



Department for  
Communities and  
Local Government

# 2012-based Household Projections: England, 2012-2037



## Housing *Statistical Release*

27 February 2015

- The number of households in England is projected to increase from 22.3 million in 2012 to 27.5 million in 2037.
- Annual average household growth is projected as 210,000 per year between 2012 and 2037.
- Average household size is projected to fall from 2.36 in 2012 to 2.21 in 2037.
- Over the period from 2012 to 2022, annual average household growth is projected as 220,000 per year, comparable with 2011-based Interim Household Projections figure of 221,000 from 2011 to 2021.

Introduction	2
Household Projections for England	2
Local Authority Level Figures	4
Accompanying tables	5
Definitions	5
Technical notes	6
Enquiries	9

**Responsible Statistician:**

Bob Garland

**Statistical enquiries:**

office hours:

0303 444 2273

[housing.statistics@communities.gsi.gov.uk](mailto:housing.statistics@communities.gsi.gov.uk)

**Media Enquiries:**

0303 444 1201

[press.office@communities.gsi.gov.uk](mailto:press.office@communities.gsi.gov.uk)

**Date of next publication:**

2017

# Introduction

This statistical release presents National Statistics on the projected number of households in England and its local authority districts up to 2037. The figures in this release are based upon the [2012-based sub-national population projections](#), published by the Office for National Statistics (ONS) in May 2014. They replace the 2011-based interim household projections released in April 2013.

The methodology for the 2012-based household projections was based upon the '2011-based interim' and '2008-based' household projections. A description is provided in the [Methodology Document](#). The methodology uses the latest ONS sub-national population projections and incorporates information from the Census 2011 on household population and numbers down to local authority level and some data on household formation rates at a national level. Further work will investigate including detailed analysis of household formation down to local authority level. In the meantime, these projections provide the most up to date and nationally consistent estimates.

As with the previous projections, the methodology is split into two stages: Stage One produces summary household numbers based on long-term demographic trends and Stage Two gives a more detailed breakdown of household type. This release presents results from Stage One only, with Stage Two outputs to follow as soon as possible.

The assumptions underlying national household and population projections are based on demographic trends. They are not forecasts as, for example, they do not attempt to predict the impact of future Government policies, changing economic circumstances or other factors that might have influence household growth. The projections show the household numbers that would result if the assumptions based in previous demographic trends in the population and rates of household formation were to be realised in practice.

## Household Projections for England

The number of households in England is projected to grow to 27.5 million from 22.3 million by 2037, an increase of 5.2 million (24 per cent) over 2012. This equates to on average 210,000 additional households per year. The projected change in household population over the same period is an additional 8.4 million people, increasing the household population in England to 60.9 million by 2037 and representing a 16 per cent change.

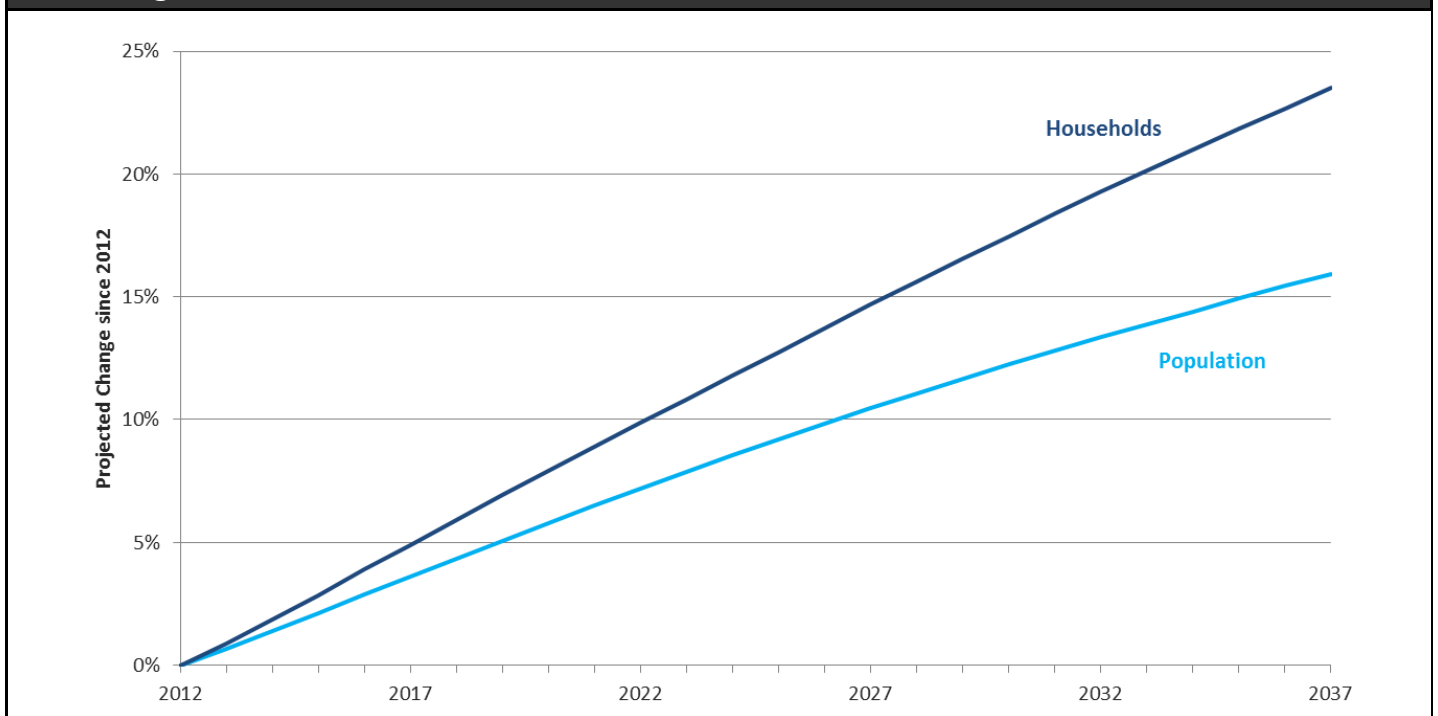
Average household size is projected to fall from 2.36 in 2012 to 2.21 in 2037.

**Table 1: National Household Projections, England, 2012-2037**

	2012	2017	2022	2027	2032	2037
Total Households ( <i>thousands</i> )	22,305	23,396	24,505	25,578	26,605	27,548
Change in Households ( <i>thousands</i> )	-	1,091	2,200	3,274	4,300	5,244
Percentage Change in Households (%)	-	5%	10%	15%	19%	24%
Average Household Size	2.36	2.33	2.30	2.27	2.24	2.21
Total Household Population ( <i>thousands</i> )	52,536	54,430	56,308	58,033	59,548	60,913
Change in Population ( <i>thousands</i> )	-	1,894	3,772	5,497	7,012	8,377
Percentage Change in Population (%)	-	4%	7%	10%	13%	16%

The growth rates of population and households and households slow over the projection period. For example, annual average household growth between 2012 and 2017 is 218,000, falling to 215,000 per year from 2022 to 2027 and then to 189,000 per year between 2032 and 2037.

As expected, household numbers grow faster than population reflecting the continuing trend of smaller average household size

**Figure 1: Percentage change projected in household population and households, 2012-2037, England**

# Local Authority Figures

Local authority projections are provided in the accompanying [Live Tables](#).

## Comparison with 2011-based Interim Projections

The 2012-based Household Projections have a very similar rate of household growth 2011-based Interim projections of the comparable period from 2012 to 2022. For this period, the 2012-based projection show an annual average of 220.0 thousand per year compared with 220.5 thousand per year between 2011 and 2021 in the previous Interim Projections.

Comparing the projected change in household population, the 2012-based projections show a growth of 7 per cent between 2012 and 2022. This compares with 9 per cent between 2011 and 2021 in the previous Interim Projections.

The 2012-based household projections show has higher rate of household growth than the Interim Projections despite a slower increase in household population. The lower population growth has been offset by higher projected household formation.

## Sensitivity Analysis

The update to 2012-based Household Projections introduces two new elements:

- the ONS 2012-based population projections
- new 2012-based projections of household formation (household representative rates).

Sensitivity analysis was done to assess the relative impact of these two elements. In Test 1, the 2011-based population projections were used with the 2012-based projections of household formation. Test 2 used 2012-based population and 2011-based household formation projections. In terms of annual average household growth over a comparable period of 2012 to 2021, the results may be compared with the main 2012-based household projection. At England level, Test 1 (higher projected population and higher household formation) results in an annual average household growth of 242,000 compared with Test 2 (higher projected population and lower household formation) showing 200,000. This compares with the 2012-based projections 220,000 per year.

These sensitivity tests are presented at local authority level in Tables 429a and 429b

# Accompanying tables

Accompanying tables can be found in the household projection live tables which are updated at the same time as this release is published. The available live tables are:

<http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

Household Type (Stage 2) Tables will be published separately, following this release.

All statistical releases on household projections can be accessed on the Department for Communities and Local Government website at

<http://www.gov.uk/government/collections/household-projections>

## Definitions

**Average Household Size** – The average household size is the average number of people within a private household (including children). It is calculated by dividing the household population by the number of households for a given geography and/or age group.

**Communal Population** – The communal population (also known as the institutional population) includes all people not living in private households; such as medical establishments (for example hospital, sheltered housing, and care homes), educational establishments (schools and university), military, religious and detention facilities, and those living in temporary accommodation.

**Household** – The definition of a household in the 2011 Census was:

*‘one person living alone; or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area’.*

This was a change from the 2001 Census to take into account social changes and modern living arrangements. Previously the 2001 definition was:

*‘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’.*

This change was not considered significant enough to realign the data to the old definition.

**Household Population** – The household population is the total population after the communal population has been removed.

**Household Reference Person** – The Household Reference Person (previously known as Head of Household or Household Representative) is the individual that is taken to represent the household for statistical purposes. The definition of the household reference person has changed over time from being the eldest male within a household to the eldest person within a household.

Further explanation can be found in the [Methodology Document](#).

**Household Representative Rate** – The household representative rate is the probability of a person from a specific demographic group (based on geography, age group, sex and marital status) being considered the household reference person. The value of the household representative rate will be between 0 and 1.

**Living Arrangements** – The living arrangements variable in the 2011 Census is divided into two categories and seven sub-categories. These are initially divided on the whether the household representative person is living in a couple in the household, before sub-dividing into further marital status definitions. These were considered consistent with previous household projections, which categorised the Stage On demographic groups into; single, married (or co-habiting) and previously married.

**Total Population** – The total population is all usually resident population in the UK based upon their local authority residence, whatever their nationality.

## Technical notes

### Symbols

The following conventions have been used in the tables:

- Not Available;

Totals may not equal the sum of component parts due to rounding.

### 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. 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.

## Methodology

The Methodology Report is published alongside this release, which provides users information of method used and adaptations made compared to previous projections.

The methodology for the 2012-based household projections was based upon the 2011-based interim and 2008-based household projections. The availability of further information from the 2011 Census meant that in some instances the methodology was adapted to incorporate this additional information.

The methodology is split into two stages; Stage One is a membership model approach looking at the long-term demographic trends in the household population. Stage Two is a headship rate approach providing a more detailed breakdown of household type.

A detailed [methodology report](#) is published on the DCLG website alongside this release.

## 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 (found at <http://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revisions that the policy covers:

### Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

### Scheduled Revisions

Household projections are produced following the release of sub-national population projections by the ONS. There are no scheduled revisions for the projections data series, rather each new set of projections supersedes the previous set. Projections for previous years are generally updated in line with the revision to the population estimates.

## Uses of the data

The household projections provide an important long term view of the number of households that would form, given a projected population and previous demographic trends. The projections are not a forecast, as they do not attempt to predict the impact of future government policies, changing economic circumstances or other factors affecting household formation.

The data in this Statistical Release is important for a number of different purposes; providing an important part of the evidence base for the assessment of future requirement for housing and

associated services. It is used by the Department for Communities and Local Government, other government departments, local planning bodies and local authorities.

The projections are an important part of the evidence for local authorities' plan making as set out in the [National Planning Policy Framework](#) and Planning Practice Guidance.

## User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here: <http://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

## Notes

1. The 2012-based household projections for England and local authorities update the 2011-based interim projections that were published in April 2013.
2. The next release of the household projections will be published following the production of the next release of sub-national population projections by the ONS.

## Devolved administration statistics

These projections relate to England only. Household projections for the devolved administrations of the UK are included alongside the England statistics in live table 401 only. These data are published separately by the devolved administrations, and although figures are correct at the time of this publication they may be superseded before the next England household projections release. Latest data and details on data sources and methods can be found at the following links:

Scotland

<http://www.gro-scotland.gov.uk/statistics/theme/households/projections/index.html>

Wales

<http://statswales.wales.gov.uk/Catalogue/Housing/Households/Projections>

Northern Ireland

<http://www.nisra.gov.uk/demography/default.asp21.htm>



# Enquiries

**Media enquiries:**

0303 444 1201

Email: [press.office@communities.gsi.gov.uk](mailto:press.office@communities.gsi.gov.uk)

**Public enquiries and Responsible Statistician:**

Bob Garland

Email: [housing.statistics@communities.gsi.gov.uk](mailto:housing.statistics@communities.gsi.gov.uk)

Information on Official Statistics is available via the UK Statistics Authority website:

[www.statistics.gov.uk/hub/browse-by-theme/index.html](http://www.statistics.gov.uk/hub/browse-by-theme/index.html)

Information about statistics at DCLG is available via the Department's website:

[www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

© Crown copyright, 2015

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, [www.nationalarchives.gov.uk/doc/open-government-licence/](http://www.nationalarchives.gov.uk/doc/open-government-licence/) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk).

This document/publication is also available on our website at [www.gov.uk/dclg](http://www.gov.uk/dclg)

If you have any enquiries regarding this document/publication, email [contactus@communities.gov.uk](mailto:contactus@communities.gov.uk) or write to us at:

Department for Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000

February 2015

For all our latest news and updates follow us on Twitter: <https://twitter.com/CommunitiesUK>

ISBN: 978-1-4098-4491-4