



Department for
Communities and
Local Government

2014-based Household Projections: England, 2014-2039



Housing *Statistical Release*

12 July 2016

- The number of households in England is projected to increase from 22.7 million in 2014 to 28.0 million in 2039.
- Annual average household growth is projected to be 210,000 per year between 2014 and 2039.
- Average household size is projected to fall from 2.35 in 2014 to 2.21 in 2039.
- One person households are projected to increase by 68,000 per year, about one third (33 per cent) of the total household growth up to 2039.
- Households headed by someone aged 65 or over are projected to increase by 155,000 per year, about three quarters (74 per cent) of total household growth up to 2039.
- Households headed by someone aged 25 to 34 are projected to decrease by 9,000 per year up to 2039.
- Changes in population account for around 94 per cent of household growth from 2014 to 2039.
- Net migration (as assumed in the population projections) accounts for 37 per cent of projected household growth.
- Over the period from 2012 to 2037, annual average household growth is projected to be 214,000 per year, higher than the 2012-based household projections figure of 210,000 per year for the same period.

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Date of next publication:

2018

Introduction

This statistical release presents National Statistics on the projected number of households in England and its local authority districts up to 2039. The figures in this release are based upon the 2014-based sub-national population projections, published by the Office for National Statistics (ONS) in May 2016. They replace the 2012-based household projections released in 2015.

The methodology for the 2014-based household projections is based upon the 2012-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 household formation rates at a national level.

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.

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 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 28.0 million from 22.7 million by 2039, an increase of 5.3 million (23 per cent) from 2014. This equates to an average of 210,000 additional households per year. The projected change in household population over the same period is an additional 8.7 million people, increasing the household population in England to 62.0 million by 2039 and representing a 16 per cent change.

Average household size is projected to fall from 2.35 in 2014 to 2.21 in 2039.

Table 1: National Household Projections, England, 2014-2039

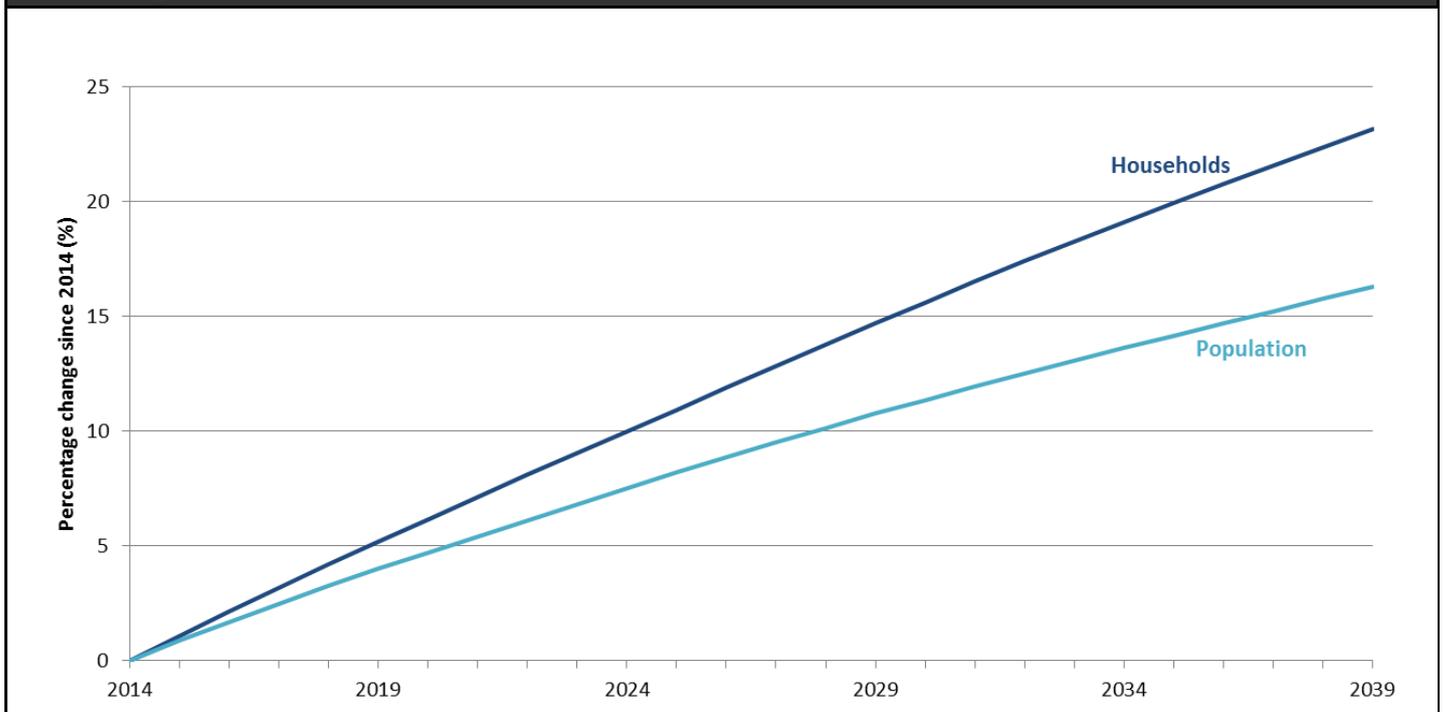
	2014	2019	2024	2029	2034	2039
Total Households (<i>thousands</i>)	22,746	23,927	25,015	26,083	27,088	28,004
Change in Households (<i>thousands</i>)	-	1,180	2,268	3,337	4,342	5,257
Percentage Change in Households (%)	-	5%	10%	15%	19%	23%
Average household Size	2.35	2.32	2.29	2.27	2.24	2.21
Total Household Population (<i>thousands</i>)	53,351	55,477	57,359	59,086	60,612	62,027
Change in Household Population (<i>thousands</i>)	-	2,126	4,007	5,735	7,261	8,675
Percentage Change in Household Population (%)	-	4%	8%	11%	14%	16%

The growth rates of population and households slow over the projection period.

For example, annual average household growth between 2014 and 2019 is 236,000, falling to 215,000 per year from 2024 to 2029 and then to 183,000 per year between 2034 and 2039.

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

Figure 1: Percentage change in projected in household population and households, 2014-2039, England



The household projections also group households by type and age of the head of household. The aggregation of household types is explained in Definitions. The summary tables and charts that follow use the groups below:

One person (a person living alone who shares neither housekeeping nor a living room with anyone else)

Couple and no other adult (a household which contains one family and no others, comprising of a married or cohabiting couple without dependent children)

Couple and one or more other adult (a household which contains one or more married or cohabiting couple families with one or more other adults present).

Households with dependent children

Other (other multi-person)

Household types – Key Results

One person households are projected to increase by 68,000 per year, 33 per cent of the total increase in households up to 2039.

Much of the growth in one person households is projected in older age groups, with those over 65 increasing by around 43,000 a year - 62 per cent of overall rise in households with one person.

Couple households (without children or other persons) are projected to increase by 47,000 per year (22 per cent of total household growth)

Couples with dependent children are projected to increase by 40,000 per year (19 per cent of household growth).

Older households are projected to increase more quickly: those headed by persons aged 65 and over are projected to increase by 155,000 per year and 85 and over households by 53,000 per year.

Older households are projected to account for an increased proportion of all households. Those aged 65 and over increase from 29 per cent of all households in 2014 to 37 per cent in 2039. Households aged 85 and over increase from 4.1 per cent to 8.1 per cent of all households over the projection period.

Couples (with other adults) households are projected to increase by 19,000 per year (9 per cent of all growth).

Other multi-person adult households are projected to increase by 36,000 per year (17 per cent of all growth).

Figure 2: Projected number of households by household type, England

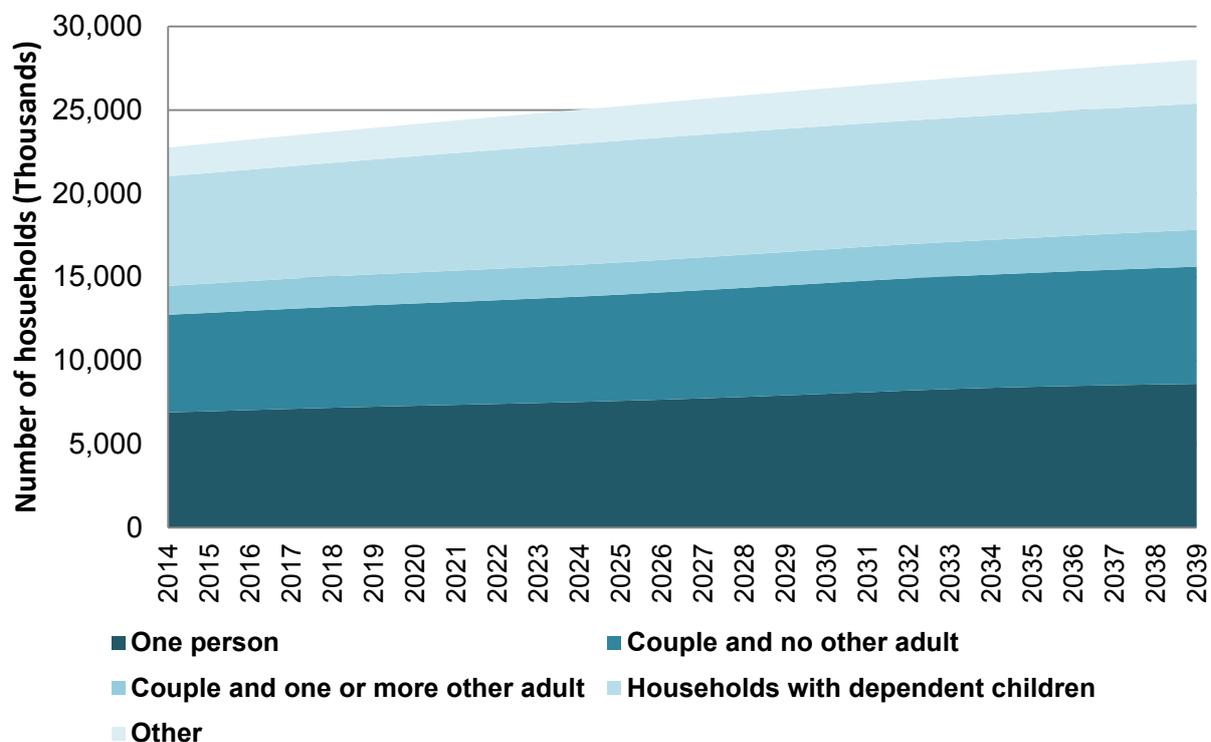


Table 2: Household projections by number of adults, England

<i>Thousands</i>	2014	2039	Total Change	Average annual change 2014 to 2039	As percent of total	Total change 2014 to 2039 (%)
One person	6,896	8,604	1,709	68	33%	25%
Couple and no other adult	5,848	7,015	1,167	47	22%	20%
Couple and one or more other adult	1,730	2,208	478	19	9%	28%
Households with dependent children	6,555	7,555	999	40	19%	15%
Other	1,717	2,622	904	36	17%	53%
All households	22,746	28,004	5,257	210	100%	23%
Private household population	53,351	62,027	8,675	347		16%
Average household size (persons/household)	2.35	2.21				

Table 3: Household projections by number of dependent children, England

<i>thousands households with:</i>	2014	2039	Total Change	Average annual change 2014 to 2039	As percent of total	Total change 2014 to 2039 (%)
0 dependent children	16,191	20,449	4,258	170	81%	26%
1 dependent child	3,018	3,828	810	32	15%	27%
2 dependent children	2,455	2,600	145	6	3%	6%
3+ dependent children	1,082	1,126	45	2	1%	4%
All households	22,746	28,004	5,257	210	100%	23%

Table 4: Household projections by age of head of household, all types, England

<i>Thousands</i>	2014	2039	Total change	Average annual change 2014 to 2039	As percentage of total	Total change 2014 to 2039 (%)
Under 25	792	883	92	4	2%	12%
25 – 34	3145	2,919	-226	-9	-4%	-7%
35 – 44	4071	4,305	234	9	4%	6%
45 – 54	4572	5,135	563	23	11%	12%
55 – 64	3685	4,408	723	29	14%	20%
65 – 74	3299	4,256	958	38	18%	29%
75 – 84	2254	3,834	1580	63	30%	70%
85 +	928	2,262	1334	53	25%	144%
Total	22,746	28,004	5,257	210	100%	23%

Table 5: Household projections by age of head of household, one person households, England

<i>Thousands</i>	2014	2039	Total change	Average annual change 2014 to 2039	As percentage of total	Total change 2014 to 2039 (%)
Under 25	207	186	-21	-1	-1%	-10%
25 – 34	704	562	-142	-6	-8%	-20%
35 – 44	859	1,028	169	7	10%	20%
45 – 54	1,056	1,307	252	10	15%	24%
55 – 64	1,103	1,487	384	15	22%	35%
65 – 74	1,281	1,844	563	23	33%	44%
75 – 84	1,063	880	-183	-7	-11%	-17%
85 +	623	1,310	687	27	40%	110%
Total	6,896	8,604	1,709	68	100%	25%

Local Authority Figures

The accompanying live tables (414, 417, 418, 420, and 424) provide more detailed breakdowns by age and household type and also include projections by local authority districts.

Detailed data for local authorities is also provided for modelling and covers all age bands and household types.

Comparison with 2012-based Projections

The 2014-based Household Projections have a slightly higher rate of household growth than the 2012-based projections for the comparable period from 2012 to 2037. For this period, the 2014-based projections show an annual average growth of 214,000 per year compared with 210,000 per year between 2012 and 2037 in the previous projections.

Comparing the projected change in household population, the 2014-based projections show a growth of 17 per cent between 2012 and 2037. This compares with 16 per cent between 2012 and 2037 in the previous 2012-based Projections.

The 2014-based household projections show slightly higher annual growth than the 2012-based ones amounting to 4,000 more households per year (Table 6) over the 2012 to 2037 period. Most of the increase is in the 45-64 age groups. The largest change by age is for the 85 and over age group, where 6,000 fewer households are projected between 2012 and 2037. The change in household growth by age group is mainly explained by the change in the population projections by age.

Table 6: 2014-based projections compared with 2012-based projections, by age, England

Thousands	2014-based projection	2012-based projection	Difference
	Average annual change 2012 - 2037	Average annual change 2012 - 2037	
Under 25	3	3	0
25 – 34	-9	-11	2
35 – 44	10	9	2
45 – 54	25	23	3
55 – 64	27	25	2
65 – 74	49	48	1
75 – 84	57	57	0
85 +	51	57	-6
All households	214	210	4

Variant projections

The Office for National Statistics produces a set of variant population projections showing the sensitivity of assumptions about fertility, life expectancy and net migration.

The variant household projections are intended to give a broad indication of the effect of the demographic assumptions on household growth, and allow users to understand the drivers of household growth. They are compared to the 'principal' projection, which represents the most likely scenario for household growth.

Table 7: Variant household projections, based on variant 2014-based national population projections, England

<i>Thousands</i>		Assumptions in population (England)	Number of Households in 2039	Average annual increase 2014- 2039
	Principal	(a)	28,004	210
Fertility				
Long term average number of children per woman	High	2.10	28,026	211
Life expectancy				
Expectation of life at birth at 2037, years	High	Males: 86.2 Females: 88.9	28,456	228
Net migration				
	High	233,000	28,831	243
Long term annual migration	Low	108,000	27,177	177
	Zero Net	0	26,069	133

(a) Long-term principal assumptions in England 2014-based population projections

Fertility: Average number of children per woman: 1.90

Life expectancy: Expectancy of life at birth in 2039

Male: 84.4 Female 87.2

Long term annual net migration: +170,500

Fertility

Fertility assumptions (measured as births per woman) have little effect on the household projections with the high variant increasing the household growth rate by 1,000 households. There is limited potential for additional children to move into the household forming age groups over the 25 year projection.

Life Expectancy

Life expectancy assumptions have a greater effect on household numbers than the fertility assumptions. The high variant adds 18,000 households per year.

Net international migration

Net migration to England accounts for 49 per cent of the projected increase in population. Accordingly assumptions about net migration have a relatively large effect on projected household growth. The estimates give a broad indication of the effect of migration on household growth but do not directly account for differences in the household formation rates of migrants.

The **'theoretical'** zero net migration variant results in projected household growth of 133,000 per year, 77,000 lower than the principal projection of 210,000 per year. This indicates that under this scenario around 37 per cent of the projected household growth is attributable to net migration with 63 per cent accounted for by natural change (birth less deaths).

The high net migration assumption adds 33,000 households per year to projected household growth, whilst the low net migration assumption reduces household growth by 33,000 per year.

Sensitivity Analysis

The update to 2014-based Household Projections introduces two new elements:

- the ONS 2014-based population projections
- new 2014-based projections of household formation (household representative rates).

The new household formation rates take account of post-Census 2011 trends from the Labour Force Survey.

Sensitivity analysis was done to assess the relative impact of these two elements. In Test 1, the 2012-based population projections were used with the 2014-based projections of household formation. Test 2 used 2014-based population and 2012-based household formation projections. In terms of annual average household growth over a comparable period of 2012 to 2037, the results may be compared with the main 2014-based and 2012-based household projections. Under the main 2014-based household projection, average annual household growth is 214,000 between 2012 and 2037 at England level.

Test 1 results in an annual average household growth of 210,000 compared with Test 2 showing 214,000 households per year. This compares with the 2012-based projections which projected 210,000 thousand households per year over the 2012 to 2037 period. The results from the tests demonstrate that the new 2014-based projections of household formation have relatively little impact on the household projections and that the bulk of change is a result of changes to population growth.

These sensitivity tests are presented at local authority level in live 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:

[\[http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections \]](http://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections)

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 halls), military, religious and detention facilities, and those living in temporary accommodation.

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 – 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 type

Households are divided into detailed household types based on the 2001 and 2011 Census. The 2008 based and 2011 based household projections used a ‘17 type’ aggregation of types. (Aggregation C in table below).

The ‘17 type’ aggregation is not possible since the calculation of classification (which differs from the standard Census outputs classification) cannot be applied to the 2011 Census in a way that is consistent with the 2001 Census for all household types. A simplified ‘8 type’ classification (B) was agreed with ONS as the best for projecting trends, given the available data.

A summary classification (A) is used to present some of the data.

The table below shows the relationships between the classifications.

	Aggregation (A) – Summary Categories	Aggregation
A1	One person (a person living alone who shares neither housekeeping nor a living room with anyone else)	B1,B2
A2	Couple and no other adult (a household which contains one family and no others, comprising of a married or cohabiting couple without dependent children)	B3
A3	Couple and one or more other adult (a household which contains one or more married or cohabiting couple families with one or more other adults present).	B4
A4	Households with dependent children	B5,B6,B7
A5	Other (other multi person)	B8
	Aggregation (B) ‘8 types’ (6 + male and female one person) - 2012-based household projections	
B1	One person households: male	C1
B2	One person female	C2
B3	One family and no others : Couple households : No dependent children	C3
B4	A couple and one or more other adults : No dependent children (2)	C10
B5	Households with one dependent child	CC4,C7,C11,C14
B6	Households with two dependent children	C5,C8,C12,C15
B7	Households with three or more dependent children	C6,C9.C13,C16
B8	Other households with two or more adults	C17
	Aggregation (C) ‘17 types’: 2008 and 2011-based household projections	
C1	One person male	
C2	One person female	
C3	One family and no others : Couple households : No dependent children	
C4	One family and no others : Couple households : With one dependent child (1)	
C5	One family and no others : Couple households : With two dependent children (1)	
C6	One family and no others : Couple households : With three or more dependent children (1)	
C7	One family and no others : Lone parent households : With one dependent child (1)	
C8	One family and no others : Lone parent households : With two dependent children (1)	
C9	One family and no others : Lone parent households : With three or more dependent children (1)	
C10	A couple and one or more other adults : No dependent children (2)	
C11	A couple and one or more other adults : With one dependent child (2)	

C12	A couple and one or more other adults : With two dependent children (2)	
C13	A couple and one or more other adults : With three or more dependent children (2)	
C14	A lone parent and one or more other adults : With one dependent child (2)	
C15	A lone parent and one or more other adults : With two dependent children (2)	
C16	A lone parent and one or more other adults : With three or more dependent children (2)	
C17	Other households with two or more adults	
	(1) Households with dependent children and no non-dependent children. (2) In these categories, the other adults may include another couple and/or another lone parent and/ or a non-dependent child.	

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 economically active 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 2014-based household projections was based on previous household projections.

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 2014-based household projections for England and local authorities update the 2012-based projections that were published in 2015.
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.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/housholds/household-projections>

Wales

<http://gov.wales/statistics-and-research/household-projections/>

Northern Ireland

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

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

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

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July 2016

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ISBN: 978-1-4098-4863-9