

## = Housing in Scotland =

Housing in Scotland includes all forms of built habitation in what is now Scotland , from the earliest period of human occupation to the present day . The oldest house in Scotland dates from the Mesolithic era . In the Neolithic era settled farming led to the construction of the first stone houses . There is also evidence from this period of large timber halls . In the Bronze Age there were cellular round houses , crannogs ( built on artificial islands ) and hillforts that enclosed large settlements . In the Iron Age cellular houses begin to be replaced on the northern isles by simple Atlantic roundhouses , substantial circular buildings with a drystone construction . The largest constructions that date from this era are the circular brochs and duns and wheelhouses .

In the Middle Ages cruck timber construction was used in cottages , but the most common building material was stone . From the twelfth century , burghs contained the houses of significant inhabitants , but little has survived of the urban housing of the poor . In the early modern era most of the population was housed in small hamlets and isolated dwellings . Most farming was based on the Lowland fermtoun or Highland baile . As the population expanded , some of these settlements were sub @-@ divided to create new hamlets , with temporary sheilings becoming permanent settlements . The standard layout of a house was a byre @-@ dwelling or long house , with humans and livestock sharing a common roof . Cottages in the Highlands tended to be cruder while those from the Lowlands had distinct rooms and were clad with plaster or paint and even had glazed windows . In towns , traditional thatched half @-@ timbered houses occurred beside the larger , stone and slate @-@ roofed town houses of merchants and the urban gentry . In the eighteenth century new farm buildings replaced the fermtoun and regional diversity was replaced with a standardisation of building forms . The Industrial Revolution transformed the scale of Scottish towns . Gridiron plans were used to lay out new towns in Edinburgh , Glasgow and smaller burghs . In Glasgow the growing workforce was lived in squalid sub @-@ urban tenements like those of the Gorbals . New towns aimed at improving society through the foundation of architecturally designed communities , were an important part of Scottish thinking from the mid @-@ eighteenth century .

After the First World War the government responded to urban deprivation with a massive programme of council house building . Many were on greenfield sites of semi @-@ detached homes or terraced cottages . In the 1930s schemes tended to be more cheaply built , but a survey of 1936 found that almost half of Scotland 's houses were still inadequate . There was also extensive private building of sub @-@ urban " bungalow belts " , particularly around Edinburgh . From the mid @-@ twentieth century , public architecture became more utilitarian , as part of the impulse to produce a comprehensive welfare state and the influence of modernism . As the post @-@ war desire for urban regeneration gained momentum it would focus on the tower block . Another solution adopted in Scotland was the building of new towns like Glenrothes and Cumbernauld . Initially praised , they were receiving heavy criticism by the twenty @-@ first century . The creation of Scottish Homes in 1989 increased the stock of private housing and reducing the role of the state sector and the direction of planning by local authorities . The 1980s saw the growth of speculative house building by developers , many introducing English brick and half @-@ timbered vernacular styles to Scotland . Sales of council houses were also popular in Scotland . There have been increasing attempts to preserve much of what survives from Scotland 's architectural heritage and programmes of urban regeneration resulting in a return of resident populations to major urban centres . By 2011 there were 2 @. 37 million households of which over sixty per cent were owner occupied . The number of single occupied household increased since 2001 largely accounting for an increase in the number of households . The devolved Scottish government took a distinct perspective on homelessness , making accommodation a right for the voluntarily homeless .

## = = Prehistory = =

## = = = Stone Age = = =

The oldest house for which there is evidence in Scotland is the oval structure of wooden posts found at South Queensferry near the Firth of Forth , dating from the Mesolithic period , about 8240 BCE . The earliest stone structures are probably the three hearths found at Jura , dated to about 6000 BCE . With the development of agriculture , groups of settlers began building stone houses on what is now Scottish soil in the Neolithic era , around 6 @, @ 000 years ago , and the first villages around 500 years later . Neolithic habitation sites are particularly common and well @-@ preserved in the Northern and Western Isles , where a lack of trees led to most structures being built of local stone . The stone building at Knap of Howar at Papa Westray , Orkney is one of the oldest surviving houses in north @-@ west Europe , making use of locally gathered rubble in a dry @-@ stone construction , it was probably occupied for 900 years , between 3700 and 2800 BCE . Skara Brae on the Mainland of Orkney also dates from this era , occupied from about 3100 to 2500 BCE and is Europe 's most complete Neolithic village . From the Neolithic era there is evidence of timber halls . These are probably unique to Scotland and were massive roofed buildings made of oak , all of which seem to have been subsequently burnt down . There is debate as to the role of these buildings , which have been seen variously as regular farming homesteads of Neolithic families and as related to a series of monumental constructions such as barrows . The hall at Balbridie , Aberdeenshire was 85 feet ( 26 m ) long , 43 feet ( 13 m ) wide and may have had a roof 30 feet ( 9 m ) high , making it large enough to accommodate up to 50 people .

= = = Bronze Age = = =

As bronze working developed from about 2000 BCE , there was a decline in the building of large new structures , which , with a reduction of the total area under cultivation , suggests a fall in population . From the Early and Middle Bronze Age there is evidence of cellular round houses of stone , as at Jarlshof and Sumburgh on Shetland . At Jarlshof these are oval houses with thick stone walls , which may have been partly subterranean at the earliest period of inhabitation , a technique that provided both structural stability and insulation . There is also evidence of the occupation of crannogs , roundhouses partially or entirely built on artificial islands , usually in lakes , rivers and estuarine waters . They were often constructed of layers of brushwood and rubble . Sometimes they were revetted around the edges with vertical piles and sometimes surfaced with logs of oak . As elsewhere in Europe , hill forts were first introduced in this period , including the occupation of Eildon hill near Melrose in the Scottish Borders , from around 1000 BCE , which accommodated several hundred houses on a fortified hilltop , and Traprain Law in East Lothian , which had a 20 @-@ acre enclosure , sectioned in two places west of the summit , made up of a coursed , stone wall with a rubble core .

= = = Iron Age = = =

In the early Iron Age , from the seventh century BCE , cellular houses begin to be replaced on the northern isles by simple Atlantic roundhouses , substantial circular buildings with a drystone construction . Important examples are at Quanterness , Bu , Pierowall , and Tofts Ness on Orkney , and at Clickhimin on Shetland . From about 400 BCE more complex Atlantic roundhouses began to be built , as at Howe , Orkney and Crosskirk , Caithness . The largest constructions that date from this era are the circular broch towers , probably dating from about 200 BCE . Most ruins only survive up to a few metres above ground level , although there are five extant examples of towers whose walls still exceed 21 feet ( 6 m ) in height . There are at least 100 broch sites in Scotland . Despite extensive research , their purpose and the nature of the societies that created them are still a matter of debate . Archaeologists since the 1960s have distinguished brochs from smaller structures of similar construction , usually called duns . The heaviest evidence of the occupation of crannogs was in this era , but they would continue to be used until the Middle Ages . This period also saw the beginnings of wheelhouses , a roundhouse with a characteristic outer wall , within which was a circle of stone piers ( bearing a resemblance to the spokes of a wheel ) , but these would flourish most in the era of Roman occupation . There is evidence for about 1 @, @ 000 Iron Age hillforts in Scotland

, most located below the Clyde @-@ Forth line . The majority are circular , with a single palisade around an enclosure . They appear to have been largely abandoned in the Roman period , but some seem to have been reoccupied after their departure .

= = Middle Ages = =

= = = Rural houses = = =

Very few rural houses have survived from the Medieval era in Scotland . As in England , cruck construction was used , employing pairs of curved timbers to support the roof , however , unlike in England , they were usually hidden from view . The major timbers often belonged to the local laird and were known as " master 's wood " or " master 's timbers " and were often reused . The responsibility for infilling the walls usually belonged to the tenants . There was extensive use of turf to fill in the walls , sometimes on a stone base , but they were not long lasting and had to be rebuilt perhaps as often as every two or three years . In some regions , including the south @-@ west and around Dundee , solid clay walls were used , or combinations of clay , turf and stray , rendered with clay or lime to make them weatherproof . With a lack of long span structural timber , the most common building material was stone , employed in both mortared and dry stone construction . Different regions used broom , heather , straw , turfs or reeds for roofing . Central to most houses was the hearth . The simplest were in the centre of the floor , with smoke exiting through a hole in the roof and this form tended to be used longer in the Highlands . More developed forms had a backstone of a single flagstone or walling . There is evidence of Lowland houses with canopies for smoke extraction .

= = = Burghs = = =

From the twelfth century , burghs , towns that were granted certain legal privileges from the crown , developed , particularly on the east coast . They were typically surrounded by a palisade or had a castle and usually had a market place , with a widened high street or junction , often marked by a mercat cross , beside houses for the nobles , burgesses and other significant inhabitants , which were often built in a relatively elaborate style and by the end of the period some would have had slate roofs or tiles . Very little has survived of the houses of the urban poor . They were probably largely located in the backlands , away from the main street frontages . From Aberdeen and Perth there is evidence of nearly forty buildings dating from the twelfth to the fourteenth centuries , with walls of planks or wattles .

= = Early modern = =

= = = Rural settlement = = =

Most of the early modern population , in both the Lowlands and Highlands , was housed in small hamlets and isolated dwellings . Most farming was based on the lowland fermtoun or highland baile , settlements of a handful of families that jointly farmed an area notionally suitable for two or three plough teams . As the population expanded , some of these settlements were sub @-@ divided to create new hamlets and more marginal land was settled , with sheilings ( clusters of huts occupied while summer pasture was being used for grazing ) , becoming permanent settlements . The standard layout of a house throughout Scotland before agricultural improvement was a byre @-@ dwelling or long house or blackhouse with humans and livestock sharing a common roof , often separated by only a partition wall , leading to the byre ( barn ) Contemporaries noted that cottages in the Highlands and Islands tended to be cruder , with single rooms , slit windows and earthen floors , often shared by a large family . In contrast , many Lowland cottages had distinct rooms and

chambers , were clad with plaster or paint and even had glazed windows .

= = = Urban settlement = = =

By the sixteenth century perhaps ten per cent of the population lived in one of the many burghs . A characteristic of Scottish burghs were long main streets of tall buildings , with vennels , wynds and alleys leading off it , many of which survive today . Many houses in Scottish towns had forms derived from those in major urban centres in Tuscany and the Low Countries , although realised with traditional Scottish techniques and materials . Timber @-@ framed houses were common across urban centres in Europe , but , perhaps because of the shortage of large timbers and an abundance of workable stone in Scotland , houses with only timber fronts were more common . Despite the logistical problems timbered houses enjoyed a resurgence in the late sixteenth century , particularly in Edinburgh where there were large numbers of board , jettied and boarded construction . Increasingly half @-@ timbered houses occurred beside the larger , stone and slate @-@ roofed town houses of merchants and the urban gentry . By the late seventeenth century these had taken on a recognisably Flemish or Dutch appearance . They were often narrow , with four stories , gabled and crow stepped , but often built in stone and harl . They sometimes had ground floor arcades or piazzas . Most wooden thatched houses have not survived , but stone houses of the period can be seen in Edinburgh at Lady Stair 's House , Acheson House and the six @-@ story Gladstone 's Land , an early example of the tendency to build upward in the increasingly crowded towns , producing horizontally divided tenements .

= = Improvement and Industrial Revolution = =

= = = Agricultural improvement = = =

In the eighteenth century there was a conscious attempt to improve agriculture among the gentry and nobility . The Society of Improvers was founded in 1723 , including in its 300 members dukes , earls , lairds and landlords . Enclosures began to displace the runrig system and free pasture . New farm buildings , often based on designs in patterns books , replaced the fermtoun , and regional diversity was replaced with a standardisation of building forms . Smaller farms retained the linear outline of the longhouse , with dwelling house , barn and byre in a row , but in larger farms a three- or four @-@ sided layout became common , separating the dwelling house from barns and servants quarters . Hundreds of thousands of cottars and tenant farmers from central and southern Scotland were forcibly moved from the farms and small holdings their families had occupied for hundreds of years . Many small settlements were dismantled . Of those that remained many were now crofters : poor families living on " crofts " ? very small rented farms with indefinite tenure used to raise various crops and animals , with kelping , fishing , spinning of linen and military service as important sources of revenue . Many lived in blackhouses with double thickness walls about 6 feet ( 2 m ) high , made of local stone and packed with rubble and earth and thatched with reeds . They were unfaced inside and were usually warmed by a peat fire on a slab floor , the smoke from which gave them their name . Others were forced either to the new purpose @-@ built villages built by the landowners such as John Cockburn at Ormiston and Archibald Grant 's Monymusk , to the new industrial centres of Glasgow , Edinburgh , northern England , or to Canada or the United States .

= = = Urban growth = = =

The Industrial Revolution transformed the scale of Scottish towns . In Edinburgh classicism , together with its reputation as a major centre of the Enlightenment , resulted in the city being nicknamed " The Athens of the North " . In the second half of the eighteenth century a New Town of classically inspired buildings was laid out according to a plan drawn up by James Craig . This gridiron plan , building forms and the architectural detailing would be copied by many smaller towns

throughout Scotland , although rendered in locally quarried materials .

With industrialisation Glasgow became the " second city of the Empire " , growing from a population of 77 @, @ 385 in 1801 to 274 @, @ 324 by 1841 . Between 1780 and 1830 three middle class " new towns " were laid out on gridiron plans , similar to those in Edinburgh , to the south and west of the old town . The other side of increasing wealth and planned architecture for the aristocracy and middle classes was the growth of urban sprawl . In Glasgow the growing workforce was left to the mercy of market forces as sub @-@ urban tenements were thrown up , particularly to the east of the city , like those of the Gorbals to the south , where overcrowding , lack of sanitation and general poverty contributed to disease , crime , and very low life expediency .

Urban centres increasing made use of locally mined stone . While Edinburgh made extensive use of yellow sandstone , the commercial centre and tenements of Glasgow were built in distinctive red sandstone . After a major fire in the largely wooden Aberdeen in the 1740s , the city fathers decreed that major buildings should be in the locally abundant granite , beginning a new phase in large @-@ scale mining and leading to the " granite city " , becoming a centre of a major industry in the nineteenth century , which supplied Scotland and England with faced stone , pavement slabs and pillars .

= = = New towns = = =

The sometimes utopian concept of the new town , aimed at improving society through the foundation of architecturally designed communities , was an important part of Scottish thinking from the mid @-@ eighteenth to the twentieth century . In addition to the new towns of Edinburgh and Glasgow , these included the complete rebuilding of Inverary for John Campbell , 5th Duke of Argyll by John Adam and Robert Mylne , between 1772 and 1800 . Helensburgh near Glasgow was laid out in 1776 on a gridiron plan . From 1800 , Robert Owen 's New Lanark , designed as a self @-@ contained community , combining industry with ordered and improved living conditions , was an important milestone in the historical development of urban planning .

Scotland also produced one of the major figures in urban planning in sociologist Patrick Geddes ( 1854 ? 1932 ) , who developed the concept of conurbation , and discarded the idea of " sweeping clearances " to remove existing housing and the imposition of the gridiron plan , in favour of " conservative surgery " : retaining the best buildings in an area and removing the worst . He put this into practice , purchasing and improving slum tenements in James Court , and in new developments at Ramsay Garden , Edinburgh .

= = Twentieth century = =

= = = Council housing and slum clearance = = =

In the twentieth century the distinctive Scottish use of stone architecture declined as it was replaced by cheaper alternatives such as Portland cement , concrete , and mass @-@ production brick . Stone would however be retained as a material for some housing stock in Edinburgh , Aberdeen and Dumfries , and would undergo revivals . During the First World War the government became increasingly aware of Scotland 's housing problems , particularly after the Glasgow rent strike of 1915 . A royal commission of 1917 reported on the " unspeakably filthy privy @-@ middens in many of the mining areas , badly constructed incurably damp labourers ' cottages on farms , whole townships unfit for human occupation in the crofting counties and islands ... groups of lightless and unventilated houses in the older burghs , clotted masses of slums in the great cities " . The result was a massive programme of council house building . In 1914 90 per cent of housing stock was in private hands , but by 1981 public sector housing would be peak at 55 per cent ( compared with 29 @. @ 1 per cent in England and Wales ) . Many early council houses were built on greenfield sites away from the pollution of the city , often constructed of semi @-@ detached homes or terraced cottages . Knightswood , north @-@ west of Glasgow , was built as a show piece from 1923 ? 29 ,

with a library , social centre and seven shopping " parades " . In 1937 the Scottish Special Housing Association ( SSHA ) was established to develop housing for economic growth , but most schemes depended on local initiatives .

In the 1930s schemes tended to be more cheaply built , like Blackhill , Glasgow , with a thousand houses built as two and three storey tenements . These building schemes were designed to rehouse those displaced by urban slum clearance , by which thousands of tenements were demolished . However , often crammed into poor land near railways or gasworks , they soon became notorious . A survey of 1936 found that almost half of Scotland 's houses were still inadequate . Residents tended to prefer low @-@ rise solutions to rehousing and there was extensive private building of sub @-@ urban " bungalow belts " , particularly around Edinburgh , laid out with squares and crescents . They helped make the fortunes of builders including Miller Homes , Ford and Torrie and Mactaggart and Mickel .

= = = Post @-@ war planning = = =

From the mid @-@ twentieth century , public architecture became more utilitarian , as part of the impulse to produce a comprehensive welfare state and the influence of modernism . The main thrust of post @-@ war planning was in clearance and rebuilding . The process began in Paisley , where from 1955 the populations of districts were decanted , the buildings demolished and rebuilding began . The result in the first district , George Street / Canal Street , were low flats built in render and reused rubble around landscaped courtyards , with a 15 @-@ storey tower at one end . As the post @-@ war desire for urban regeneration gained momentum it would focus on the tower block , championed in Glasgow by David Gibson , convener of the city housing committee . Projects like the brutalist Red Road Flats ( 1964 ? 69 ) originally offered hope of a new beginning and an escape from the overcrowded nineteenth @-@ century tenements of the city , but lacked a sufficient infrastructure and soon deteriorated . They also made extensive use of asbestos as a fire retardant , leading to long term health problems for builders and residents . Robert Matthew ( 1906 ? 75 ) and Basil Spence ( 1907 ? 76 ) were responsible for redeveloping the Gorbals in Glasgow .

Another solution adopted in Scotland was the building of new towns like Glenrothes ( 1948 ) and Cumbernauld ( 1956 ) , designed to take excess population from the cities . These used a new low , dense pattern of community design , with terraced cottages and low flats . Cumbernauld was praised for its architecture when first built , but the uncompleted centre and the layout of the town in general , were receiving heavy criticism by the twenty @-@ first century : its modernist architecture described by one resident as " the lego fantasy of an unhappy child " . The brutalist tendency in comprehensive Scottish urban planning would be derided by critics for its " tabula rasa planning " and " architect 's arrogance " . The introduction of the Housing ( Scotland ) Act 1988 merged the SSHA with the Scottish Housing Association to form Scottish Homes , which had duty to provide housing stock , but did not retain possession , reducing the role of the state sector and the overall direction of planning by local authorities .

= = = Private building and urban renewal = = =

The drive to use housing to transform and reorder society subsided in the 1970s . The 1980s saw the growth of speculative house building by developers . These introduced English brick and half @-@ timbered vernacular styles to Scotland , which had been largely unknown before this period . Many were small and built to minimum standards with little regard to energy or environmental issues . Sales of council houses were popular in Scotland and until the mid @-@ 1990s , unlike in England , local authorities could use the whole of their capital receipts for development , including the building of new houses . Under the Scottish Assembly , Scottish Homes was abolished and replaced by Communities Scotland in 2001 , which had a responsibility to provide affordable housing and environmental improvement . In 2011 it was in turn replaced by the Scottish Housing Regulator , whose remit includes Scottish local authority landlords .

There have been increasing attempts to preserve much of what survives from Scotland 's

architectural heritage , including the great buildings and monuments , and the classically influenced houses of towns such as Edinburgh and Glasgow . There have also been attempts at preserving the surviving Glasgow tenements , many of which have been renovated , restored to their original pink and honeyed sandstone from the black fronts created by pollution and brought up to modern standards of accommodation . Urban regeneration has also been attempted in areas of post - industrial decline , such as the Merchant City in Glasgow , which was returned to housing from the 1980s , with warehouse loft conversions and more recently the waterfront in Edinburgh , resulting in a return of resident populations to major urban centres .

= = Modern households = =

In 2011 there were estimated to be 2 . 37 million households in Scotland . Of these approximately 1 . 5 million ( 62 . 5 per cent ) were owner - occupied homes , 319 , 000 ( 12 . 7 per cent ) homes rented from local authorities , 305 , 000 ( 11 . 5 per cent ) privately rented homes , and 277 , 000 ( 11 . 5 per cent ) homes rented from housing associations . The total number had increased by around 173 , 000 ( 7 . 9 per cent ) over the previous ten years , with the rate of increase having slowed substantially since the start of the economic downturn in 2007 . The rate of growth in households was affected by falls in new housing supply ( which includes new builds , refurbishments and conversions ) . This fell in each year from 2008 ? 09 to 2010 ? 11 , from around 27 , 600 units in 2007 ? 08 to 17 , 100 units in 2010 ? 11 . The number of households increased after 2010 in every local authority except Clackmannanshire , Inverclyde and West Dunbartonshire . The area with the greatest increase since 2001 in percentage terms was Aberdeenshire with an additional 13 , 800 households ( 15 . 2 per cent ) . Edinburgh City saw the largest absolute increase of 17 , 000 households ( 8 . 3 per cent ) . Overall 2 . 8 per cent of dwellings are vacant and 1 . 5 per cent are second homes , with the largest proportions in rural areas .

The average household size has decreased , with more people living alone or in smaller households . Between 2005 and 2010 , the number of households containing just one adult increased by five per cent and the number of two adult households increased by eight per cent , while the number of households containing one adult fell by 11 per cent and the number of households containing two or more adults with children fell by three per cent . The number of households containing three or more adults increased by 11 per cent . These changes in household composition contributed to a four per cent increase in the number of households in Scotland between 2005 and 2010 , which was higher than the increase in the population over this time ( 2 . 5 per cent ) .

Since the establishment of a separate Scottish Parliament and devolved government in 1999 , there has been a response to homelessness in Scotland that has been distinctive from the rest of the UK , described as a " rights - based approach " . The 2001 Housing ( Scotland ) Act required local authorities to house homeless people while claims of priority need were investigated . Even if applicants were found not to be in priority need , councils were required to provide accommodation for a reasonable period . The 2003 Homelessness ( Scotland ) Act went further in phasing out the distinction between priority and non - priority need , so that by 2012 all people unintentionally homeless would be entitled to a permanent home . Partly as a result of these changing definitions , the number of applications for assistance assessed as in priority need increased from 20 , 000 in 2000 / 01 to 34 , 940 in 2008 / 09 . The number of households in temporary accommodation also increased in from 4 , 600 in 2002 to 10 , 815 by 2010 . Some local authorities expressed concerns that they would be unable to meet expanding demand from existing permanent accommodation . From 2012 ? 13 the number of people seeking help for homelessness fell by 11 per cent to 9 , 474 . The number of people made homeless or threatened with homelessness fell by a tenth to 7 , 649 . The number of people in temporary accommodation was about 6 per cent lower than the peak period in early 2011 when temporary placements were in excess of 12 , 000 . The 2 , 821 households with children in temporary accommodation was a decrease of 472 households ( 14 per cent ) from the previous year . These households contained a total of 4

@,@ 574 children , a decrease of 727 children ( 14 per cent ) .