

## CLG 2008-based Household Projections

### Background

On 26<sup>th</sup> November 2010 the Department for Communities and Local Government (CLG) released household projections for England, Government Office Regions and local authorities. Following consultations early in 2010 the projections have been produced using revised methodology and now show households by seventeen types rather than five as in the 2006-based projections.

The projections are built on the Office for National Statistics (ONS) 2008-based national and subnational population projections. Results, including 'back' projections, will be available for every year from 1991 to 2033 but this *Update* concentrates on the currently published results for 2008 and 2033 and presents these projections as they relate to London and the London boroughs with reference to England as a whole and limited comparison with the other English regions.

It must be stressed that these projections are not based upon development information and plans. They are the result of linking the ONS population projections, which are based on national and local fertility, mortality and migration trends as determined over the period 2003 to 2008, to the CLG projection of future propensities of residents in private households to represent one of seventeen types of household. The CLG model has been radically revised from that which produced the 2006-based projections with the addition of Labour Force Survey aggregate household representative rates for England up to 2009 and a major alteration of the household types to reflect the numbers of adults and children in households. **CLG therefore states that the projections 'are demographic trend based' and 'do not try to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour'.**

The revised methodology produces the following household types:

- **One Person** household (males and females separately)
- **Couple with no other adults** with: 0, 1, 2 or 3+ dependent children
- **Lone Parent with no other adults** with: 1, 2 or 3+ dependent children
- **Couple with one or more other adults** with: 0, 1, 2 or 3+ dependent children
- **Lone Parent with one or more other adults** with: 1, 2 or 3+ dependent children
- **Other** households

A dependent child is defined as being aged under 16, or a full time student aged 16 to 18 in a family with parents. A lone parent with only independent children is classified as an 'Other' household. In many instances the other adults in couple and lone parent households are the independent children of the family.

CLG household projection reports and tables are available on the CLG website:

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

The key relationships in the projections that convert total population by gender and age to private household population by gender, age and marital status and hence to households by type will be incorporated by GLA in the London and borough projections that will be prepared in the next few months.

## Results

The main results for England and London are shown in Table 1. Between 2008 and 2033 the number of households in **England** is projected to grow by 5.8 million. This is equivalent to **232 thousand a year** or 27 per cent. The largest absolute growth is in one-person households; 159 thousand a year or 54 per cent. One-person households account for 68 per cent of total growth. The fastest growing major household type is projected to be lone parent households; a 999 thousand increase that is equivalent to 59 per cent.

A similar pattern of change is seen for **London**. Between 2008 and 2033, the number of households is projected to increase by 901 thousand; an average of **36 thousand a year** or 28 per cent. The largest increase is projected for one person households: 678 thousand equivalent to 54 per cent and 75 per cent of the total household increase. The fastest growing household type is lone parents at 62 per cent over the 25 years (an additional 193 thousand households). London is already proportionally over represented in this category and the projected rise, if correct, will make it even harder to reduce the stubbornly high proportion of children living in poverty in London. There is very little change in couples and in other households.

The average household size is projected to fall, both nationally and in London. Starting from 2.33 at 2008 in both England and London the fall in England is faster than projected for London, reaching 2.16 by 2033 compared with 2.19 in London. This difference is largely a function of London's population having relatively fewer persons over retirement age; a group that tends to live in smaller households.

Table 2 shows the regional trends in the projections. London is projected to be one of the group of faster growing regions, at just above the national average at 28 per cent. This is reflected in the slight increase in the percentage of England's households projected to be in London, up from 14.9 per cent in 2008 to 15.1 per cent in 2033. The slowest growing regions are projected to be the North West (18 per cent), North East (19 per cent) and West Midlands (20 per cent) but the other five regions are all projected to increase at slightly faster rates than London, led by the East at 33 per cent.

London is the region with the greatest increase in its projected growth when compared to the 2006-based projections: 36 thousand a year compared to 34 thousand. For England the 2008-based projections show average annual growth some 20 thousand fewer than in the 2006-based projections. London's above-average growth is a consequence of the ONS revisions in May 2010 to the methods by which student and international migrants are distributed within England since mid-2001. This has been reflected in increases in the revised mid-year estimates up to 2008 and an increased 2008-based population projection for London, which more than compensates for the generally reduced rates of household formation in the 2008-based projection.

**Table 1: CLG 2008-based household projections by household type: England and London: 2001 to 2033: thousands (except average household size)**

		2001	2006	2008	2013	2018	2023	2028	2033
<b>England</b>									
One person households: Male		2,678	3,100	3,265	3,690	4,108	4,532	4,958	5,360
One person households: Female		3,626	3,924	4,050	4,402	4,756	5,170	5,558	5,919
Couple and no other adult:	0	5,434	5,741	5,864	6,229	6,579	6,811	7,115	7,374
(by number of dependent children)	1	1,265	1,230	1,231	1,254	1,289	1,300	1,280	1,276
	2	1,702	1,615	1,590	1,520	1,491	1,488	1,453	1,417
	3+	750	730	726	704	705	728	733	725
Lone parent and no other adult:	1	592	683	725	835	951	1,065	1,146	1,221
(by number of dependent children)	2	398	441	461	513	575	645	688	719
	3+	185	203	212	237	268	302	324	336
Couple and 1+ other adults:	0	1,532	1,396	1,342	1,233	1,141	1,040	971	916
(by number of dependent children)	1	460	397	382	355	338	313	290	276
	2	200	187	185	181	180	178	173	172
	3+	98	98	99	101	106	111	114	117
Lone parent and 1+ other adults:	1	162	169	173	186	200	212	219	229
(by number of dependent children)	2	67	73	76	83	92	103	111	117
	3+	34	38	40	45	51	58	63	66
Other		1,341	1,318	1,308	1,299	1,277	1,263	1,277	1,297
<b>All Households</b>		<b>20,523</b>	<b>21,344</b>	<b>21,731</b>	<b>22,868</b>	<b>24,108</b>	<b>25,320</b>	<b>26,472</b>	<b>27,536</b>
Household Population		48,558	49,847	50,534	52,379	54,266	56,164	57,935	59,508
Average household size		2.37	2.34	2.33	2.29	2.25	2.22	2.19	2.16
<b>London</b>									
One person households: Male		484	564	594	668	741	817	898	971
One person households: Female		586	640	661	716	773	837	903	961
Couple and no other adult:	0	580	581	579	580	585	589	601	612
(by number of dependent children)	1	153	144	143	143	145	145	142	140
	2	199	186	185	180	176	174	167	161
	3+	104	101	101	101	102	104	104	102
Lone parent and no other adult:	1	103	116	123	141	160	179	193	206
(by number of dependent children)	2	62	67	70	78	87	96	102	107
	3+	34	38	39	44	49	54	58	60
Couple and 1+ other adults:	0	218	216	214	213	214	215	216	218
(by number of dependent children)	1	71	68	69	71	74	75	73	74
	2	39	38	39	41	42	44	43	44
	3+	22	23	24	26	28	30	31	32
Lone parent and 1+ other adults:	1	38	43	46	53	60	66	71	75
(by number of dependent children)	2	16	20	21	25	29	33	35	38
	3+	9	10	11	13	15	17	18	19
Other		318	324	324	324	325	323	323	325
<b>All Households</b>		<b>3,036</b>	<b>3,180</b>	<b>3,244</b>	<b>3,416</b>	<b>3,606</b>	<b>3,798</b>	<b>3,979</b>	<b>4,145</b>
Household Population		7,229	7,453	7,574	7,912	8,242	8,548	8,822	9,083
Average household size		2.38	2.34	2.33	2.32	2.29	2.25	2.22	2.19

**Table 2: CLG 2008-based household projections: England and the Regions: 2001 to 2033: thousands**

	England	North East	North West	Yorkshire & the Humber	East Midlands	West Midlands	East	London	South East	South West
<b>2001</b>	<b>20,523</b>	1,075	2,827	2,069	1,737	2,154	2,236	<b>3,036</b>	3,294	2,093
<b>2006</b>	<b>21,344</b>	1,098	2,908	2,164	1,832	2,214	2,346	<b>3,180</b>	3,408	2,193
<b>2008</b>	<b>21,731</b>	1,112	2,935	2,203	1,868	2,242	2,406	<b>3,244</b>	3,480	2,241
<b>2013</b>	<b>22,868</b>	1,155	3,044	2,339	1,978	2,329	2,565	<b>3,416</b>	3,668	2,375
<b>2018</b>	<b>24,108</b>	1,202	3,165	2,485	2,094	2,427	2,736	<b>3,606</b>	3,875	2,518
<b>2023</b>	<b>25,320</b>	1,246	3,279	2,623	2,206	2,525	2,903	<b>3,798</b>	4,081	2,660
<b>2028</b>	<b>26,472</b>	1,287	3,382	2,755	2,314	2,617	3,063	<b>3,979</b>	4,280	2,797
<b>2033</b>	<b>27,536</b>	1,324	3,473	2,879	2,411	2,701	3,212	<b>4,145</b>	4,467	2,923

**Table 3: CLG 2008-based household projections by age of representative and household type: England and London: 2008 and 2033: thousands**

	2008					2033				
	One person	Couple and one or more other adult	Couple and one or more other adults	Lone parent	Other	One person	Couple and one or more other adult	Couple and one or more other adults	Lone parent	Other
<b>ENGLAND</b>	<b>7,316</b>	<b>9,411</b>	<b>2,008</b>	<b>1,688</b>	<b>1,308</b>	<b>11,279</b>	<b>10,792</b>	<b>1,481</b>	<b>2,687</b>	<b>1,297</b>
<b>Under 25</b>	268	151	45	165	201	299	51	75	200	288
<b>25-34</b>	897	1,388	139	470	232	1,338	1,071	223	706	280
<b>35-44</b>	1,049	2,317	261	711	127	1,657	2,172	118	1,146	72
<b>45-54</b>	999	1,728	760	275	199	1,640	2,101	377	485	99
<b>55-64</b>	1,097	1,757	561	42	177	1,530	1,865	395	73	96
<b>65-74</b>	1,035	1,419	195	12	158	1,487	2,214	225	31	162
<b>75-84</b>	1,398	497	41	9	159	1,923	842	59	26	196
<b>85+</b>	573	154	7	4	55	1,407	477	9	20	103
<b>LONDON</b>	<b>1,255</b>	<b>1,008</b>	<b>346</b>	<b>311</b>	<b>324</b>	<b>1,933</b>	<b>1,015</b>	<b>368</b>	<b>504</b>	<b>325</b>
<b>Under 25</b>	43	14	10	21	38	48	5	16	26	41
<b>25-34</b>	200	206	50	75	102	230	127	79	90	116
<b>35-44</b>	266	313	50	139	44	423	282	34	226	38
<b>45-54</b>	198	179	109	58	44	359	222	80	119	29
<b>55-64</b>	174	125	87	11	39	314	130	97	24	35
<b>65-74</b>	143	112	34	4	28	232	149	53	9	35
<b>75-84</b>	162	43	6	2	22	197	58	8	6	24
<b>85+</b>	69	17	1	1	8	129	43	1	3	8

**Table 4: CLG 2008-based household projections by age of representative and numbers of dependent children: England and London: 2008 and 2033: thousands**

	2008				2033			
	No dependent children	One dependent child	Two dependent children	Three or more dependent children	No dependent children	One dependent child	Two dependent children	Three or more dependent children
<b>ENGLAND</b>	<b>15,829</b>	<b>2,512</b>	<b>2,312</b>	<b>1,077</b>	<b>20,866</b>	<b>3,003</b>	<b>2,424</b>	<b>1,243</b>
<b>Under 25</b>	595	172	49	14	669	189	41	14
<b>25-34</b>	1,888	566	450	221	2,420	627	369	202
<b>35-44</b>	1,767	836	1,229	632	2,307	948	1,190	719
<b>45-54</b>	2,544	713	518	187	2,832	875	723	272
<b>55-64</b>	3,377	181	58	18	3,598	255	84	23
<b>65-74</b>	2,781	29	6	4	4,040	63	10	7
<b>75-84</b>	2,090	11	2	1	3,009	29	3	4
<b>85+</b>	788	4	1	1	1,992	17	4	3
<b>LONDON</b>	<b>2,373</b>	<b>381</b>	<b>315</b>	<b>176</b>	<b>3,089</b>	<b>494</b>	<b>349</b>	<b>213</b>
<b>Under 25</b>	100	20	5	2	104	24	5	2
<b>25-34</b>	469	81	55	27	510	73	38	21
<b>35-44</b>	412	129	164	106	569	148	161	124
<b>45-54</b>	366	106	79	36	475	157	122	56
<b>55-64</b>	389	33	10	4	511	64	19	6
<b>65-74</b>	309	8	2	1	455	19	3	2
<b>75-84</b>	233	3	0	0	284	7	1	1
<b>85+</b>	95	1	0	0	181	3	0	0

Tables 3 and 4 show, respectively, the results for London and England by the main household types and the numbers of children in the households. The overall differences shown in the projected changes for England and London are highly dependent on the different age structures. London's younger age structure means that there is a greater proportional increase in couples with children and lone parents and rather less rapid growth in elderly one person households and couples with no children. Some of the most significant trends shown in Table 3 are the more than doubling of one person and couple households aged over 85 in England. These increases in London are projected to be at somewhat less a rate, but still substantial. London is projected to increase its share of households formed of a couple and one or more other adults. London's share of England's lone parent households also increases. Table 4 shows that London's share of all households with dependent children is projected to rise but that the fastest increasing households are those either without children or with one dependent child.

Table 5 shows the projections at borough level. Within London the CLG projections show quite different patterns of growth compared to the development-led GLA 2009 Round demographic projections using the London Plan housing targets and the SHLAA. For example CLG, being reliant on ONS migration trend-led population projections, shows the fastest growth in Westminster (43 per cent), Kingston upon Thames, Southwark and Tower Hamlets (all 41 per cent). Growth at such pace may be expected in Tower Hamlets but is most unlikely in the other three boroughs. At the other extreme the slowest pace of growth is projected in Hammersmith & Fulham (9 per cent), Brent (10 per cent) and Newham (11 per cent). Newham, particularly, is anticipated to grow much faster as a consequence of its position in the Thames Gateway development area.

Tables 6 and 7 show the analyses of the households in each borough by the household type and the numbers of dependent children in households.

**Table 5: CLG 2008-based household projections: London boroughs: 2001 to 2033: thousands**

	2001	2006	2008	2013	2018	2023	2028	2033
<b>LONDON</b>	<b>3,036</b>	<b>3,180</b>	<b>3,244</b>	<b>3,416</b>	<b>3,606</b>	<b>3,798</b>	<b>3,979</b>	<b>4,145</b>
<b>Inner London</b>	1,237	1,311	1,343	1,417	1,494	1,571	1,642	1,707
<b>Camden</b>	92	100	103	111	118	125	132	137
<b>City of London</b>	4	6	7	8	9	10	11	12
<b>Hackney</b>	86	88	90	93	97	101	105	109
<b>Hammersmith and Fulham</b>	76	76	76	76	77	79	81	83
<b>Haringey</b>	92	97	98	101	106	110	114	118
<b>Islington</b>	82	85	87	91	95	98	102	105
<b>Kensington and Chelsea</b>	79	84	85	88	92	96	100	104
<b>Lambeth</b>	119	124	126	132	139	145	151	157
<b>Lewisham</b>	108	112	115	122	130	138	145	152
<b>Newham</b>	92	92	92	92	94	96	99	102
<b>Southwark</b>	109	119	124	137	148	158	167	175
<b>Tower Hamlets</b>	79	88	93	101	110	117	124	131
<b>Wandsworth</b>	119	125	126	130	135	141	146	151
<b>Westminster</b>	100	116	120	133	144	154	164	172
<b>Outer London</b>	1,799	1,869	1,901	1,999	2,112	2,227	2,337	2,439
<b>Barking and Dagenham</b>	67	68	68	70	73	76	79	82
<b>Barnet</b>	127	134	137	147	158	168	178	187
<b>Bexley</b>	90	92	93	97	102	106	111	116
<b>Brent</b>	100	98	98	98	100	102	105	108
<b>Bromley</b>	126	131	133	139	147	156	164	171
<b>Croydon</b>	139	143	146	153	162	170	179	186
<b>Ealing</b>	118	122	124	129	134	140	146	151
<b>Enfield</b>	111	116	117	122	129	135	141	147
<b>Greenwich</b>	93	97	97	101	106	110	115	120
<b>Harrow</b>	79	84	86	92	99	106	112	117
<b>Havering</b>	92	94	96	100	105	110	116	121
<b>Hillingdon</b>	97	100	102	107	113	119	125	131
<b>Hounslow</b>	84	89	92	99	106	112	118	123
<b>Kingston upon Thames</b>	62	66	68	74	80	86	91	96
<b>Merton</b>	79	84	87	94	101	108	114	119
<b>Redbridge</b>	93	98	101	107	114	121	127	132
<b>Richmond upon Thames</b>	76	82	83	89	95	102	108	113
<b>Sutton</b>	76	80	82	88	94	100	106	112
<b>Waltham Forest</b>	90	90	91	93	96	99	102	106

**Table 6: CLG 2008-based household projections by type: London boroughs: 2008 and 2033: thousands**

	2008					2033				
	One person	Couple and one or other adult	Couple and one or more other adult	Lone parent	Other	One person	Couple and one or other adult	Couple and one or more other adult	Lone parent	Other
<b>LONDON</b>	<b>1,255</b>	<b>1,008</b>	<b>346</b>	<b>311</b>	<b>324</b>	<b>1,933</b>	<b>1,015</b>	<b>368</b>	<b>504</b>	<b>325</b>
<b>Inner London</b>	592	323	115	134	179	885	294	129	199	200
<b>Camden</b>	51	23	8	8	13	78	21	10	13	16
<b>City of London and Westminster</b>	66	30	7	8	16	109	32	9	16	18
<b>Hackney</b>	41	19	8	11	11	60	14	9	16	10
<b>Hammersmith and Fulham</b>	33	18	6	7	13	40	15	6	10	13
<b>Haringey</b>	39	26	9	11	12	57	24	9	16	12
<b>Islington</b>	43	19	6	9	11	59	16	7	12	12
<b>Kensington and Chelsea</b>	43	19	6	6	11	60	17	7	10	12
<b>Lambeth</b>	52	29	10	15	21	74	26	12	21	24
<b>Lewisham</b>	46	32	11	14	13	75	31	10	21	14
<b>Newham</b>	38	19	13	13	10	53	11	12	17	7
<b>Southwark</b>	51	30	11	15	18	81	31	13	23	28
<b>Tower Hamlets</b>	41	22	10	7	13	70	20	15	9	16
<b>Wandsworth</b>	50	37	11	10	20	68	37	10	15	20
<b>Outer London</b>	663	686	231	176	145	1,048	721	239	305	126
<b>Barking and Dagenham</b>	23	24	7	10	5	32	23	6	18	4
<b>Barnet</b>	48	49	17	11	12	81	55	19	20	12
<b>Bexley</b>	31	40	11	7	5	49	44	8	12	3
<b>Brent</b>	31	26	18	11	12	41	19	21	16	10
<b>Bromley</b>	45	58	12	11	7	72	67	8	19	5
<b>Croydon</b>	56	49	15	17	9	92	49	13	27	7
<b>Ealing</b>	42	39	18	11	14	64	37	21	18	12
<b>Enfield</b>	42	40	16	12	8	64	37	17	23	5
<b>Greenwich</b>	40	27	9	13	9	59	24	7	22	9
<b>Harrow</b>	25	33	14	7	7	43	37	17	12	7
<b>Havering</b>	31	42	12	7	5	49	49	9	11	3
<b>Hillingdon</b>	33	40	12	9	7	54	42	12	17	6
<b>Hounslow</b>	32	29	13	9	9	55	28	17	17	8
<b>Kingston upon Thames</b>	24	28	7	4	6	39	37	8	8	5
<b>Merton</b>	32	30	10	7	8	56	32	11	12	8
<b>Redbridge</b>	33	36	16	9	7	53	36	20	18	6
<b>Richmond upon Thames</b>	31	35	6	5	6	49	45	6	8	6
<b>Sutton</b>	31	33	8	6	4	54	38	7	9	3
<b>Waltham Forest</b>	33	27	11	12	9	45	23	12	19	8

**Table 7: CLG 2008-based household projections by number of dependent children: London boroughs: 2001 and 2033: thousands**

	2008				2033			
	No dependent children	One dependent child	Two dependent children	Three or more dependent children	No dependent children	One dependent child	Two dependent children	Three or more dependent children
<b>LONDON</b>	<b>2,373</b>	<b>381</b>	<b>315</b>	<b>176</b>	<b>3,089</b>	<b>494</b>	<b>349</b>	<b>213</b>
<b>Inner London</b>	1,037	137	98	71	1,346	170	106	84
Camden	83	9	6	5	112	12	6	7
City of London and Westminster	108	10	6	4	156	16	7	5
Hackney	66	11	7	7	81	14	8	7
Hammersmith and Fulham	60	7	5	4	66	9	5	4
Haringey	72	12	9	5	90	13	9	6
Islington	70	8	5	4	86	9	4	6
Kensington and Chelsea	69	8	4	4	86	11	3	5
Lambeth	98	14	10	5	124	16	12	5
Lewisham	84	15	11	6	114	18	13	7
Newham	62	11	10	9	71	11	9	10
Southwark	95	14	9	6	137	20	11	7
Tower Hamlets	72	7	6	8	105	9	7	10
Wandsworth	99	12	10	5	118	13	13	7
<b>Outer London</b>	1,336	243	217	105	1,742	324	243	129
Barking and Dagenham	44	11	9	5	51	14	11	6
Barnet	96	18	16	8	134	26	17	9
Bexley	66	11	12	5	84	13	13	7
Brent	67	14	11	6	75	16	12	6
Bromley	95	16	16	6	126	20	18	7
Croydon	102	20	16	8	136	26	15	10
Ealing	89	15	14	7	109	20	16	7
Enfield	79	17	15	7	99	25	16	8
Greenwich	70	12	10	5	86	16	12	6
Harrow	59	12	11	5	82	17	13	5
Havering	69	11	11	5	89	14	11	7
Hillingdon	70	13	12	6	92	17	15	8
Hounslow	65	12	10	5	88	18	11	6
Kingston upon Thames	50	8	7	3	72	11	8	5
Merton	64	10	9	4	91	12	11	5
Redbridge	68	13	13	7	89	18	14	11
Richmond upon Thames	61	10	9	4	84	14	11	5
Sutton	60	10	9	5	85	12	9	6
Waltham Forest	63	13	10	6	72	17	11	6