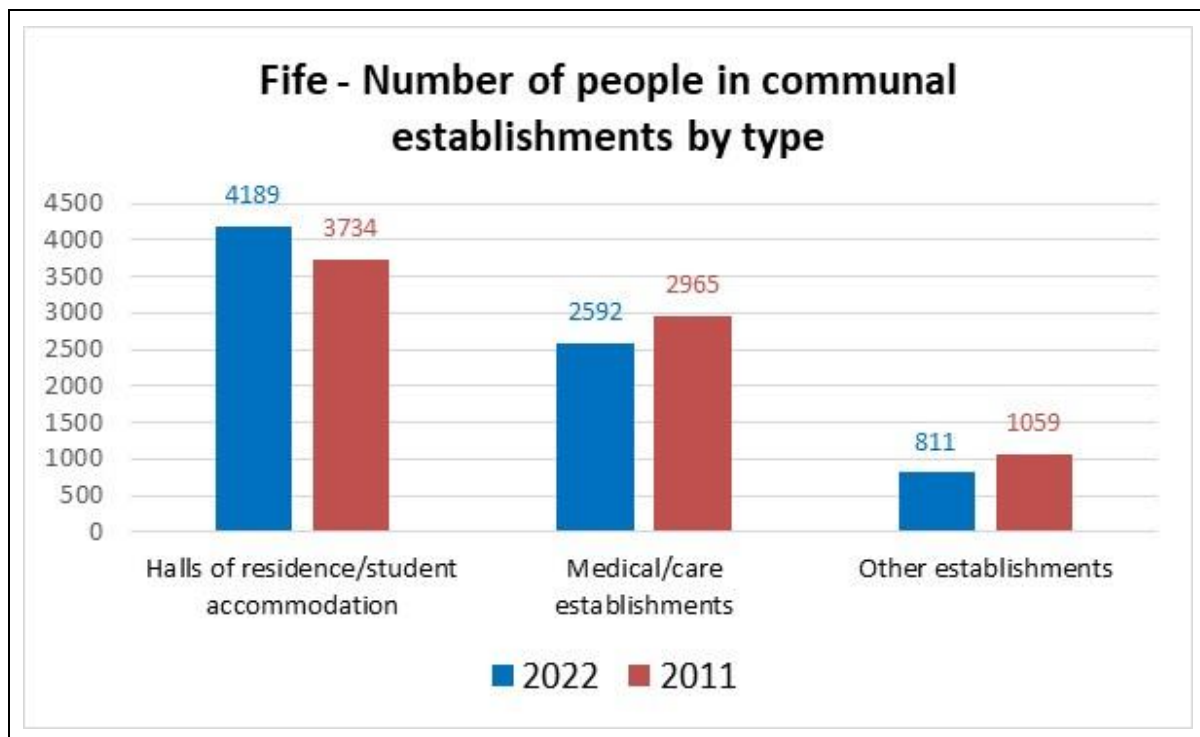


Figure 4. Number of people in communal establishments in Fife by type (Census 2022, 2011)

Census Results

Fife briefings on Scotland's Census 2022 are available from [Census | KnowFife](#)

To access Census results, please go to [Scotland's Census \(scotlandscensus.gov.uk\)](https://scotlandscensus.gov.uk)