



Department for
Communities and
Local Government

Household Interim Projections, 2011 to 2021, England

- The number of households in England is projected to grow to 24.3 million in 2021, an increase of 2.2 million (10 per cent) over 2011, or 221,000 households per year.
- The projections represent a decrease in average household size from 2.36 to 2.33 in ten years.
- Collectively, couple households (with or without other adults) are projected to grow by around 87,000 per year on average, equating to forty per cent of the total increase in households between 2011 and 2021.
- Two thirds (67 per cent) of the increase in households between 2011 and 2021 is projected for households without any dependent children.
- The increase in the number of households headed by the younger age groups is projected to be relatively lower than the increase in households headed by older people.
- In ten years, the number of households is projected to grow between 5 and 10 per cent in nearly half (46 per cent) of all local authority districts in England.
- The majority of local authorities (281 out of 326) have a projected decrease in average household size from 2011 to 2021.
- Changes in population account for about 98 per cent of the household formation between 2011 and 2021.
- The 2011-based projections show a lower growth in households compared with the 2008-based projections, equating to 24,900 fewer households per year between 2011 and 2021 in England.

housing

Housing Statistical Release

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Introduction

This Statistical Release presents National Statistics on the projected number of households in England and its local authority districts to 2021. The figures in this release are based on the 2011-based interim sub-national population projections, published by the Office for National Statistics (ONS) in September 2012¹. They replace the 2008-based household projections released in November 2010.

The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics. Projected household representative rates are based on trends observed in Census and Labour Force Survey data. The assumptions underlying national household and population projections are demographic trend based. They are not forecasts as they do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. They provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice.

Household projections in England

- The number of households in England is projected to grow to 24.3 million in 2021, an increase of 2.2 million (10 per cent) over 2011, or 221,000 households per year.
- The projections represent a decrease in average household size from 2.36 to 2.33 in ten years.
- Collectively, couple households (with or without other adults) are projected to grow by around 87,000 per year on average, equating to forty per cent of the total increase in households between 2011 and 2021.
- Two thirds (67 per cent) of the increase in households between 2011 and 2021 is projected for households without any dependent children.
- The increase in the number of households headed by the younger age groups is projected to be relatively lower than the increase in households headed by older people.

¹ <http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/Interim-2011-based/index.html>

Figure 1: Projected number of households by household type, England

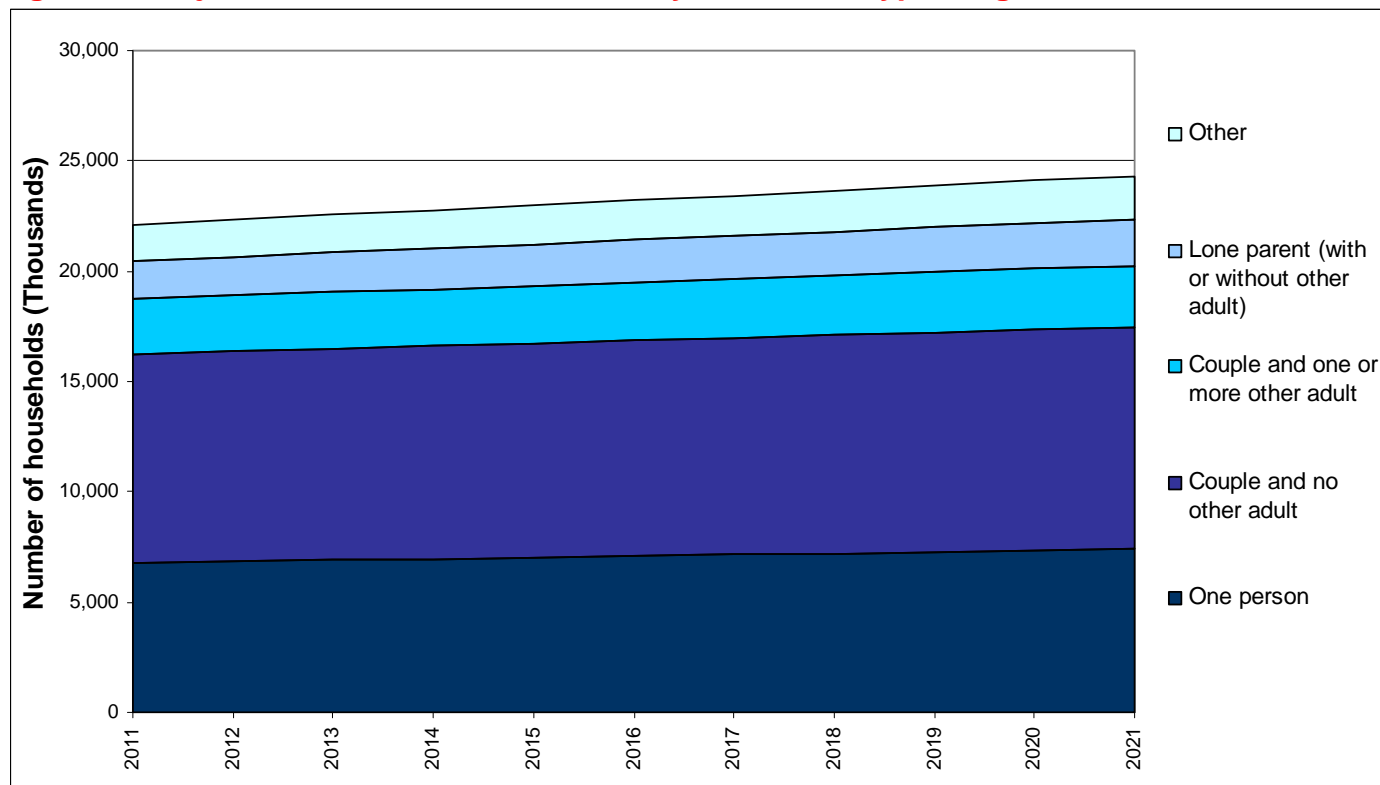


Table 1a: Household projections by number of adults, England

Thousands	Hhs* 2011	hhs 2016	hhs 2021	Total Change	Annual average change	% Change	% of total change
One person	6,785	7,080	7,392	607	61	9	28
Couple and no other adult	9,465	9,775	10,065	600	60	6	27
Couple and one or more other adult	2,508	2,654	2,781	273	27	11	12
Lone parent (with or without other adult)	1,712	1,901	2,114	402	40	23	18
Other	1,632	1,805	1,956	324	32	20	15
All Households	22,102	23,215	24,307	2,205	221	10	100
Private Household Population	52,153	54,503	56,660	4,507	451	9	
Average Household Size (population/households)	2.36	2.35	2.33				

* households

Given the projected growth in the population, the number of households in England is projected to grow to 24.3 million in 2021, an increase of 2.2 million (10 per cent) over 2011. This equates to around 221,000 households per year (Table 1a). The rate of projected growth in the number of households (year-on-year annual percentage increase) is projected to decrease progressively from over 1 per cent to 0.9 per cent. This implies that the highest annual change in numbers of households is projected for the year 2016 (around 226,000/year) and the lowest increase for the years 2020 and 2021 (around 216,000/year). The projections represent a decrease in average household size from 2.36 to 2.33 in ten years.

Collectively, couple households (with or without other adults) are projected to grow by around 87,000 per year on average, equating to forty per cent of the total increase in households between 2011 and 2021.

Over a quarter (28 per cent) of the increase in households is accounted for by one person households, which are projected to rise by around 61,000 a year from 2011 to 2021. This contributes to a decrease in the average size of households from 2.36 persons per household in 2011 to 2.33 persons per household in 2021. By 2021, 13 per cent of the private household population in England is projected to live alone, unchanged from 2011.

A further 15 per cent of the growth in total households is due to the growth in 'other' households. This group includes multi-person households including student households and adults sharing accommodation. Both of these household types experienced a large increase between the 2001 and the 2011 Census.

Lone parent households are projected to increase by 40,000 per annum, which amounts to 23 per cent increase in this type of household between 2011 and 2021.

Table 1b: Household projections by number of dependent children, England

<i>Thousand households with:</i>	hhs 2011	hhs 2016	hhs 2021	Total Change	Annual aver- age change	% Change	% of total change
0 dependent children	15,941	16,714	17,409	1,468	147	9	67
1 dependent children	2,759	3,009	3,256	497	50	18	23
2 dependent children	2,309	2,356	2,437	128	13	6	6
3+ dependent children	1,094	1,137	1,206	113	11	10	5
All Households	22,102	23,215	24,307	2,205	221	10	100

Two thirds (67 per cent) of the increase in households between 2011 and 2021 is projected for households without any dependent children. This reflects both the growth in one person households and the growth in multi-person households. Households with one dependent child account for nearly a quarter of the increase in households (23 percent). Households with two or more dependent children account for 11 percent of the total increase in households (Table 1b).

Table 2a: Household projections by age of head of household, all types, England

<i>Thousands</i>	hhs 2011	hhs 2016	hhs 2021	Total Change	Annual aver- age change	% Change	% of total change
15-24	810	809	785	-25	-2	-3	-1
25-34	3,094	3,259	3,324	230	23	7	10
35-44	4,195	4,091	4,344	149	15	4	7
45-54	4,322	4,644	4,496	174	17	4	8
55-64	3,732	3,771	4,229	496	50	13	23
65-74	2,974	3,399	3,429	456	46	15	21
75-84	2,143	2,263	2,544	401	40	19	18
85+	832	979	1,157	325	32	39	15
Total	22,102	23,215	24,307	2,205	221	10	100

The increase in the number of households headed by the younger age groups is projected to be relatively lower than the increase in households headed by older people. The highest increase in the number of households is projected to be for those headed by someone between 55 and 64 years old (23 per cent of total increase). More than half (54 per cent) of the increase in households is projected for households headed by someone aged 65 or over (Table 2a). This means that by 2021, 29 per cent of households will be headed by those aged 65, up from 27 per cent in 2011. By contrast, the number of households headed by someone aged 15 to 24 is projected to decrease by three per cent, and those headed by someone aged 25 to 34 is projected to grow by 7 per cent.

Table 2b: Household projections by age of head of household, one person households, England

<i>Thousands</i>	hhs 2011	hhs 2016	hhs 2021	Total Change	Annual average change	% Change	% of total change
15_24	222	205	183	-40	-4	-18	-7
25_34	794	832	841	47	5	6	8
35_44	889	882	940	50	5	6	8
45_54	966	1,054	1,029	62	6	6	10
55_64	1,020	1,026	1,149	129	13	13	21
65_74	989	1,076	1,040	51	5	5	8
75_84	1,332	1,351	1,459	127	13	10	21
85+	571	653	751	180	18	31	30
Total	6,785	7,080	7,392	607	61	9	100

Similarly, much of the increase in one person households is seen in the older age groups, where households headed by someone aged 65 and over account for nearly 60 per cent of the total increase. For households headed by someone aged 15 to 24, there is nearly a 20 per cent projected decrease in household formation between 2011 and 2021 (Table 2b).

Household projections by local authority²

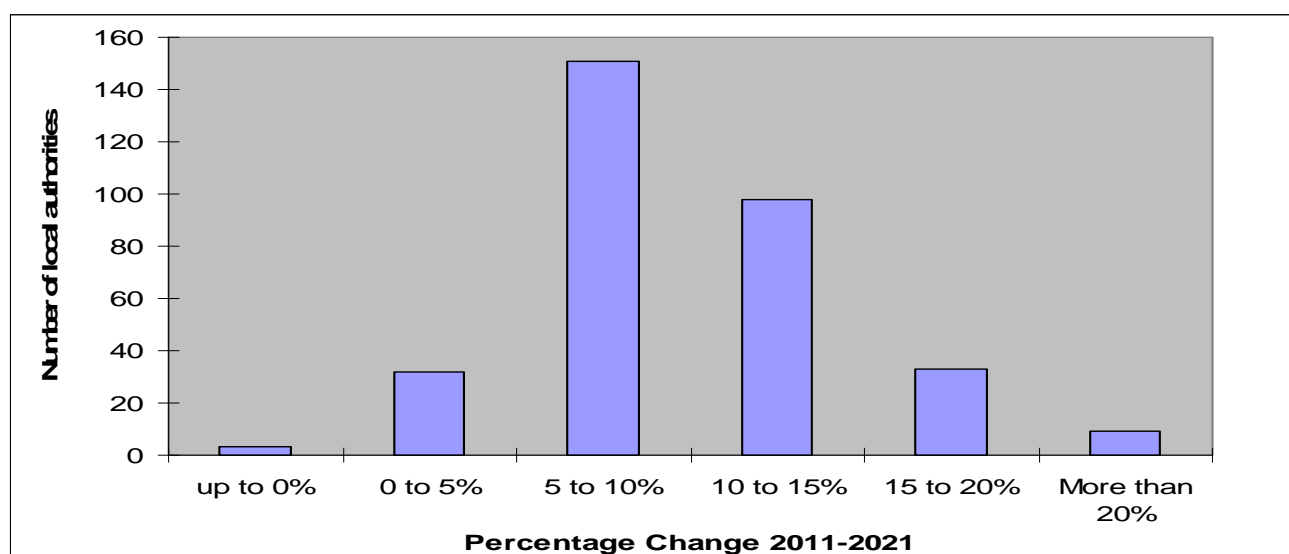
- In ten years, the number of households is projected to grow between 5 and 10 per cent in nearly half (46 per cent) of all local authority districts in England.
- The majority of local authorities (281 out of 326) have a projected decrease in average household size from 2011 to 2021.

In ten years, the number of households is projected to grow between 5 and 10 per cent in nearly half (46 per cent) of all local authority districts in England. In 30 per cent of districts the projected growth is between 10 and 15 per cent (Figure 2).

² As outlined in the Written Ministerial Statement of 18 September 2012, *Official Report*, Column 32WS, DCLG no longer publishes statistics by government office region.

In general, local authority areas with higher levels of private household population growth will result in higher levels of growth in households. The highest projected growth is for City of London (4.7 per cent per annum), followed by Tower Hamlets (2.8 per cent) and Southwark (2.4 per cent) (Table 3a). These areas also experience strong growth in household population. The lowest growth in households is projected for Cambridge and Oxford (with a decrease of 0.3 per cent per annum between 2001 and 2021), followed by Burnley (decrease of 0.1 per cent) (Table 3b). These areas are projected to experience either a slight decline in household population (Cambridge and Oxford) or no growth (Burnley) in household population over the projection period.

Figure 2: % Change in household projections from 2011 to 2021, distribution by local authorities



Note: Each band includes the upper bound within the values, e.g. up to 0% includes 0 whereas 0 to 5% excludes 0 but includes 5.

Table 3a: Local authorities with the highest percentage increase in households, England

<i>households, thousands</i>	hhs *2011	hhs 2016	hhs 2021	Total Change	Annual average change HH	Average annual % Change HH	Rank** of HH growth	Average annual PP* growth	Rank** of PP growth
City of London	4	6	7	2,569	257	4.7	1	5.0	1
Tower Hamlets	102	120	135	32,782	3,278	2.8	2	2.2	2
Southwark	121	138	153	32,197	3,220	2.4	3	2.0	5
Merton	79	89	99	19,648	1,965	2.2	4	2.0	6
Kingston upon Thames	64	72	79	14,896	1,490	2.1	5	2.1	3
East Cambridgeshire	35	39	43	7,955	796	2.1	6	1.9	9
Redbridge	100	111	122	21,790	2,179	2.0	7	1.9	8
Barking and Dagen- ham	70	78	85	14,710	1,471	1.9	8	2.1	4
Barnet	136	151	165	28,369	2,837	1.9	9	1.6	12
Welwyn Hatfield	44	48	52	8,722	872	1.8	10	1.9	7
Lewisham	117	128	139	22,384	2,238	1.8	11	1.5	19

Hounslow	95	104	113	17,491	1,749	1.7	12	1.5	21
Enfield	120	131	143	22,118	2,212	1.7	13	1.5	17
Westminster	106	116	125	18,917	1,892	1.7	14	1.7	11
Camden	97	107	115	17,360	1,736	1.7	15	1.8	10
Islington	94	103	110	16,524	1,652	1.6	16	1.6	16
Runnymede	33	36	38	5,679	568	1.6	17	1.6	14
Harrow	85	92	99	14,551	1,455	1.6	18	1.4	29
Fenland	41	44	48	6,928	693	1.6	19	1.4	34
Colchester	72	78	84	12,198	1,220	1.6	20	1.5	23

*HH = households; PP= household population. **Ranks are calculated by sorting the authorities in descending order, with rank 1 representing the highest value.

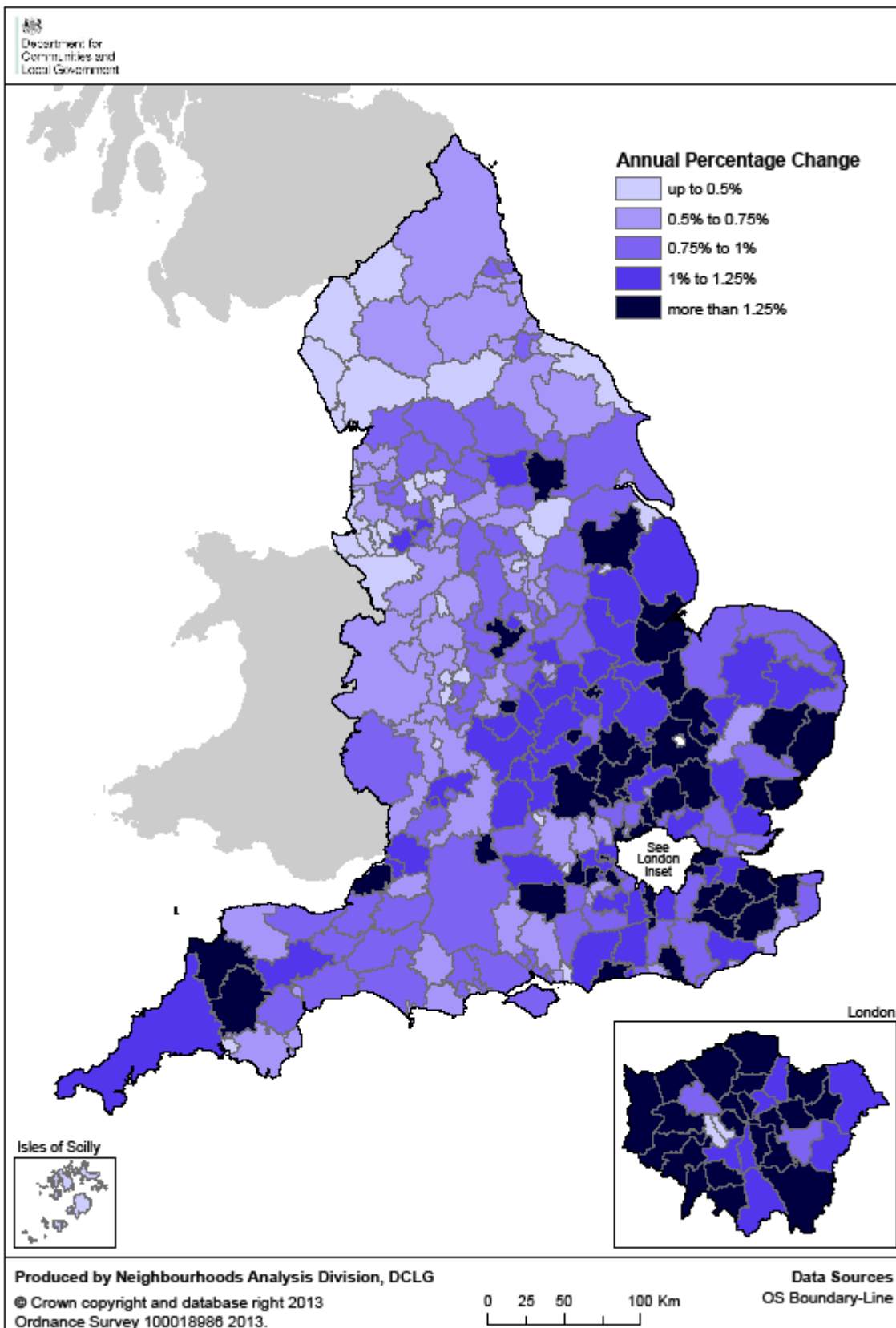
Table 3b: Local authorities with the lowest percentage increase in households, England

<i>households, thousands</i>	hhs 2011	hhs 2016	hhs 2021	Total Change	Annual average change HH	Average annual % Change HH	Rank of HH growth	Average annual PP growth	Rank of PP growth
Cambridge	47	45	45	-1,451	-145	-0.3	326	-0.2	326
Oxford	55	54	54	-1,384	-138	-0.3	325	-0.1	324
Burnley	38	37	37	-315	-31	-0.1	324	0.0	323
Blackpool	64	64	65	298	30	0.0	323	0.1	316
Isles of Scilly	1	1	1	11	1	0.1	322	1.4	47
Liverpool	207	208	209	2,469	247	0.1	321	-0.1	325
Blackburn with Darwen	57	58	58	950	95	0.2	320	0.3	291
North East Lincolnshire	70	71	71	1,574	157	0.2	319	0.1	318
Wirral	140	142	144	3,354	335	0.2	318	0.1	314
Lincoln	40	40	41	1,191	119	0.3	317	0.3	305
Allerdale	42	43	44	1,304	130	0.3	316	0.1	317
Scarborough	49	50	51	1,559	156	0.3	315	0.1	313
Redcar and Cleveland	60	61	62	2,002	200	0.3	314	0.0	322
Sefton	118	120	122	3,993	399	0.3	313	0.1	320
Barrow-in-Furness	31	32	32	1,080	108	0.3	312	0.1	319
Cheshire West and Chester	141	144	146	4,955	495	0.4	311	0.3	306
Halton	53	54	55	1,882	188	0.4	310	0.3	302
Rochdale	88	89	91	3,221	322	0.4	309	0.3	295
Kensington and Chelsea	78	79	81	2,935	294	0.4	308	0.3	299
Walsall	108	110	112	4,159	416	0.4	307	0.4	265

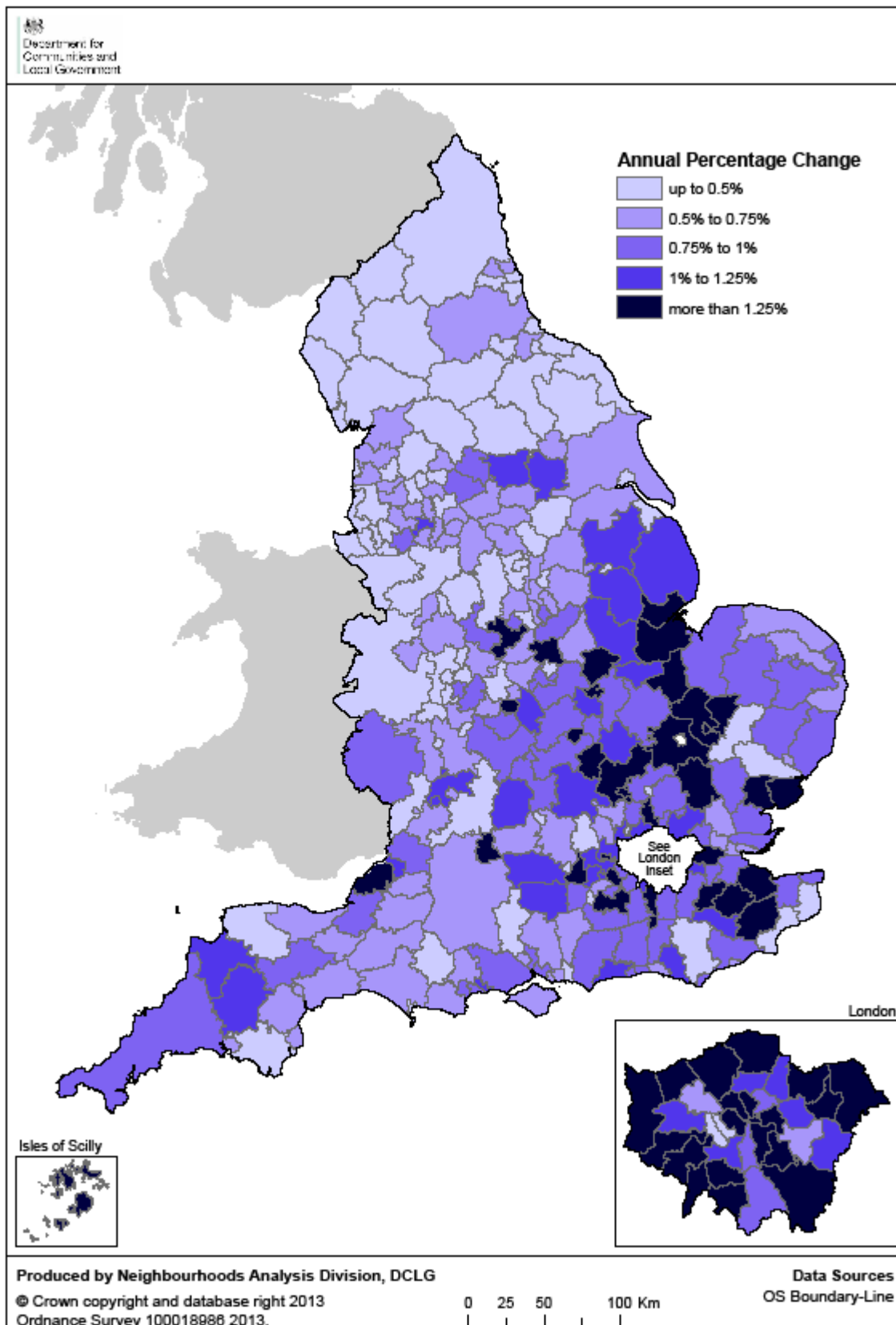
*HH = households; PP= household population. **Ranks are calculated by sorting the authorities in descending order, with rank 1 representing the highest value.

Maps 1 and 2 provide a visual representation of the projected change in households and household population across local authorities in England, indicating that population growth is the key driver of the growth in households. Please note that each band includes the upper bound within the values, e.g. 'up to 0.5%' includes 0.5 whereas '0.5 to 0.75%' excludes 0.5.

Map 1: Number of households, annual average percentage change, England 2011-2021



Map 2: Household population, annual average percentage change, England 2011-2021



The majority of local authorities (281 out of 326) have a projected decrease in average household size from 2011 to 2021 (Figure 3), leading to the overall decrease in average household size at the England level. This decrease in average household size implies that population increases relatively less than households in the majority of local authorities. Nearly a third (117) of local authorities have a projected decrease in average household size of 0.025 to 0.05. The local authority with the highest projected decrease in average household size is Tower Hamlets (from an average size of 2.47 in 2011 to 2.32 in 2021), followed by Craven and Southwark (Table 4a).

Declining average household size has been a feature of previous household projections for most local authorities, but at a faster rate (more detail in section 'comparison with previous projections', below). In the 2011-based projections average household size increases in some areas over the projection period, particularly in areas where the population of children is growing at a faster rate than the adult household population. The highest increase is projected for Isles of Scilly (although data for this local authority has to be interpreted with care given its small size) with a projected increase from 2.15 to 2.41, followed by Forest Heath and Oadby and Wigston (Table 4b).

Figure 3: Change in household average size from 2011 to 2021, distribution by local authorities

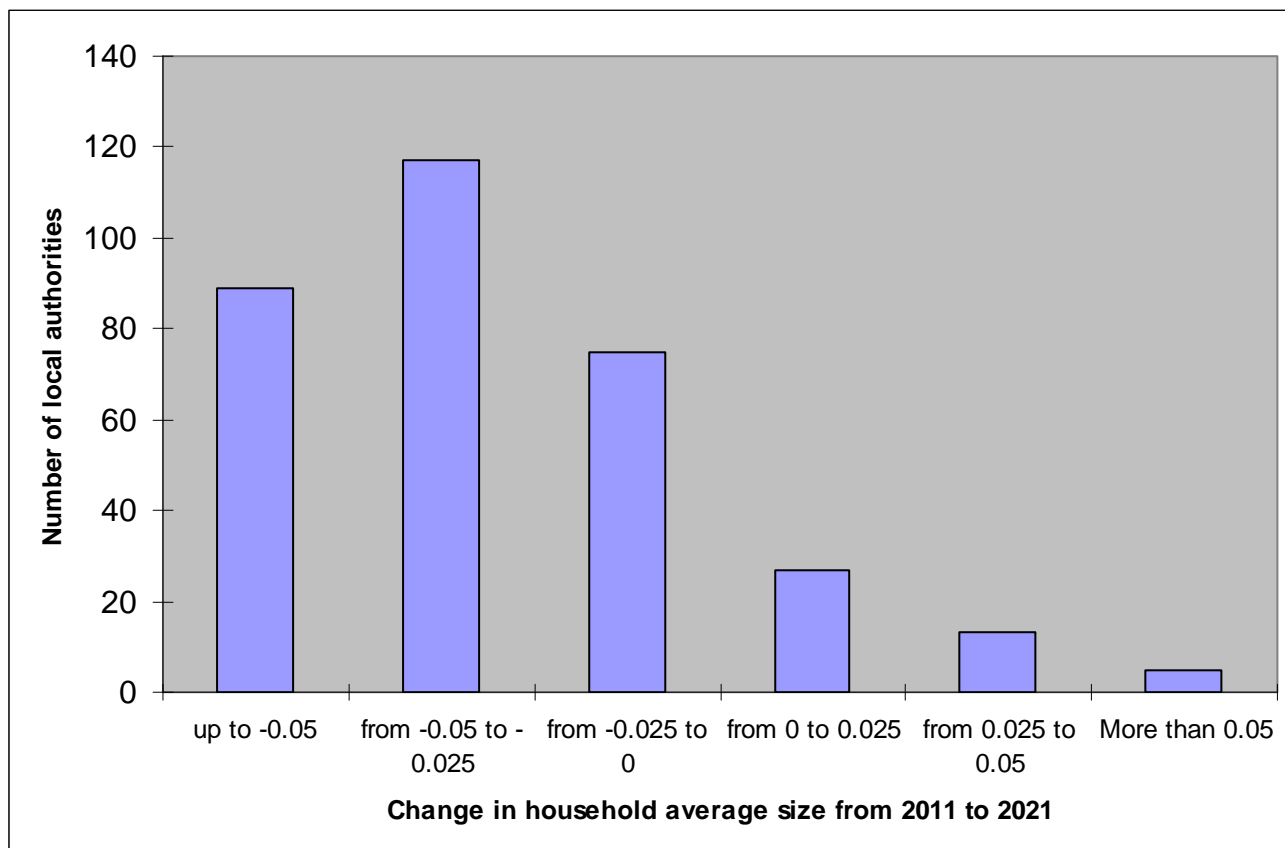


Table 4a: Local authorities with the highest decrease in average household size, England

local authority	Average Household Size, 2011	Average Household Size, 2021	Change in average HH size
Tower Hamlets	2.47	2.32	-0.16
Craven	2.21	2.11	-0.10
Southwark	2.35	2.25	-0.10
Derbyshire Dales	2.26	2.17	-0.09
Babergh	2.30	2.20	-0.09
Canterbury	2.35	2.26	-0.09
Ealing	2.70	2.61	-0.08
Wealden	2.33	2.25	-0.08
Haringey	2.48	2.40	-0.08
Mid Suffolk	2.36	2.28	-0.08
Horsham	2.34	2.26	-0.08
Croydon	2.48	2.41	-0.08
Slough	2.75	2.68	-0.08
South Lakeland	2.16	2.08	-0.08
Copeland	2.27	2.20	-0.07
Harrogate	2.29	2.22	-0.07
Chorley	2.32	2.25	-0.07
Ribble Valley	2.33	2.26	-0.07
Redcar and Cleveland	2.24	2.17	-0.07
Merton	2.52	2.45	-0.07

Table 4b: Local authorities with the highest increase in average household size, England

local authority	Average Household Size, 2011	Average Household Size, 2021	Change in average HH size
Isles of Scilly	2.15	2.41	0.27
Forest Heath	2.29	2.36	0.06
Oadby and Wigston	2.52	2.58	0.06
City of London	1.64	1.69	0.05
Rutland	2.28	2.34	0.05
Bournemouth	2.17	2.22	0.05
Oxford	2.41	2.45	0.04
Guildford	2.43	2.47	0.04
Barking and Dagenham	2.65	2.69	0.04
Hillingdon	2.67	2.71	0.04
Blackburn with Darwen	2.54	2.58	0.04
Corby	2.42	2.45	0.04
Havering	2.42	2.46	0.03
Coventry	2.39	2.43	0.03
Cambridge	2.30	2.33	0.03
Plymouth	2.30	2.33	0.03
Camden	2.18	2.20	0.03
Boston	2.34	2.36	0.03
Welwyn Hatfield	2.45	2.47	0.02
Broxbourne	2.48	2.50	0.02

Accompanying Live Table 406 provides household projections by local authority for all the years of the projection period and Live Table 426 provides the projected household population.

Live Table 425 provides calculated total change, annual average change and percentage change in household projections for local authorities from 2011 to 2021, and Live Table 428 provides the same information for changes in household population. Live Table 427 calculates changes in average household size from Live Table 425 and Live Table 428.

Live tables also provide information on changes by household type for each local authority. Live Table 414 provides change in households by age group, Live Table 420 by number of adults and Live Table 424 by number of dependent children. Live tables for cross-tabulations (e.g. projected number of households by age group and number of dependent children) are not presented in live tables at local authority level. However a full dataset is provided for modelling purposes alongside this release and tables with cross-tabulations can be derived if required, although grouping some variables may be required to avoid very small numbers.

Drivers of household growth

- Changes in population account for about 98 per cent of the household formation between 2011 and 2021.

The projected change in the population is the main driver of the increase in households, accounting for 98 per cent of the total increase in England between 2011 and 2021. The extent to which population growth translates into increases in households depends on the age structure, sex and marital status composition of the population.

If there was no change in the population, household formation changes alone would contribute to a change of about 66,000 households from 2011 to 2021, or about 7,000 more households per year. This represents a lower relative contribution compared to previous projections, which reflect a decrease in household formation rates (Table 5).

Table 5: Components of household growth (2011-2021), England

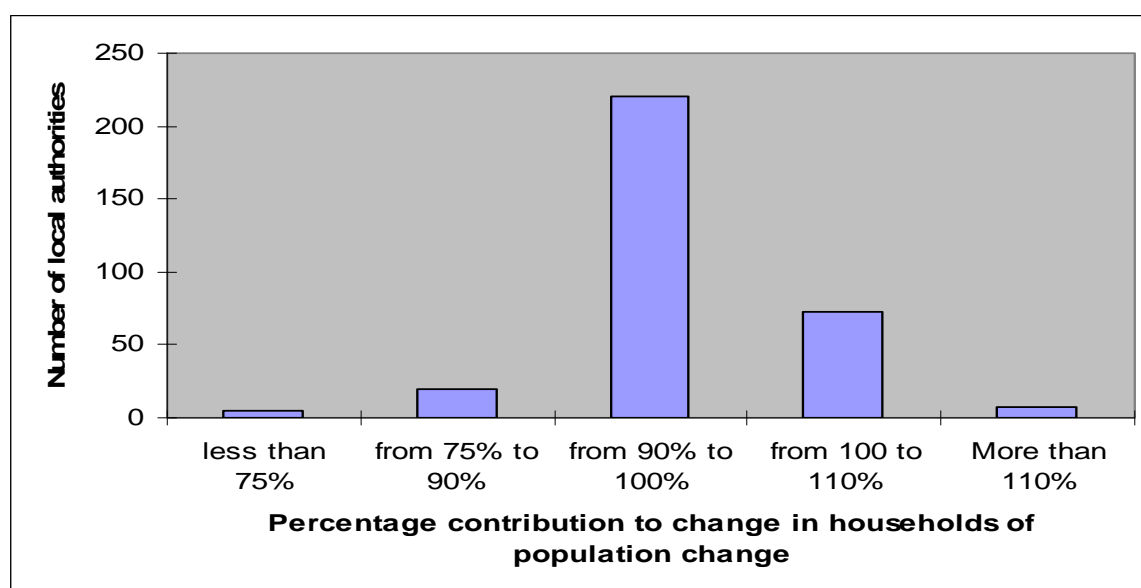
<i>England</i>	Population level	Household formation	Interaction terms
Percentage Household Numbers (thousands)	0.98	0.03	-0.01
Annual Average contribution (thousands)	2,161	66	-22
Annual Average contribution (thousands)	216	7	-2

Note: Previous projections disaggregated further the 'population' components into changes in the age structure,

marital status and population level. For the 2008-based projections, for example, the equivalent 'population' component would contribute 85% of total growth. The household formation component represents changes in household formation rates. The interaction between components arises due to the interdependence between the two terms in the projections model.

The pattern is reflected across local authorities. For the majority of local authorities (221 out of 326), population changes contribute between 90 and 100 per cent of the total change in households (Figure 5). In 80 local authorities the population change contributes to over 100 per cent of growth, with household formation counteracting the effect with a negative contribution to household growth. The only three local authorities where the contribution of population change is less than 75 per cent are Wirral (69 per cent), Blackpool (30 per cent) and Liverpool (-11 per cent). Liverpool is the only local authority where the contribution of population change is negative and household formation therefore contributes to more than 100 per cent of household growth. Live Table 415 provides data on contributions to growth for all local authorities.

Figure 5: Contribution of population change to total change in households from 2011 to 2021, distribution by local authorities



Sensitivity of the projections

For previous household projections, variant household projections have been run alongside the main projection. These variant projections were based on the variant sub-national population projections published by the ONS, which showed the effect of alternative assumptions about fertility, life expectancy and net migration on future levels of population. The variant household projections were produced by applying the household formation rates from the household projections to the variant population projections, and this gave a broad indication of the sensitivity of the household projections to demographic assumptions at national level.

Variant projections were not available for the 2011-interim sub-national population projections so as an alternative, a sensitivity test was performed by applying the 2011-based household representative rates to the 2008-based household population projections (used for the 2008-household projections). The sensitivity test was run at local authority level to help users understand the impact of the changes to the population projections on the household projections.

Table 6 presents the results of the sensitivity analysis and provides a summary of the results alongside the 2011-based and 2008-based projections. At the national level, the results from the sensitivity test show that applying the 2011-based household representative rates to the 2008-based household population would result in lower household projections than projected under the 2008-based household projections, with annual average household growth of 210,000 compared with 245,000 under the 2008-based projections. This directly reflects the fall in household representative rates amongst most demographic types under the 2011-based projections. The result is also lower than the 2011-based household projections of 221,000 household per annum because of the lower population levels. The 2008-based projections had a lower population base and the 2011-based projections account for lower formation rates, so the sensitivity analysis shows the effect of both the lower population base and the lower formation rates, leading to the lowest household growth.

Table 6: Sensitivity Analysis -2011-based projections compared to projections using 2008-based population projections

<i>Sensitivity Analysis</i>		hhs 2011	hhs 2016	hhs 2021	Total Change	Annual average change	% Change
2011- based population	Number of Households (000s)	22,102	23,215	24,307	2,205	221	10.0
	Private Household Population (000s)	52,153	54,503	56,660	4,507	451	8.6
	Average Household Size (popula- tion/households)	2.36	2.35	2.33			
2008- based population, 2011- based HRRs	Number of Households (000s)	22,014	23,066	24,112	2,098	210	9.5
	Private Household Population (000s)	51,634	53,500	55,417	3,783	378	7.3
	Average Household Size (popula- tion/households)	2.35	2.32	2.30			
2008- based pro- jections	Number of Households (000s)	22,389	23,608	24,843	2,454	245	11.0
	Private Household Population (000s)	51,634	53,500	55,417	3,783	378	7.3
	Average Household Size (popula- tion/households)	2.31	2.27	2.23			

At the local authority level the sensitivity test produces lower household projections when compared with the 2008-based projections for all areas except Lincoln (Table 7b) (with a difference in percentage change between 2011 and 2021 of just 0.2 percentage points) and West Dorset (no difference).

Some of the greatest differences are found in London – including City of London, Camden, Sutton, Harrow, Haringey and Newham (Table 7a). In fact 13 of the top 20 largest differences between the 2008-based projections and the results of the sensitivity test are found in London. The slower projected decline in household formation in the 2011-based projections compared with the 2008-based projections leads to the biggest differences in the sensitivity analysis.

Live Table 429 presents the sensitivity analysis for all local authorities.

Table 7a: Local authorities with the lowest increase in HHs under sensitivity analysis when compared to 2008-based projections

Local authority	2008-based household projections (000s)			Sensitivity Test HH projections (000s)			2008-based % change in HHs	Sens Test % change in HHs	Difference*
	2011	2016	2021	2011	2016	2021			
City of London	7	9	10	7	8	9	31.3	28.0	-3.3
Camden	108	115	122	103	109	114	13.9	10.7	-3.2
York	88	95	101	87	92	98	15.2	12.5	-2.7
Sutton	85	91	98	80	85	90	14.4	11.8	-2.7
Harrow	90	96	103	84	89	94	14.7	12.1	-2.7
Haringey	100	104	108	94	96	99	8.5	5.9	-2.7
Slough	50	53	56	50	52	55	12.5	9.9	-2.6
Newham	92	93	95	81	81	82	3.7	1.0	-2.6
Oadby and Wigston	23	25	26	22	23	24	10.3	7.7	-2.6
Hounslow	96	103	110	91	97	102	14.4	11.9	-2.6
Ealing	126	132	138	121	125	129	9.1	6.6	-2.5
Leicester	127	136	145	119	127	134	14.3	11.8	-2.5
Westminster	128	140	151	126	136	145	17.5	15.0	-2.5
Wandsworth	128	133	139	125	128	132	8.3	5.8	-2.5
Bristol, City of	195	215	233	193	210	226	19.3	16.9	-2.4
Bradford	200	214	228	198	209	221	14.4	12.0	-2.4
Brighton and Hove	117	122	126	115	118	121	7.6	5.2	-2.4
Redbridge	104	111	118	100	105	110	13.1	10.7	-2.4
Hackney	92	96	100	92	94	97	8.3	5.9	-2.4
Barnet	143	154	164	137	146	154	14.7	12.3	-2.3

Note: The 'sensitivity analysis' columns refer to the household projections from the sensitivity analysis, using the same household representative rates but applying them to the 2008-based population'. (*)Differences in percentage points need to be taken as indicative only as the population base is different for the two percentages.

Table 7b: Local authorities with the highest increase in HHs under sensitivity analysis when compared to 2008-based projections

Local authority	2008-based household projections (000s)			Sensitivity Test HH projections (000s)			2008-based % change in HHs	Sens Test % change in HHs	Difference
	2011	2016	2021	2011	2016	2021			
Lincoln	38	39	41	39	40	41	5.3	5.5	0.2
West Dorset	44	46	48	43	45	48	10.0	10.0	0.0
North Dorset	28	29	30	27	28	30	9.1	9.0	-0.1
Uttlesford	31	33	35	30	32	34	13.2	12.9	-0.2
West Devon	23	25	26	23	25	26	13.4	13.0	-0.3
Torridge	30	33	35	30	32	35	17.3	16.9	-0.3
Redcar and Cleveland	59	60	61	60	62	63	4.0	3.7	-0.4
Tendring	69	74	80	69	74	80	15.7	15.3	-0.4
Weymouth and Portland	28	29	30	28	28	29	5.1	4.8	-0.4
Teignbridge	57	60	64	56	59	62	11.8	11.4	-0.4
Derbyshire Dales	31	32	34	31	32	33	8.8	8.4	-0.4
Rutland	15	16	17	15	16	17	12.3	11.9	-0.4
East Cambridgeshire	36	39	42	36	39	42	18.0	17.6	-0.4
Melton	21	22	23	21	22	23	8.1	7.6	-0.4
West Somerset	17	17	18	16	17	18	8.5	8.1	-0.5
Gravesham	41	44	46	41	43	45	11.1	10.5	-0.5
Eden	23	24	25	23	24	25	8.3	7.7	-0.6
Blaby	39	41	43	40	41	43	9.8	9.3	-0.6
Brentwood	31	34	36	31	33	35	13.3	12.8	-0.6
Hinckley and Bosworth	45	48	50	46	49	51	11.0	10.4	-0.6

Comparison with previous projections

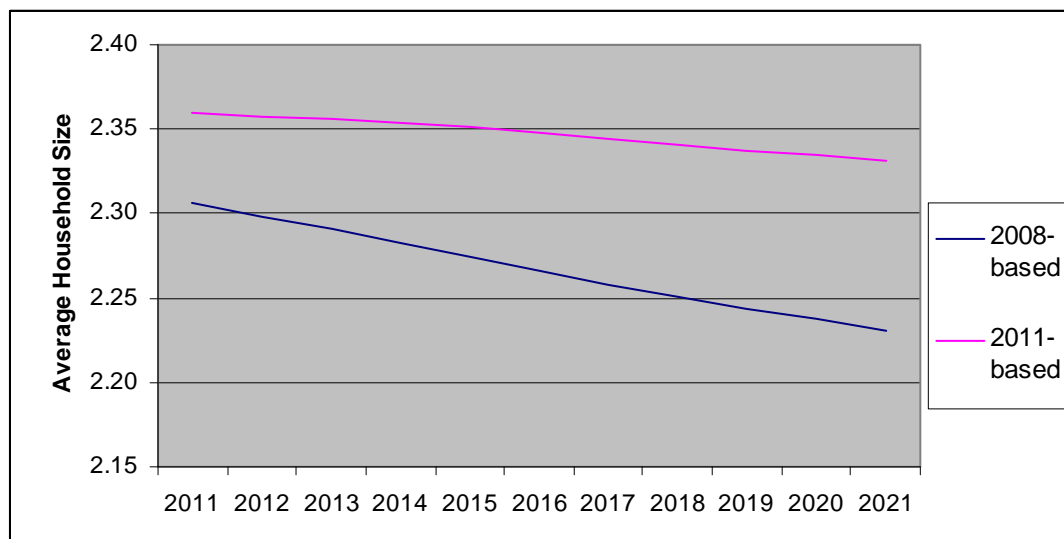
- The 2011-based projections show a lower growth in households compared with the 2008-based projections, equating to 24,900 fewer households per year between 2011 and 2021 in England.

Methodological changes needed to incorporate valuable information from the Census 2011 have been made to the 2008-based methodology, limiting the extent to which the two sets of data can be compared directly.

At the aggregate level the 2011-based projections show a lower growth in households compared with the 2008-based projections, equating to 24,900 fewer HH households per year between 2011 and 2021 in England (Table 8). This is despite the fact that adult household population growth is larger under the 2011-based projections than the 2008-based projections. The difference therefore largely reflects lower household representative rates (household formation) compared with the previous projections. The outcome of this is that the average household size in the 2011-based projections decreases at a slower rate than in the 2008-based projections (Figure 7). Between 2001 and 2011 average household size increased in many areas, rather than falling as projected

in the 2008-based projections, which leads to a higher starting average household size for the projection period.

Figure 7: Average Household Size Comparison between 2008-based and 2011-based projections, England



There is a lower level of growth in the number of households in all age bands except the 45-54, 55-64 and in the under 25 age bands. For these age bands the additional growth stems from both higher population levels than in the 2008-based projections and higher household representative rates.

Table 8: 2011-based household projections compared with 2008-based household projections, by age, England

<i>thousands</i>	2011-based projection Average annual change 2011 – 2021	2008-based projection Average annual change 2011 – 2021	Difference *
Under 25	-2	-6	3.2
25 – 34	23	49	-26.3
35 – 44	15	22	-7.5
45 – 54	17	11	6.6
55 – 64	50	47	3.1
65 – 74	46	48	-2.5
75 – 84	40	41	-1.4
85 +	32	33	-0.2
All households	221	245	-24.9

**Differences in percentage points need to be interpreted as indicative only because of the change in population base*

The local authorities with the greatest increase in households compared to the 2008-based projections are all in London, topping the list City of London, where households are projected to increase by 58 per cent compared to 31 per cent in the 2008-based projections, followed by Tower Hamlets and Barking and Dagenham (Table 9a). The local authorities with the greatest decrease compared to previous projections, are Cambridge (where 2011-based projections imply a

decrease of 3 per cent compared to the previously projected 10 per cent increase), followed by Ipswich and Leicester (Table 9b). Live table 430 provides comparisons for all local authorities.

Table 9a: Local authorities with the greatest increase in households compared to 2008-based projections

Local authority	% change in 2011-based projections	% change in 2008-based projections	Difference *
City of London	58	31	27
Tower Hamlets	32	17	16
Barking and Dagenham	21	8	13
Newham	14	4	10
Southwark	27	17	10
Merton	25	16	9
Islington	18	8	9
Redbridge	22	13	9
Enfield	18	10	8
Haringey	16	9	8
Kingston upon Thames	23	16	7
Boston	16	9	7
Runnymede	17	11	6
Waltham Forest	12	6	6
Barnet	21	15	6
Lewisham	19	13	6
Brent	9	4	5
Ealing	14	9	5
Corby	14	9	5
East Cambridgeshire	23	18	5

* Differences in percentage points need to be interpreted as indicative only because of the change in population base

Table 9b: Local authorities with the greatest decrease in households compared to 2008-based projections.

Local authority	% change in 2011-based projections	% change in 2008-based projections	Difference*
Cambridge	-3	10	-13
Ipswich	9	19	-10
Leicester	6	14	-9
Richmondshire	4	12	-8
Bristol, City of	11	19	-8
Manchester	8	15	-7
Isles of Scilly	1	8	-7
Norwich	10	17	-7
Kingston upon Hull, City of	7	14	-7
York	8	15	-7
Oxford	-3	4	-6
Bradford	8	14	-6
Watford	6	13	-6
Reading	4	11	-6
Basildon	9	15	-6
Scarborough	3	9	-6
Carlisle	5	11	-6
Waveney	8	14	-6
Liverpool	1	7	-6
Shepway	7	13	-6

Accompanying tables

Accompanying tables are available to download alongside this release at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

- Table 401: Household projections, United Kingdom, 1961-2033
- Chart 402: Household projections by household type, England, 2011-2021
- Table 406: Household projections by district, England, 1991- 2021
- Table 411: Household projections historical series, England, from 1861
- Table 414: Household projections by age & district, England, 2011- 2021
- Table 415: Components of household growth (from 2011 to 2021) by local authority
- Table 417 Household projections: by age & household type (summary), England, 2011 & 2021
- Table 418 Household projections: by age and number of dependent children, England, 2011 & 2021
- Table 420: Household projections by type & district, England, 2011- 2021
- Table 424: Household projections by numbers of dependent children and district, 2011 & 2021
- Table 425: Total change, average change and percentage change in household projections for local authority districts, England, 2011- 2021
- Table 426: Household population projections by district, England, 1991- 2021
- Table 427: Change in average household size, local authority districts and England, 2011- 2021
- Table 428: Total change, average change and percentage change in household population projections for local authority districts, England, 2011- 2021
- Table 429 : Sensitivity analysis of the 2011-based interim Household Projections using 2008-based population, England, 2011- 2021
- Table 430: Comparison between 2011-based projections and 2008-based projections, England, 2011- 2021

Detailed data for analytical uses are also available for individual local authority areas.

Uses of the data

The projections provide an important long term view of the number of households that would form given a projected population and previous demographic trends, showing the long-term trend in household numbers if previous demographic trends in the population and household formation rates were to continue into the future. These interim projections only span for a 10-year period so users that require a longer time span would need to judge whether recent household formation trends are likely to continue.

The household projections are not a forecast. That is, they do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. They provide consistent household levels and structures at England and local authority level.

The projection model essentially combines population projections with Census data to give a view on likely household numbers 10 years into the future. It does not take into account the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. While some short-term trends in household formation from the Labour

Force Survey (LFS) are taken into account, these are to provide a view on how long-term trends may be changing rather than to attempt to model short-term fluctuations in household formation across the economic cycle.

The data in this Statistical Release are important for a number of different purposes. They are used by the Secretary of State for Communities and Local Government, other government departments, local planning bodies and local authorities. The household projections provide an important part of the evidence base for the assessment of future requirements for housing and associated services.

The National Planning Policy Framework³ requires that assessment of future housing requirements in local spatial strategies should have regard to current and future demographic trends and profiles and take into account evidence including the Government's latest published household projections.

The projections are also used in evidence-based policy decisions, answering Parliamentary Questions and other requests for information by Ministers, planning bodies, local authorities, other associations and the general public.

The household projections should be used as part of the evidence base regarding the future demand for housing that would arise as a result of these demographic trends. Users may wish to determine their own forecasts of how these projections could differ in light of alternative policy scenarios using local knowledge and models.

Data sources

The household projections are produced using a number of component data sources. These are:

- Interim sub-national population projections published by the ONS in September 2012⁴.
- Marital status projections (de jure and de facto) at the national level are taken from the latest ONS release (2008-based, published 24 June 2010). Projections at sub-national levels are assumed to follow the national pattern.
- The latest update of marital status estimates published on 29 November 2011.
- Household representative rates are extrapolated from Census data (1971, 1981, 1991, 2001, 2011), disaggregated by age, sex and marital status (except from 2011 Census, where disaggregated detail was not yet available for this update).
- Where 2011 Census data was not available to disaggregate the estimates of household

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ <http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/Interim-2011-based/stb-2011-based-snpp.html>

representative rates, 2008-based projections and Labour Force Survey (LFS) data (from 2002 to 2010) were used to inform inter-Censual interpolations and future trends of household representative rates.

Data quality

National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference. The main data sources for the household projections are also official National Statistics. The UK Statistics Authority is responsible for assessing compliance with the Code and for designating outputs of sufficient quality with the 'National Statistics' badge.

Department for Communities and Local Government have produced this statistical release but the work to produce the household projections was undertaken by Experian on behalf of the Department. All stages of the household projections work are quality assured by an independent Steering Group. This group includes national experts from Cambridge University, Reading University, Oxford Economics, Department for Communities and Local Government, Experian, Greater London Authority, independent advisors (formerly from Nottingham council and Birmingham council), ONS, Cambridge Centre for Housing and Planning Research, Welsh Assembly Government, Northern Ireland Statistics and Research Agency and the General Register Office for Scotland.

A detailed quality report is published alongside this report, which provides users information of the strengths of limitations of the 2011-based interim household projections.

Methodology

The household projections are produced using the methodology developed for the 2008-based household projections. The availability of information from the Census 2011 meant that in some instances the methodology was adapted so this valuable source of information could be incorporated. A detailed methodology report is published alongside this release and therefore only a summary of the method is presented here.

The household projections are compiled using a two stage process.

Stage One produces the national and local projections for the total number of households by age group and marital status group over the projection period.

Stage One applies projected household membership rates to a projection of the private household population disaggregated by age, sex and relationship status and sums the resulting projections of household representatives. The number of people living in private households is estimated by taking the population projections for each year and subtracting the number of people living in communal establishments, such as student halls of residence, care homes or prisons. The household representative rates are projected from time trends estimated from past Census data

going back to 1971. The 2011 interim update includes information from the 2011 Census which together with data from the LFS has been used to create an additional data point that can be used in the household projections methodology at national level. The projections methodology uses time-series modeling which weights together simple and dampened logistics trends.

In Stage Two the Stage One estimates are disaggregated into detailed household types. Information on household composition for the 2011-based update has been taken from the 2001 and 2011 Census. Estimated headship (and non-headship) rates are projected forward using a modified two-point exponential model by local authority area and age group of the head of household.

A detailed description of the methodology and data sources used in the household projections is available at

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/>

Related statistics

These projections relate to England only. Data for the devolved administrations can be found at:

- Wales www.statswales.wales.gov.uk
- Scotland <http://www.gro-scotland.gov.uk/statistics/theme/households/projections/index.html>
- Northern Ireland <http://www.nisra.gov.uk/demography/default.asp21.htm>

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Department for Communities and Local Government Revisions Policy.

Scheduled Revisions

Household projections are produced following the release of sub-national population projection by the ONS. There are no scheduled revisions for the projections data series, rather each set of projections supersedes the previous set. Projections for historic years are generally updated in line with revision to the population estimates. In the 2011-based update historic data has not been updated as there is no consistent update of the sub-national population data.

Non-Scheduled Revisions

If a substantial error occurred as a result of the compilation or dissemination process, the statistical release, live tables and other accompanying releases would be updated with a correction notice as soon as it is practical. Similarly, if substantive changes were issued for the sub-national population projections, the household projections may be revised in a consistent manner.

Glossary

The definitions of key terms used in this release are:

Household

Throughout this release the 2001 Census definition of household is used. The definition was changed slightly for the 2011 Census but the disaggregated level information from the 2011 Census was not yet available for this update.

'A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – that is, sharing either a living room or sitting room or at least one meal a day.'

Households are divided into seventeen detailed household types based on the 2001 and 2011 Census. These are presented for five aggregate categories:

- **A couple with no other adults:** a household which contains one family and no others, comprising of a married or cohabiting couple, with or without dependent children.
- **A couple with other adults:** a household which contains one or more married or cohabiting couple families with one or more other adults present, with or without dependent children.
- **Lone parent household:** a household which contains one or more lone parent families, but no married couple or cohabiting couple families.
- **One person household:** a person living alone who shares neither housekeeping nor a living room with anyone else.
- **Other household:** a multi person household that is neither a couple household nor a lone parent household. Examples include lone parents with only non dependent children, brothers and sisters and unrelated (and non-cohabiting) adults sharing a house or flat. This category does not include households with dependent children.

Dependent child

A dependent child is a person in a household aged 0 to 15 (whether or not in a family) or a person aged 16 to 18 who is a full time student in a family with parents.

Household representative

The household representative is the individual that is taken to represent that household. This is usually taken as the eldest male within the household.

Household representative rate

The household representative rate is the probability of anyone in a particular population group being part of a separate household and can take any value between 0 and 1. The population groups are defined according to sex, age (15 bands from 15-19 to 85 and over) and relationship status group. This gives 75 population groups and 75 representative rates in total.

Institutional population

The institutional population is the population wholly resident in communal establishments. A communal establishment is defined in the 2001 Census as 'an establishment providing managed residential accommodation'. 'Managed' means full-time or part-time supervision of the accommodation. Examples of communal establishments are prisons, large hospitals, managed university accommodation, hotels, guest houses and sheltered accommodation.

Household population

The private household population is the total resident population minus the institutional population.

Background notes

1. The 2011-based interim household projections for England and local authorities update the 2008-based projections that were published in November 2010.
2. The next release of household projections will be published following the production of the next release of sub-national population projections by the ONS. The ONS are currently planning to produce 2012-based sub-national projections in spring 2014.

User consultation

Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "statistical enquiries" contact given in the "Enquiries" section below.

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