Communities and Local Government

Household Projections, 2008 to 2033, England

- The number of households in England is projected to grow to 27.5 million in 2033, an increase of 5.8 million (27 per cent) over 2008, or 232,000 households per year.

- Population growth is the main driver of household growth, accounting for nearly three-quarters of the increase in households between 2008 and 2033.

- One person households are projected to increase by 159,000 per year, equating to two-thirds of the increase in households.

- By 2033, 19 per cent of the household population of England is projected to live alone, compared with 14 per cent in 2008.

- By 2033, 33 per cent of households will be headed by those aged 65 or over, up from 26 per cent in 2008.

- The South East region has the largest absolute increase in households of 39,500 per year from 2008 to 2033, amounting to a 28 per cent increase on the number in 2008.

- The North East region shows the smallest growth in households, at 8,500 per year from 2008 to 2033, amounting to a 19 per cent increase on the number in 2008.

- The 2008-based projections show a lower growth in households compared with the 2006-based projections, equating to 20,500 fewer households per year between 2008 and 2031 in England.

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Introduction

This Statistical Release presents National Statistics on the projected number of households in England and its regions to 2033. The figures in this release are based on the 2008-based population projections, published by the Office for National Statistics in May 2010[1]. They replace the 2006-based household projections released in March 2009.

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 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. The projections are an important part of the evidence base for assessing future housing demand and informing national and local policies on housing and planning.

Household projections in England

- The number of households in England is projected to grow to 27.5 million in 2033, an increase of 5.8 million (27 per cent) over 2008, or 232,000 households per year.
- One person households are projected to increase by 159,000 per year, equating to two-thirds of the overall increase in households.
- By 2033, 19 per cent of the household population of England is projected to live alone, compared with 14 per cent in 2008.
- By 2033, 33 per cent of households will be headed by those aged 65 or over, up from 26 per cent in 2008.

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[1] http://www.statistics.gov.uk/statbase/Product.asp?vlnk=997

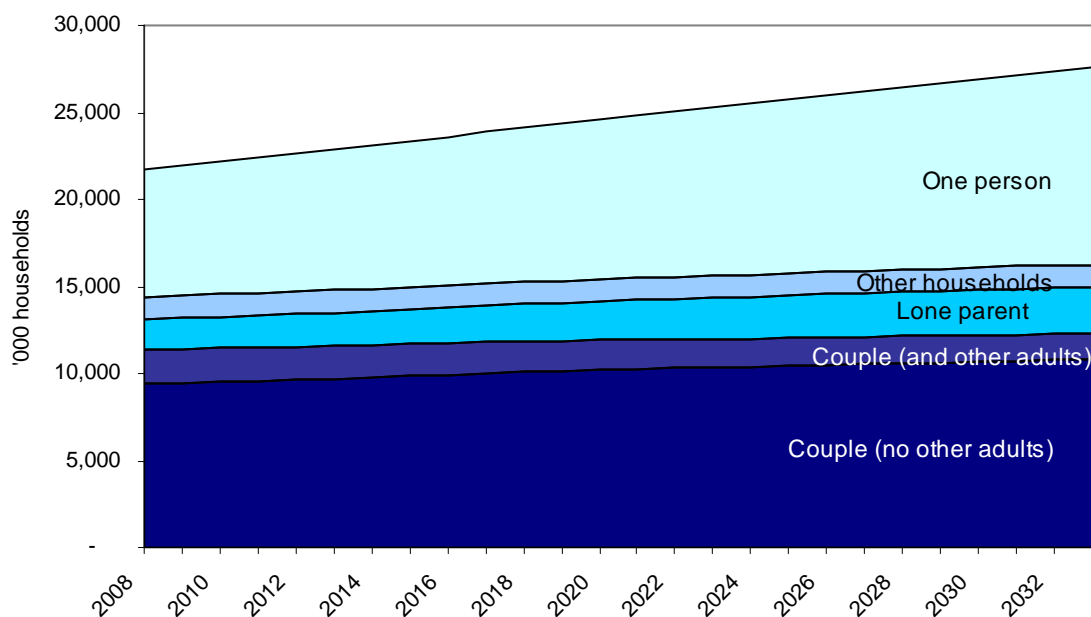**Figure 1: Projected number of households by household type, England**

Table 1a: Household projections by household type, England

thousands	2008	2018	2028	2033	Average annual change 2008 to 2033	As percent of total	Total change 2008 to 2033 (%)
One person households	7,316	8,864	10,517	11,279	159	68%	54%
A couple with no other adults	9,411	10,064	10,581	10,792	55	24%	15%
A couple with one or more other adults	2,008	1,765	1,547	1,481	-21	-9%	-26%
A lone parent (with or without other adults)	1,688	2,137	2,551	2,687	40	17%	59%
Other households	1,308	1,277	1,277	1,297	0	0%	-1%
All households	**21,731**	**24,108**	**26,472**	**27,536**	**232**	**100%**	**27%**
Private household population	50,534	54,266	57,935	59,508	359	18%	
Average household size (persons/household)	2.33	2.25	2.19	2.16			

Given the projected growth in the population, the number of households in England is projected to grow to 27.5 million in 2033, an increase of 5.8 million (27 per cent) over 2008. This equates to 232,000 households per year (Table 1a). The rate of projected growth changes over time; over the first five years of the projection period (2008 to 2013) average growth is lower at 227,000 per year, increasing to 245,000 per year between 2013 and 2023 before falling again to 213,000 for the last five years (2028 to 2033).

Over two-thirds (68 per cent) of the growth is accounted for by one person households which are projected to rise by 4 million from 2008 to 2033, or 159,000 per year on average. This drives a

decrease in the average size of households from 2.33 persons per household in 2008 to 2.16 persons per household in 2033. By 2033, 19 per cent of the private household population in England is projected to live alone compared with 14 per cent in 2008.

Collectively, couple households (with or without other adults) are projected to grow by 34,000 per year on average, equating to 15 per cent of the increase in total households between 2008 and 2033. Lone parent households are projected to increase by 40,000 per annum, which amounts to a 59 per cent increase in this type of household between 2008 and 2033.

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

Thousand households with:	2008	2018	2028	2033	Average annual change 2008 to 2033	As percent of total	Total change 2008 to 2033 (%)
0 dependent children	15,829	17,861	19,879	20,866	201	87%	32%
1 dependent children	2,512	2,778	2,934	3,003	20	8%	20%
2 dependent children	2,312	2,339	2,425	2,424	4	2%	5%
3+ dependent children	1,077	1,129	1,234	1,243	7	3%	15%
All households	**21,731**	**24,108**	**26,472**	**27,536**	**232**	**100%**	**27%**

Reflecting the growth in one person households, households without children are projected to increase by around a third between 2008 and 2033 and account for most of the household growth; 201,000 per year or 87 per cent of the total increase (Table 1b).

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

thousands	2008	2033	Average annual change 2008 to 2033	As percentage of total	Total change 2008 to 2033 (%)
Under 25	829	913	3	1%	10%
25 – 34	3,126	3,618	20	8%	16%
35 – 44	4,464	5,164	28	12%	16%
45 – 54	3,961	4,701	30	13%	19%
55 – 64	3,634	3,959	13	6%	9%
65 – 74	2,819	4,120	52	22%	46%
75 – 84	2,103	3,045	38	16%	45%
85 +	793	2,016	49	21%	154%
Total	**21,731**	**27,536**	**232**	**100%**	**27%**

The projected change in the age structure of the population is reflected in the household projections, with 60 per cent of the increase in households in those headed by someone aged 65 or over (Table 2). This means that by 2033, 33 per cent of households will be headed by those aged 65 or over compared with 26 per cent in 2008.

Table 3: Household projections by age of head of household, one person households, England
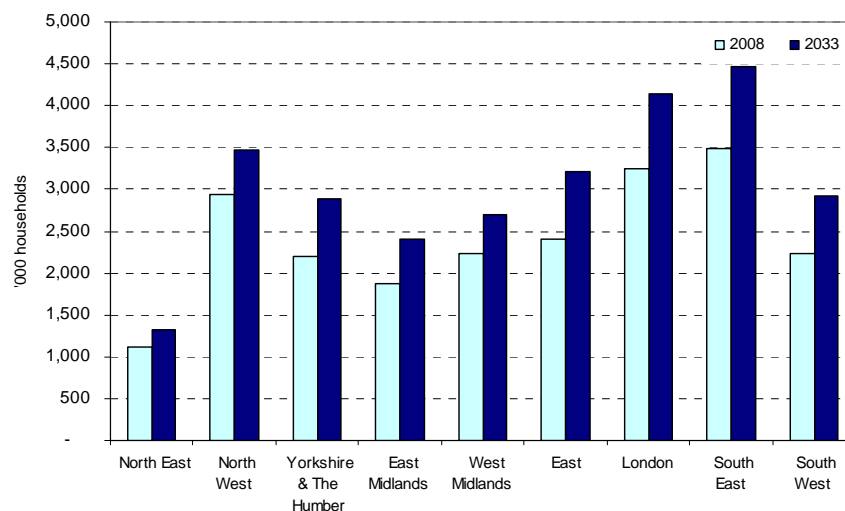
thousands	2008	2033	Average annual change 2008 to 2033	As percentage of total	Total change 2008 to 2033 (%)
Under 25	268	299	1	1%	12%
25 – 34	897	1,338	18	11%	49%
35 – 44	1,049	1,657	24	15%	58%
45 – 54	999	1,640	26	16%	64%
55 – 64	1,097	1,530	17	11%	39%
65 – 74	1,035	1,487	18	11%	44%
75 – 84	1,398	1,923	21	13%	38%
85 +	573	1,407	33	21%	145%
Total	**7,316**	**11,279**	**159**	**100%**	**54%**

Similarly, much of the increase in one person households is seen in the older age groups; 46 per cent of the average annual increase in one person households between 2008 and 2033 is in those aged 65 or older (Table 3).

Household projections by region

- The South East region has the largest projected absolute increase in households of 39,500 per year from 2008 to 2033, or a 28 per cent increase on the 2008 number.

- The North East region shows the smallest growth in households at 8,500 per year from 2008 to 2033, or 19 per cent on the 2008 number.

Figure 2: Household projections by region, 2008 and 2033, thousands

The East, Yorkshire and The Humber and South West regions are all projected to grow by at least 30 per cent from 2008 to 2033. All regions, except the North East and West Midlands, are projected to grow by at least 20,000 households per year on average (Table 4). The relative number of households in each region remains similar between 2008 and 2033.

Table 4: Household projections by region, England

thousands	2008	2018	2028	2033	Average annual change 2008 to 2033	Total change 2008 to 2033 (%)
North East	1,112	1,202	1,287	1,324	8	19%
North West	2,935	3,165	3,382	3,473	22	18%
Yorkshire & The Humber	2,203	2,485	2,755	2,879	27	31%
East Midlands	1,868	2,094	2,314	2,411	22	29%
West Midlands	2,242	2,427	2,617	2,701	18	20%
East	2,406	2,736	3,063	3,212	32	34%
London	3,244	3,606	3,979	4,145	36	28%
South East	3,480	3,875	4,280	4,467	39	28%
South West	2,241	2,518	2,797	2,923	27	30%
England	**21,731**	**24,108**	**26,472**	**27,536**	**232**	**27%**

Accompanying Live Tables provide further detail on the regional and local authority district projections (see Accompanying Tables).

Drivers of household growth

- Population growth is the main driver of household growth, accounting for nearly three-quarters of the increase in households between 2008 and 2033.

Table 5: Components of household growth (2008-2033) by region, England

Percentage 2008-2033	Population level	Age structure	Marital status	Household formation	Interaction terms
North East	57	29	-10	24	0
North West	52	29	-8	24	3
Yorkshire & The Humber	73	20	-6	15	-1
East Midlands	75	21	-7	14	-3
West Midlands	68	22	-10	21	-1
East	78	20	-6	12	-4
London	76	14	0	15	-5
South East	76	22	-5	13	-6
South West	75	20	-6	13	-3
England	**72**	**20**	**-5**	**16**	**-3**

Note: Interaction between components arises due to interdependence between terms in the projections model

The projected growth in the population is the main driver of the increase in households, accounting for nearly three quarters of the increase in England between 2008 and 2033. This reflects impacts of fertility, life expectancy and net migration in the population projections. If there was no change in the population level, age structure or marital status composition, the number of households would be projected to grow by 36,000 households per annum from 2008 to 2033 due to changes in household formation.

This pattern is reflected across the regions, although the North West and North East show smaller influences of level of population growth on household numbers, and slightly greater influences of changes in age structure and household formation. The extent to which population growth translates into increases in households depends on the age structure, sex and marital status composition of the population.

Variant projections

The Office for National Statistics produces a set of variant population projections showing the effect of assumptions about fertility, life expectancy and net migration on future levels of the population. As the population projections are a key component of the household projections, it is informative to consider how the projected number of households varies with the variant population projections. These give a broad indication of the sensitivity of the household projections to the demographic assumptions.

Table 6: Variant household projections, based on variant 2008-based national population projections, England

Thousands		Assumption in population (England)	Number of Households in 2033	Average annual increase 2008-2033
	Principal	**(a)**	**27,536**	**232**
Fertility Long term average number of children per woman	High	2.05	27,596	235
	Low	1.65	27,477	230
Life expectancy Expectation of life at birth at 2031, years	High	Males 85.3 / Females 88.3	27,890	246
	Low	Males 81.5 / Females 85.9	27,169	218
	No improvement	Males 78.1 / Females 82.2	25,982	170
Net international migration Long term annual migration	High	217,000	28,318	264
	Low	97,000	26,755	201
	Zero Net	0	25,455	149

(a) The long run assumptions in the principal national population projection are 1.85 children per adult, life expectancy of 83.4 years for males and 87.1 for females and long term net migration of 157,000 (England).

Fertility

The number of projected households changes little with the fertility variant population projections. This is because the 25-year projection period does not allow the increase in fertility rates to fully translate into those age groups which have higher household formation rates. Under the high fertility variant an additional 2,500 households per year are formed above the principal projection between 2008 and 2033, which equates in total to 60,000 more households by 2033. The low fertility variant diverges less quickly from the principal population projection than the high variant and therefore has a slightly lower net impact on the number of households, with an average of 2,300 fewer households per year when compared with the principal projection.

Life expectancy

The life expectancy population variants have a greater impact on total household numbers than the fertility variants. Under the high/low life expectancy variants around 14,000 households per year between 2008 and 2033 are created above/below the principal projection. If there were no improvement in life expectancy, the number of households would increase by only 170,000 per year over projection period, around 60,000 below the principal projection.

Net international migration

Of the standard population variants, the net migration variants have the largest impact on the household projections, reflecting the size of the variant assumptions (+/- 60,000). The high/low migration variants increase/decrease the number of households by around 31,000 per year
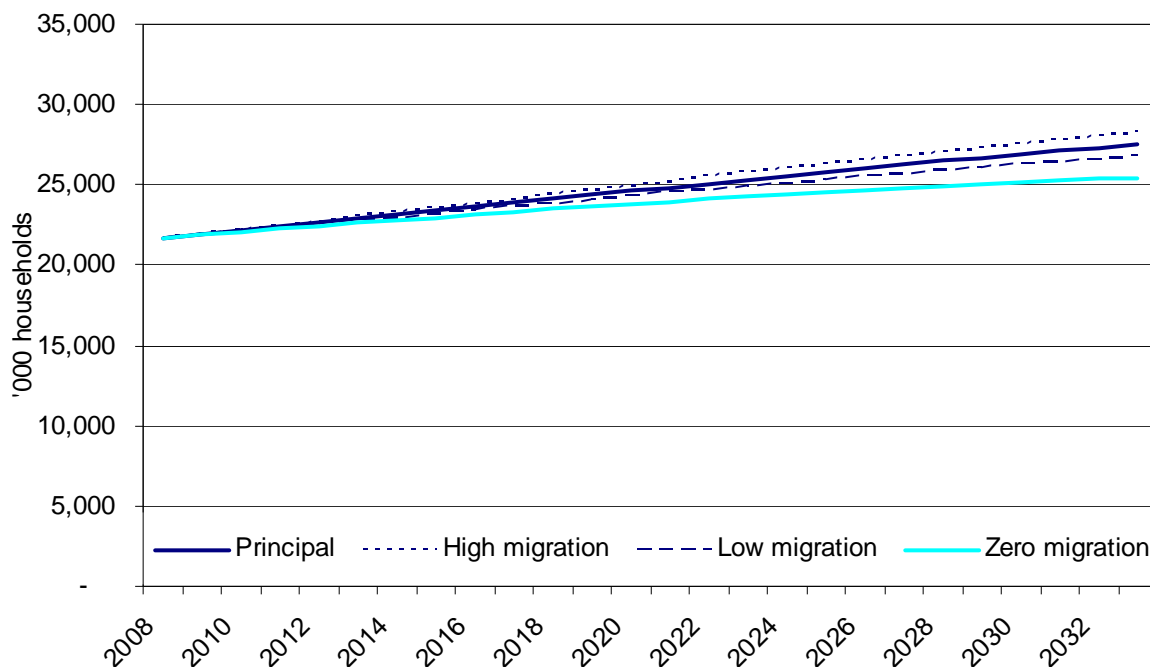
between 2008 and 2033 compared to the principal projection. Under the migration variants there is a difference of around 780,000 households over the 25 year projection period, leading to 28.3 million households in 2033 under the high variant and 26.8 million under the low variant, compared to 27.5 million in the principal projection.

The zero net migration variant projection assumes zero net migration in the population at all ages. This does not give a pure measure of zero net migration on household formation as the composition of the inward and outward migrants and their propensity to form households will be different, but it illustrates the extent to which the migration assumptions impact on household numbers over and above natural change in the population.

Under the zero net migration variant, there are 2.1 million fewer households in 2033 compared to the principal projection, or 83,000 per year on average between 2008 and 2033. Under the zero net migration variant there is a projected increase in households from 2008 to 2033 of 149,000 per year. Therefore, 64 per cent of the average annual increase shown in the principal projection occurs under the zero net migration variant, which suggests that natural change in the population accounts for over three fifths of the growth in households.

Figure 3 below illustrates the impact of the migration variants on the projected level of households between 2008 and 2033.

Figure 3: Impact of migration population variant projections on household projections, England

Comparison with previous projections

- The 2008-based projections show a lower growth in households compared with the 2006-based projections, equating to 20,500 fewer households per year between 2008 and 2031 in England.

Table 7: 2008-based projections compared with 2006-based projections, by age, England

thousands	2008-based projection	2006-based projection	Difference
	Average annual change 2008 – 2031	Average annual change 2008 – 2031	
Under 25	3	3	-0.1
25 – 34	19	22	-2.7
35 – 44	33	34	-1.8
45 – 54	22	25	-2.9
55 – 64	21	30	-9.0
65 – 74	51	58	-6.9
75 – 84	42	44	-1.8
85 +	43	38	4.7
All households	**234**	**255**	**-20.5**

The 2008-based household projections have a lower growth rate than the 2006-based projections, equating to 20,500 fewer households per year in England between 2008 and 2031 compared with the 2006-based projections. This mainly reflects the lower level of growth in the 2008-based population projections compared with the 2006-based population projections. There is lower household growth in all bands except those headed by households aged 85 or over (Table 7). This reflects the increased life expectancy assumption in the 2008-based population projections.

Table 8: 2008-based projections compared with 2006-based projections, by English region

Thousands	2008-based Projection	2006-based projection	
	Average annual change 2008 – 2031	Average annual change 2008 – 2031	**Difference**
North East	9	8	0.3
North West	22	28	-5.9
Yorkshire & The Humber	27	30	-2.9
East Midlands	22	28	-5.7
West Midlands	19	21	-2.6
East	33	34	-1.3
London	36	34	2.1
South East	40	40	0.0
South West	28	32	-4.5
England	**234**	**255**	**-20.5**

The North West and the East Midlands show the larger decreases in household growth between these two sets of projections, which mirrors the decrease in the adult population projections in these regions. London and the North East have higher household growth in the 2008-based projections than the 2006-based projections. These regions also had higher adult population growth across the two projection rounds (Table 8).

Accompanying tables

Accompanying tables are available to download alongside this release at
http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdes
timates/livetables-households/:

Table 401: Household projections, United Kingdom, 1961-2033
Chart 402: Household projections by household type, England, 1991-2033
Table 403: Household projections by region, England, 1971-2033
Table 404: Household projections by household type and region, England, 1991-2033
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Detailed data for individual local authority areas for analytical uses are also available.

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. They provide consistent national,
regional and local projections. 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. The 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.

The data in this Statistical Release have a range of users, including the Secretary of State for the
Department of Communities and Local Government, other government departments, local plan-
ning bodies and local authorities. Planning Policy Statement 3 requires that assessment of future
housing requirements in local strategies should have regard to, amongst other factors, current and
future demographic trends and profiles and take into account evidence including the Government's
latest published household projections. The projections are used in evidence-based policy deci-
sions, answering Parliamentary Questions and other requests for information by Ministers, plan-
ning bodies, local authorities, other associations and the general public.

Data sources

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

- Population projections are taken from the latest (2008-based) release by the Office for National Statistics (ONS) at the national and subnational level, published in October 2009 and May 2010, respectively.

- Mid year population estimates for 1991 to 2009 published by the ONS and reflecting revisions to 2002 to 2008 as published on 13 May 2010.

- Marital status projections (de jure and de factor) at the national level are taken from the latest ONS release (2008-based, published 24 June 2010). Projections at subnational levels are assumed to follow the national pattern.

- Household representative rates are extrapolated from Census data (1971, 1981, 1991, 2001), disaggregated by age, sex and relationship status. Labour Force Survey (LFS) data (from 2002 to 2009) are used to inform inter-Censual interpolations, post-Census estimates 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. The household projections release is a legacy National Statistic and is currently undergoing assessment.

The work was undertaken by Experian and Oxford Economics on behalf of the Department for Communities and Local Government. All stages of the household projections work is quality assured by an independent Steering Group. This group includes national experts from Cambridge University, Birmingham City Council, Department for Communities and Local Government, Experian, Greater London Authority, independent advisors, Office for National Statistics, Nottingham County Council, Manchester University, Oxford Economics and the University of Reading.

This statistical release, once prepared, is subject to peer review before being cleared as fit for the purposes of publication.

The projections are dependent on the data inputs and assumptions made. Analysis of the drivers of growth shows how each main component affects the projections when all others are held constant. This shows that the population is the main driver of the household projections. The variant projections provide an indication of the sensitivity of the projections to key assumptions in the population projections.

Methodology

The household projections have been produced using a methodology that is modified from the method used for 2006-based and previous projections. These methodology changes were subject to a technical consultation from 1st March to 9th April 2010. The outcome of this consultation was published on the DCLG website on 6th August and can be found at
http://www.communities.gov.uk/publications/housing/householdprojectionresponse

A detailed methodology report is published alongside this release and therefore only a summary of the method is presented here. In essence, the household projections continue to be produced by applying projected household representative rates to a projection of the private household population disaggregated by age, sex and marital status groups and summing the resulting projections of household representatives. The main methodological stages are:

- The number of people living in private households is estimated by taking the population projections for each year and subtracting an estimate of the number of people living in communal establishments, such as student halls of residence, care homes or prisons. The communal establishment population is projected using the 2001 Census data. It is assumed that a constant number are housed in communal establishments, by local authority, age group and marital status group, for those aged under 75, and a constant share of the population for those aged 75 or over. Small adjustments are made to the communal establishment population for 2002 to 2008 (the base year) to reflect the increase in the prison population over this period.

- The household representative rates are projected from time trends estimated from the census based values for 1971, 1981, 1991 and 2001 and Labour Force Survey (LFS) data from 2001, disaggregated by age, sex and marital status group. The resultant household representative rates are applied to the projected private household population and summed across the age/sex/marital status groups to give total household numbers. This gives control totals at national and local authority level which the second stage projections are constrained to.

- The breakdown of the projections into detailed household types is given by a second stage projection. Information on household composition from the 1991 and 2001 Censuses is used in this second stage. The 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.

- Variant household projections are also produced which are directly based on the variant ONS population projections. The population projections are based on a set of long-term assumptions of future fertility, life expectancy and migration. The variant projections for the population are based on alternative, but still plausible, assumptions of those three key factors. The variant household projections have been produced by applying the projected household representative rates to the variant population projections in the same way as the principal projections. Variant projections are only available at the national level.

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. Statistics for the devolved administrations can be found at:

- Wales http://wales.gov.uk/topics/statistics/theme/housing/estimate/?lang=en
- Scotland http://www.gro-scotland.gov.uk/statistics/theme/households/projections/index.html
- Northern Ireland http://www.nisra.gov.uk/demography/default.asp21.htm

The Office for National Statistics subnational population projections can be found at:
http://www.statistics.gov.uk/statbase/Product.asp?vlnk=997
The national population projections and their variants are available at:
http://www.statistics.gov.uk/statbase/Product.asp?vlnk=8519

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 Office for National Statistics. There are no scheduled revisions for the projections data series, rather each set of projections supersedes the previous set. Projections for historic years, that is those projections based on the ONS mid year population estimates, are updated in line with the population estimates. This would normally be done at the same time as the next scheduled update of the projections.

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 is practical. Similarly, if substantive changes were issued for the sub-national population projections, the household projections would be revised in a consistent manner.

Definitions

The definitions of key terms used in this release are:

A **household** is defined in line with the 2001 Census definition as one person living alone or a group of people living at the same address with common housekeeping, that is, sharing either a living room or at least one meal a day.

Households are divided into seventeen detailed household types based on the 1991 and 2001 Census. The detailed household types show the number of dependent children and adults in each household. For summary purposes these are presented here 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.

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.

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

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.

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.

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

Background notes

1. The 2008-based household projections for England and the regions update the 2006-based projections that were published in March 2009. The full report by Experian will be available to download from the DCLG website at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/

2. The next release will be published following the production of the next subnational population projections by the Office for National Statistics. The ONS are currently planning to produce 2010-based subnational projections in spring 2012.

User consultation

We are interested in further feedback on how these projections are used and how well they meet user needs. Please go to http://www.surveymonkey.com/s/93QGSXX to complete a short survey on this which will be available until 31 December 2010.

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.

Enquiries

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