

## Data Management and Analysis Group

# GLA 2005 Round Interim Demographic Projections



# **DMAG Briefing 2005/33**

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## **GLA 2005 Round Interim Demographic Projections**

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### **Front Page**

The data presented on the front page of this  
*Briefing* are the percentage population change  
between 2001 and 2016. The data underlying  
the map can be seen in Table 7 of this *Briefing*.

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## Executive Summary

The 2005 Round Interim projections update those published as the 2003 Round Scenario 8.1 and used in the *London Plan*.

The new projections differ from their predecessor projections in a number of key ways, in particular:

- The borough base populations are the ONS re-revised mid-2001 estimates that were published in September 2003
- The projections recognise births, deaths and migration changes up to mid-2004 broadly consistent with the ONS mid-year estimates for years up to mid-2004
- The 2001 Census has been used to provide the age/gender migration structures used in the model
- As student migration is included in the Census migration tables (for the first time) no separate assumptions have been made for students resident in London
- Borough age-specific fertility rates and borough-group age/gender survival rates based upon the re-revised mid-2001 populations and the births and deaths occurring in the calendar years 2000-02 have been used as the basis for fertility and survival assumptions
- The Government Actuary's mid-2003 based assumptions for the future course of national fertility and survival rates have been followed
- The 2005 London Housing Capacity Study (LHCS) has been the main determinant of the population distribution amongst the London boroughs
- The 2001 Census borough level household representative rates have been used to set assumptions about the future course of average household size.

The projections have been extended to 2031, but between 2017 and 2027 the LHCS data are more limited and amount to an average of only 14 thousand a year rather than 37 thousand (2007-12) and 26 thousand (2012-17). This means that the rate of growth of the population after 2016 is much more constrained.

The main results of the new projections are that:

- The population in 2016 is expected to be 8.06 million, a reduction of about 48 thousand from the Scenario 8.1 projection
- Most of this difference has already occurred between 2001 and 2004 due to ONS estimates of a short-term downturn in international net migration to London in 2002-03
- As a consequence of the 2005 LHCS significantly more growth is projected for East London and the Thames Gateway (51 per cent of the total between 2001 and 2016).
- The number of births in London is projected to rise from 111.7 thousand in 2003-04 to 120.0 thousand in 2015-16
- The number of deaths is projected to decline from 56.5 thousand in 2003-04 to 48.6 thousand in 2015-16
- Natural Change rises from 55.2 thousand in 2003-04 to 71.3 thousand in 2015-16
- Net migration between 2001 and 2016 amounts to a loss from London of 206 thousand, equivalent to 13.8 thousand a year, about the same as the loss estimated for 2003-04.

In comparison with the population at 2001, by 2016 there are increases at all ages between 0 and 69 with the exceptions of small reductions at ages 13-17 and 20-26.

While at 2016 the new projection shows growth of 737 thousand (10%) since 2001 there are some significant changes in age structure:

- 124 thousand (9%) more children aged 0-15
- 68 thousand (4%) fewer persons aged 16-29
- 461 thousand (20%) more persons aged 30-49
- 182 thousand (25%) more persons aged 50-59
- 38 thousand (3%) more persons over the age of 60, mainly those over 75.

The age structure changes amongst adults mainly reflect the relative sizes of past birth cohorts and the population structure of London at 2001. The age structures of the migration flows into and out of London fine-tune the changes.

The projections are linked to increases of 433 thousand homes between 2001 and 2016 and 225 thousand between 2016 and 2031. East London and the Thames Gateway boroughs account for 43% and 40% respectively of these London totals.

## Background

The standard timetable for the GLA population projections is for production to begin after the availability of the Office for National Statistics mid-year estimates in late summer. The original plan was to produce the 2004 Round of projections after the 2003 mid-year estimates were released in September 2004. However, the projections were delayed in order to incorporate the new London Housing Capacity Study (LHCS), which was expected in early 2005. Since the LHCS was not released until July 2005 it seemed sensible to delay production of the projections until the 2004 mid-year estimates were released by ONS on 25 August 2005. As a result these projections form the 2005 Round.

However, the projections will still be considered as *Interim* as they have been prepared on the same basis as 2003 Round Scenario 8.1, that is borough level projections are linked to an assumed capacity based upon the 2005 LHCS and an estimate of average household size. The *Final* projections must await the availability of the ODPM 2003-based household projections in order to be able to use the projected trends in marital status and household representative rates that they incorporate in order to link population change with the planned growth in homes. At present it is not certain when the ODPM projections will be available, although they are expected in Autumn 2005.

Meanwhile the 2005 Round Interim projections have moved forward significantly from the 2003 round as, apart from the new LHCS, they incorporate the results of the 2001 Census in calculating initial fertility and mortality levels in each borough and the age/gender structures of all migration flows into, out of and within London.

The projections also incorporate the Government Actuary's Department's latest (2003-based) national assumptions about the future trends in fertility and survivorship.

This *Briefing* gives details of all the data incorporated in the projections, the assumptions made and the key results.

## Data used in the Projections

### ***Base Population***

The model runs from mid-2001 as its starting point. It uses the re-revised mid-2001 estimates by single years of age (0 to 90+) and gender published by ONS in September 2004. ONS has also published estimates for mid-2002, mid-2003 and mid-2004. These estimates are not used directly within the model, but the associated annual change analyses are considered. While there is no obvious problem with the total estimates made by ONS for London the distribution of the population between some of the boroughs is very questionable, as acknowledged by ONS (see *DMAG Demography Update 2004/05*). GLA has used its own adjusted estimates at borough level within the model. This means that borough level international migration inflows for 2001-02-03-04 have been adjusted to accommodate these revisions. The projections therefore 'pass through' fixed borough total population points for 2002, 2003 and 2004 that are of GLA's making but are consistent with ONS estimates for London as a whole.

## ***Fertility***

GLA has recently produced an analysis of age-specific fertility rates in each borough covering data for the calendar years 2000 to 2002 (see *DMAG Briefing 2005/09*). These rates have been used in the model as the basis for future birth projections. Actual births up to the end of 2004 have been incorporated at borough level. Future changes in age-specific fertility follow the Government Actuary's 2003-based projection for England.

## ***Mortality/Survival***

GLA has also recently produced an analysis of the age-specific mortality rates (by gender) in each borough group (Central, Rest of Inner and Outer) covering data for the calendar years 2000 to 2002 (see *DMAG Briefing 2005/10*). These rates have been used in the model as the basis for future survival probabilities and death projections. Borough level survival adjustments (ie differences from the borough group norm) are based upon actual deaths in each borough since mid-2001 up to the end of 2004. Future changes in age-specific survival follow the Government Actuary's 2003-based 40-year survival improvement factors for England.

## ***2001-02 Migration Matrix***

The initial migration matrix of total moves between each borough and to/from each borough with the Government Office East (GOEast) Region, the Government Office South East (GOSE) Region, the Rest of the UK and Overseas has been created using ONS data based on NHS patient moves and the International Passenger Survey together with Home Office data on asylum seekers and visitor switchers. These data are consistent with the mid-year estimate changes for 2001-02. However the international inflows and the resulting net flows have been adjusted to accommodate GLA preferred borough estimates for 2002, as mentioned above.

## ***Migration Flow Age Structures***

All age and gender structures of migration flows are based upon data from the 2001 Census.

Inflows to each borough group from GOEast, GOSE, the Rest of the UK and Overseas are assumed to continue to have the same structures throughout the projection period, ie the proportion of each flow assigned to a single year of age by gender is assumed to be constant from 2001-02 throughout the projection.

Outflow probabilities from each borough group to each borough group plus to GOEast, GOSE, the Rest of the UK and Overseas are assumed to continue throughout the projection period, ie the same proportion of a single year of age/gender population resident in the origin area is assumed to move to the destination area in each year. They probabilities remain unchanged in the Low, Central and High projections from 2004-05.

## ***2002-03 and 2003-04 Gross Inflows from Outside London and Net Flows***

As with the initial matrix the gross inflows to each borough from GOEast Region, GOSE Region, Rest of UK and Overseas have been created using ONS data based on NHS

patient moves and the International Passenger Survey together with Home Office data on asylum seekers and visitor switchers. These data are consistent with the mid-year estimate changes for 2002-03-04. However the international inflows and the net flows have been adjusted to accommodate GLA preferred borough estimates for 2003 and 2004, as mentioned above.

### ***2004-05 Gross Inflows from Outside London and Net Flows***

The calendar year 2004 data for flows within the UK have been used. Inflows from Overseas are based upon the annual average of years 1999-04. 2004-05 is the base year for variant high, central and low assumptions about future net migration levels. The assumed net flows have been based upon an analysis of data for 1999-2004. The Central assumption is the annual average of these years and a range has been prepared based upon recent high and low annual net migration levels in each borough.

### ***Creating a Scenario***

The three variant migration projections have been used to create a Scenario by linking to the results of the 2005 *London Housing Capacity Study*. The *London Plan* Scenario 8.1 was created on the basis of continuing 2001 borough average household sizes throughout the projection. For the Scenario projection presented here, revised, reducing, average household sizes after 2001 have been used. These modest reductions have been based upon an analysis of the trends between the household representative rates drawn from the 1991 and 2001 Censuses. The household representative rates are the proportions of the private household population (disaggregated by gender, age and marital status) that 'represent' (previously referred to as 'head') specific types of household (married couples, cohabiting couples, lone parents, one person, other multi-person). The result is a reduction in the average household size in London as a whole from 2.380 in 2001 to 2.293 in 2016, equivalent to a reduction of 3.67%. This change is applied to all boroughs and is applied increasingly from 2001 to 2021 and extended to 2031.

### ***Borough Households***

Changes in households after 2001 are consistent with the data on new homes made available since mid-2001 and the results of the 2005 *London Housing Capacity Study* at borough level. It is assumed that each additional home will become an occupied household space. This is consistent with the LHCS assumptions about reducing vacant homes and hence the vacancy ratio.

## The Central Projection

In the Central projection the gross inflows and outflows, and hence the net flows, in 2001-02 to 2004-05 are set as described above for each of the boroughs. After 2005 the gross inflows from outside London are held constant and the probability-based model for outflows from each borough sets the annual levels of gross outflow in each migration stream based upon constant 2004-05 migration probabilities by age and gender applied to the changing size and age-gender structure of the populations.

The total number of births in each borough was known for 2001-02 to 2003-04 and annual births for 2004 were used for 2004-05. The model 'projects' these totals by applying age-specific fertility rates based upon 2000-02 to the female population in each borough at single ages from 15 to 49. An overall adjustment factor is calculated that matches the 'projected' births with the actual totals in each borough.

This calculation enables a Total Period Fertility Rate (TFR) to be calculated for each borough for each year from 2001-02 to 2004-05. From the GAD 2003-based national projections the trend in the TFR for England is used to project the borough TFR from 2004-05 to 2030-31, and hence to vary the borough age-specific fertility rates through the projection period.

The net result is that between 2001-02 and 2015-16 the number of births in London rises by 16 per cent, from 104 thousand to 121 thousand. The increase in London mainly reflects the projected growth in the population of women in the main childbearing age groups as the national assumption is of minimal growth in the TFR.

Similarly, the number of deaths in each borough is known for 2001-02 to 2003-04, with 2004-05 reflecting 2004 annual deaths. The model 'projects' these totals by applying borough group age/gender specific survival rates based upon 2000-02 to the population in each borough at all ages from 0 to 90+. An annual survival adjustment factor is calculated for each borough that matches the 'projected' deaths with the actual totals.

From the GAD 2003-based national projections, 40-year survival improvement factors are available. In years after 2004-05 these factors are used to adjust the life table survival rates and are used alongside the borough-specific average mortality adjustment factors for the four years 2001-05 to project the total number of deaths. For London, deaths are projected to decline from 57 thousand in 2001-02 to 49 thousand in 2015-16.

The population of London increases from 7.32 million in 2001, and 7.43 million in 2004, to 8.17 million in 2016, a rise of 845 thousand over the fifteen years. Migration in this period is a net loss of 102 thousand.

## The High and Low Variant Projections

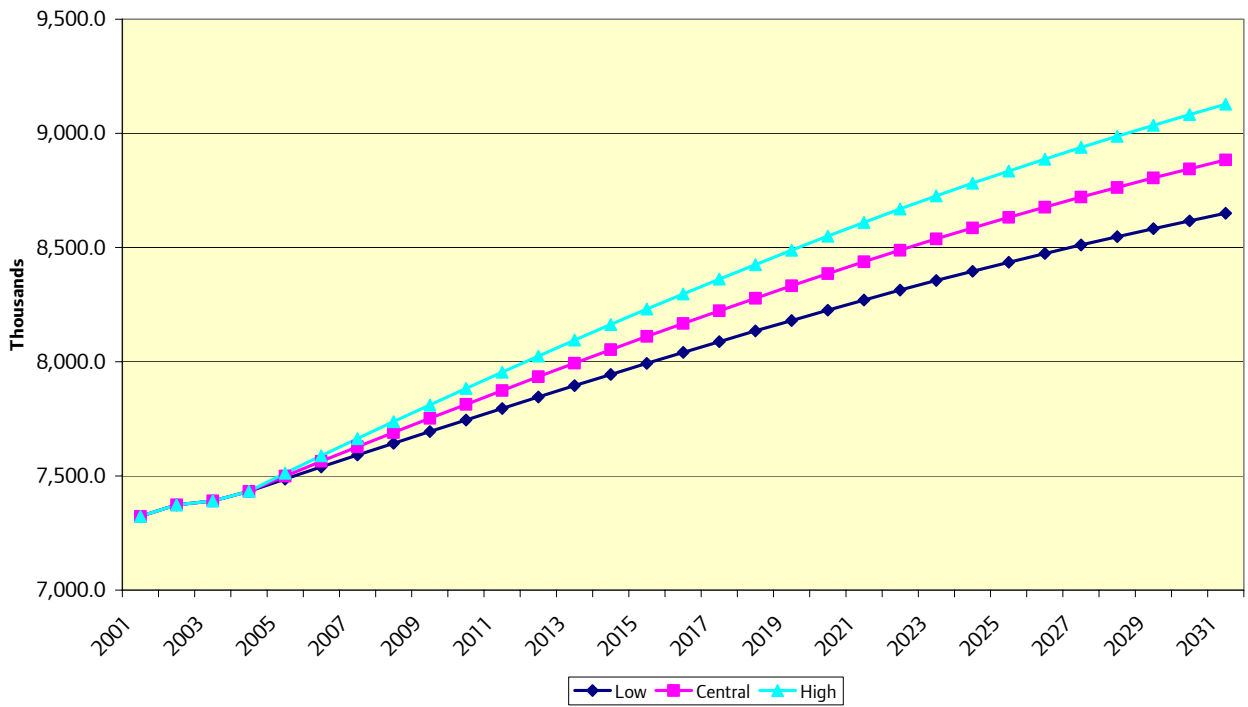
High and low variants, described briefly above, were calculated, with 2004-05 as the base year for variant assumptions about future net migration levels. Fertility and mortality are treated as in the Central projection. At 2016, the low variant population is 8.04 million, compared with 8.30 million in the high variant. Table 1 below shows more detail.

**Table 1: 2005 Round Projections (thousands)**

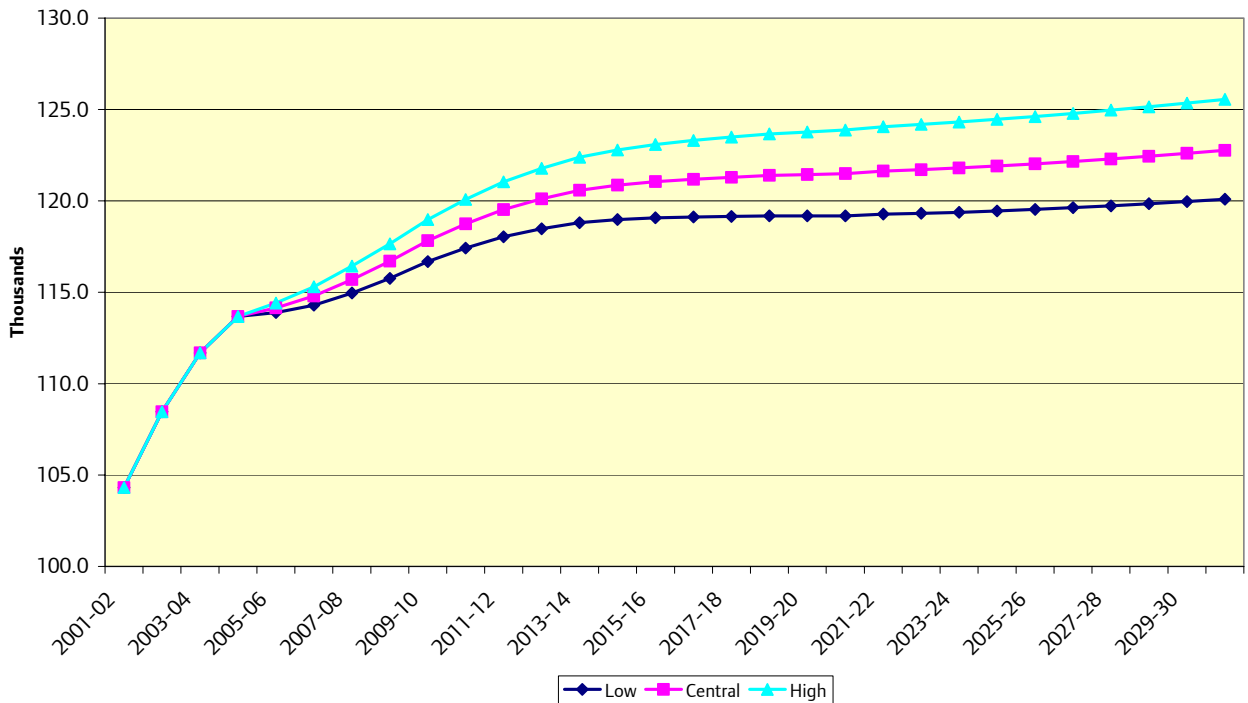
	Low	Central	High
2001 (MYE)		7,322.4	
2004		7,432.1	
2006	7,539.4	7,563.8	7,588.3
2011	7,795.3	7,874.2	7,954.3
2016	8,041.1	8,167.4	8,296.7
2021	8,270.1	8,437.6	8,610.2
2026	8,473.9	8,677.0	8,887.6
2031	8,650.1	8,883.8	9,127.4
Change			
2001-16	718.7	845.0	974.3
2016-31	609.0	716.3	830.7

*Source: © GLA 2005 Round Demographic Projections*

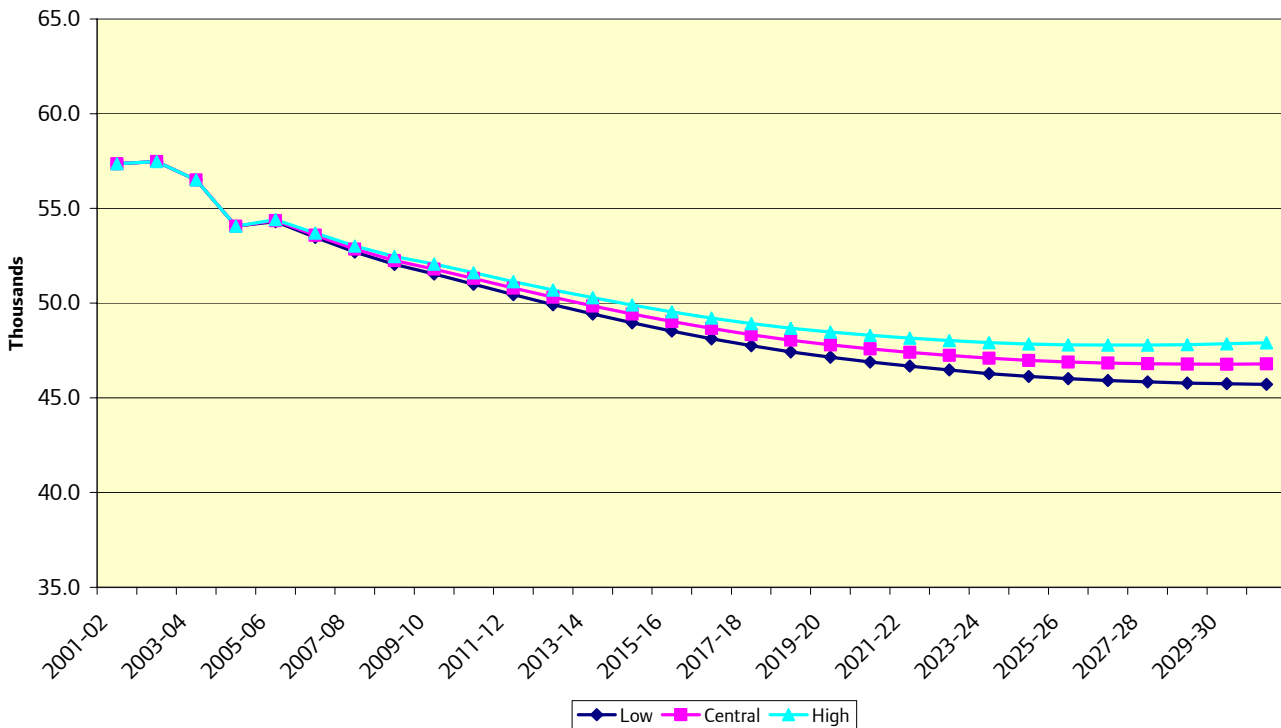
**Chart 1: Greater London projections - Low, Central and High Scenarios**



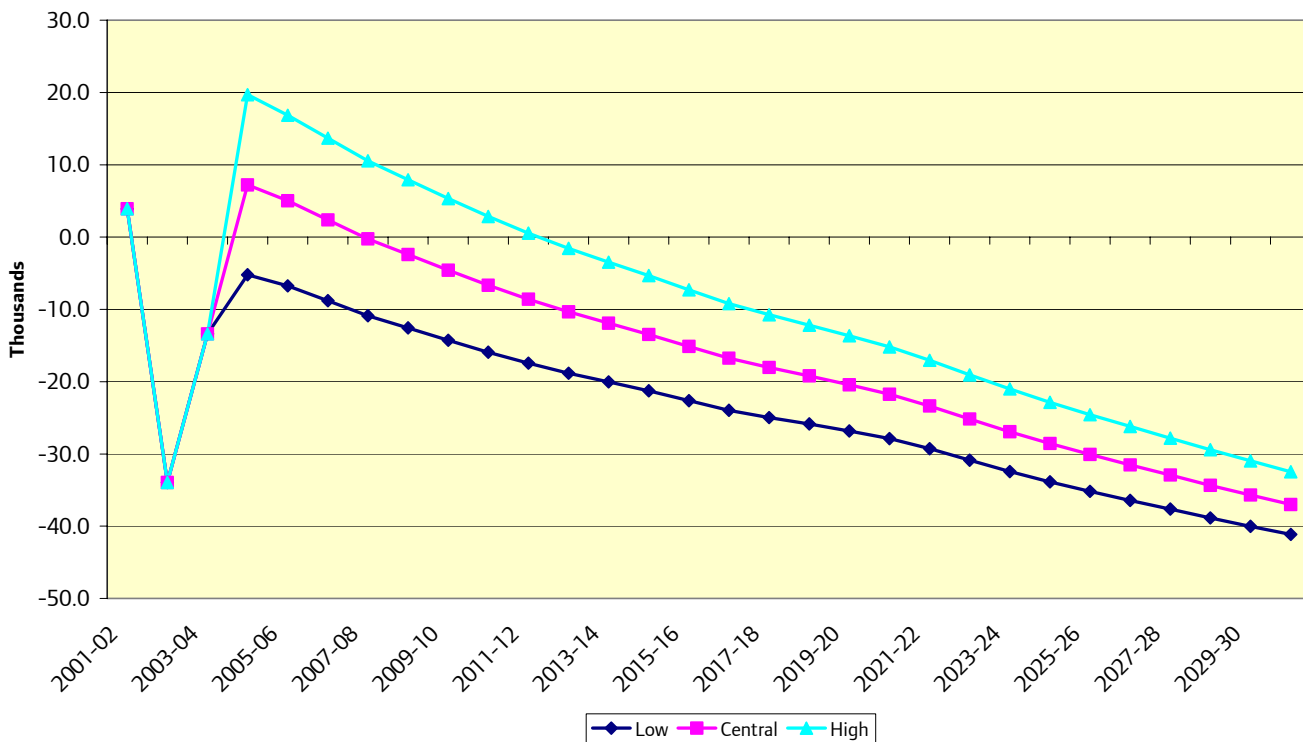
**Chart 2: Projected births - Low, Central and High Scenarios**



**Chart 3: Projected deaths - Low, Central and High Scenarios**



**Chart 4: Projected net migration - Low, Central and High Scenarios**



## Scenario 8.06

The Scenario projection was created using the three variant migration projections linked to the results of the 2005 *London Housing Capacity Study*, as outlined previously.

Initially borough population capacities were calculated at 2006, 2011, ..., 2031 as in the following example for Hackney in 2006:

- Add the growth in homes between 2001 and 2006 (4557) to the mid-2001 estimate of households (86268) – *90825 households*
- Apply the estimated 2006 average household size (2.352) – *213627 residents in private households*
- Add calculated communal establishment population as 0.78% of the total population (1672) – *215298 total resident population*

This calculation is then carried forward every fifth year to 2031.

Most of the boroughs have lower projections in Scenario 8.06 than in the Central projection. Overall the population of London at 2016 is between the Central and Low variants at 8.059 million. (See Table 2)

In order to calculate single year of age populations for each year from 2005 to 2031 a second set of calculations was performed:

- Total populations for years between the 'fixed' points: 2004, 2006, 2011, 2016, ..., 2031 were calculated by linear interpolation
- Single year of age populations, together with births and deaths, for all years from 2005 to 2031 were calculated as proportional differences between the Central and either the Low or High variants depending upon whether the total capacity population was below or above the Central projection.
- The annual net migration levels from 2004-05 to 2030-31 were calculated by differencing.

In some boroughs the capacity 'fixed point' at 2006 was not used and linear interpolation was performed for all years between 2004 and 2011. In these boroughs the capacity estimates at 2006 were generally lower than the 2004 populations and, if used, would have created sudden switches in population trends.

The main impact of the creation of the scenario 8.06 is a reduction in the population of London at 2016 of 108 thousand in comparison with the Central projection. There is shift away from Central boroughs of 157 thousand persons of which 96 thousand go to the Rest of Inner London. Outer London 'loses' 48 thousand. East London and the Thames Gateway is the only sub-region to gain: a gain of 143 thousand in Scenario 8.06. This is not surprising given the increased scale development planned in the area according to the LHCS.

At the borough level Camden, Kensington & Chelsea, the City of Westminster and Hammersmith & Fulham all 'lose' over 30 thousand persons, while Newham and Tower Hamlets 'gain' over 30 thousand. Newham has the largest gain of 75.1 thousand, equivalent to an increase of over 25%.

**Table 2: Comparison of population at 2016, Central variant and Scenario 8.06 (thousands and percent)**

	Central	Sc 8.06	Difference	% Difference
Camden	267.8	213.0	-54.7	-20.4
Kensington & Chelsea	220.4	163.8	-56.7	-25.7
Westminster	262.9	219.1	-43.8	-16.7
City	12.9	11.4	-1.5	-11.3
Central Boroughs	763.9	607.3	-156.6	-20.5
Hackney	232.7	232.5	-0.2	-0.1
Hammersmith & Fulham	209.6	178.2	-31.4	-15.0
Haringey	242.5	234.2	-8.3	-3.4
Islington	194.5	210.2	15.7	8.1
Lambeth	282.5	295.0	12.5	4.4
Lewisham	260.7	282.2	21.5	8.3
Newham	283.0	341.0	58.0	20.5
Southwark	291.6	297.7	6.2	2.1
Tower Hamlets	259.5	300.5	41.0	15.8
Wandsworth	311.6	292.7	-18.9	-6.1
Rest of Inner Boroughs	2567.9	2664.2	96.3	3.8
Inner Boroughs	3331.9	3271.5	-60.3	-1.8
Barking & Dagenham	186.4	193.5	7.1	3.8
Barnet	342.2	360.0	17.8	5.2
Bexley	229.4	221.4	-8.0	-3.5
Brent	307.1	305.4	-1.7	-0.5
Bromley	309.3	305.2	-4.1	-1.3
Croydon	364.1	358.0	-6.1	-1.7
Ealing	316.7	324.7	7.9	2.5
Enfield	314.4	286.9	-27.5	-8.8
Greenwich	259.0	272.7	13.6	5.3
Harrow	223.9	219.4	-4.5	-2.0
Havering	227.8	231.6	3.8	1.7
Hillingdon	255.5	251.6	-3.9	-1.5
Hounslow	224.9	226.6	1.7	0.8
Kingston upon Thames	166.8	159.0	-7.8	-4.7
Merton	213.7	196.1	-17.6	-8.2
Redbridge	283.4	278.6	-4.8	-1.7
Richmond upon Thames	185.7	178.3	-7.4	-4.0
Sutton	183.5	186.3	2.8	1.5
Waltham Forest	241.8	232.4	-9.4	-3.9
Outer Boroughs	4835.6	4787.6	-47.9	-1.0
<b>Greater London</b>	<b>8167.4</b>	<b>8059.2</b>	<b>-108.3</b>	<b>-1.3</b>
Central London	1831.1	1680.6	-150.6	-8.2
East London and Thames Gateway	2234.6	2377.9	143.3	6.4
West London	1537.7	1502.7	-35.1	-2.3
North London	1141.0	1120.5	-20.5	-1.8
South London	1423.0	1377.9	-45.1	-3.2

Source: © GLA 2005 Round Demographic Projections

## Results of Scenario 8.06

### *Greater London*

The population of London is projected to rise to 8.059 million in 2016, an increase of 737 thousand, 10.1%, since 2001. This represents an average increase of 49 thousand per year. The previous set of projections, Scenario 8.1, started from a slightly lower base – 7.308 million in 2001 – but increased to 8.108 million by 2016; an average annual increase of 53 thousand.

The population change in London is driven by increasing numbers of births and declining deaths: the natural change increased from 47 thousand in 2001-02 and 55 thousand in 2003-04 to 71 thousand in 2015-16. Between 2001 and 2016 the natural change is projected to be 943 thousand. Net migration is projected to be a loss of 206 thousand over the period 2001-16. After 2004 the annual net losses range from 4 thousand to 23 thousand.

Considering change since the 'fixed point' of 2004 the growth is projected to be 627 thousand, equivalent to 52 thousand per year. This growth is composed of natural growth of 790 thousand (66 thousand per year) and a net migration loss of 163 thousand (14 thousand per year).

In Scenario 8.1 the overall natural change was projected to be lower (867 thousand), due mainly to a higher projected number of deaths, and the net migration loss was significantly less at 67 thousand. Table 3 shows the components of the population change for each year 2001-02 to 2015-16 in each projection.

While the number of births in London has grown significantly since 2001-02 to 2004-05, the updated GAD 2003-based national fertility rate assumption is rather flatter than the GAD 2002-based assumption used in Scenario 8.1, therefore the number of births in London is not now projected to exceed 120 thousand a year. Similarly, annual deaths in London have recently continued to decline in number and the use in Scenario 8.06 of 2001-based survival rates for the first time, together with the updated GAD national improvement factors, anticipate this decline continuing more rapidly than forecast in Scenario 8.1.

Table 4 and Chart 6 show the age structures of Scenario 8.06 and Scenario 8.1. The main differences at 2016 are that Scenario 8.06 has fewer people in the late teens and twenties and more in the thirties and early forties. This is a direct reflection of the use of 2001 Census migration age profiles showing the later (net) entry of young people into London and an accompanying later profile of movement out of London. The 2001 Census age profiles used in these projections will be described in a forthcoming DMAG Briefing.

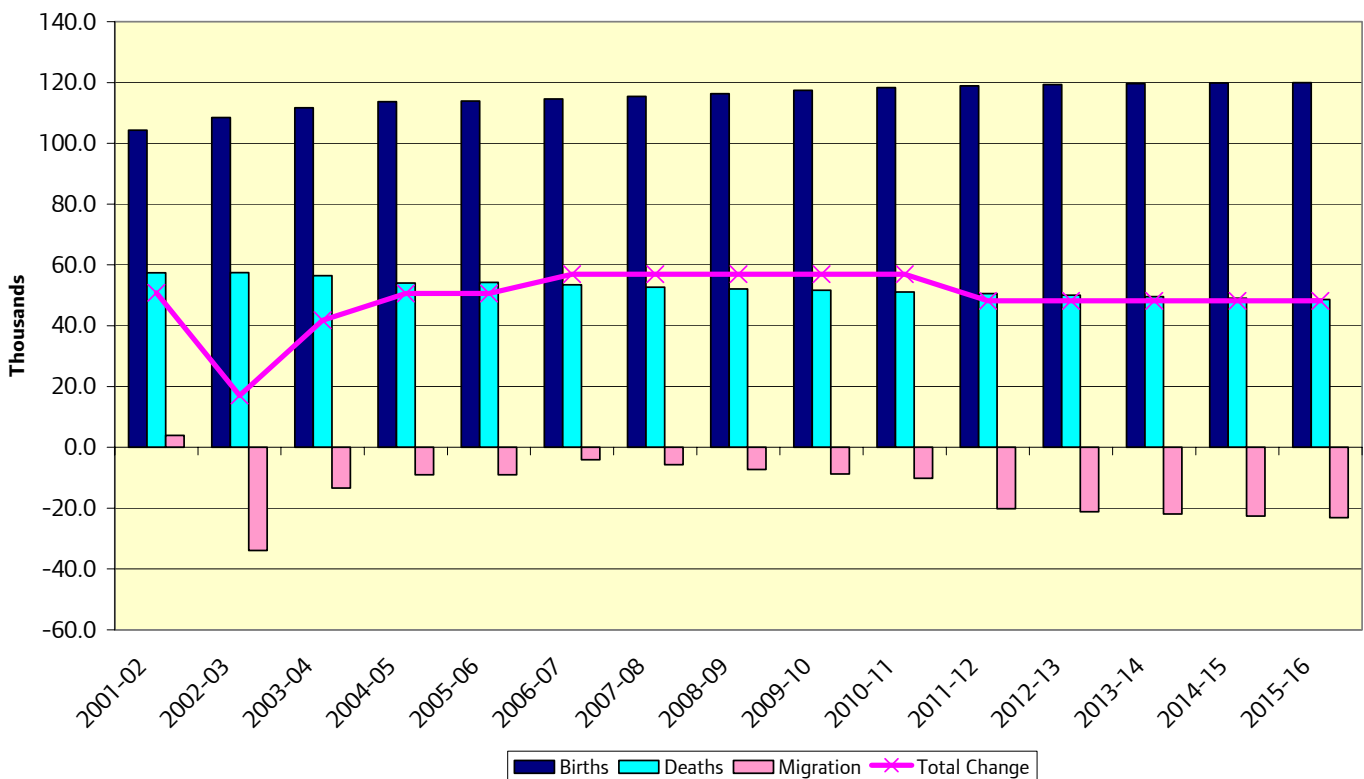
Tables 5, 6 and 7 show the projected population and households at key years for boroughs and London Plan subregions. The importance of the LHCS growth in homes in the East and Thames Gateway is clear in the tables as well as in Chart 7.

**Table 3: Components of population change, comparison between Sc 8.06 and Sc 8.1 (thousands)**

	Scenario 8.06				Scenario 8.1			
	Births	Deaths	Natural Change	Net Migration	Births	Deaths	Natural Change	Net Migration
2001-2002	104.3	57.4	47.0	3.9	104.3	57.3	47.0	0.7
2002-2003	108.5	57.5	51.0	-33.9	106.2	61.4	44.7	13.8
2003-2004	111.7	56.5	55.2	-13.4	108.3	60.7	47.7	10.3
2004-2005	113.7	54.1	59.6	-9.0	110.0	59.9	50.1	7.0
2005-2006	113.9	54.3	59.7	-9.1	111.5	59.2	52.4	3.9
2006-2007	114.5	53.5	61.1	-4.1	113.1	58.4	54.7	1.0
2007-2008	115.4	52.7	62.7	-5.7	114.7	57.8	57.0	-1.9
2008-2009	116.3	52.1	64.2	-7.3	116.2	57.2	59.0	-4.7
2009-2010	117.4	51.7	65.7	-8.7	117.5	56.8	60.7	-7.3
2010-2011	118.3	51.1	67.2	-10.2	118.7	56.3	62.3	-9.6
2011-2012	118.9	50.5	68.3	-20.2	119.7	55.9	63.8	-12.0
2012-2013	119.4	50.0	69.3	-21.2	120.7	55.4	65.3	-14.2
2013-2014	119.6	49.5	70.1	-21.9	121.5	55.0	66.5	-16.2
2014-2015	119.8	49.0	70.8	-22.6	122.2	54.7	67.6	-18.1
2015-2016	120.0	48.6	71.3	-23.2	122.9	54.3	68.5	-19.8
<b>2001-2016</b>	<b>1,731.7</b>	<b>788.5</b>	<b>943.2</b>	<b>-206.5</b>	<b>1,727.5</b>	<b>860.3</b>	<b>867.2</b>	<b>-67.0</b>

Source: © GLA 2005 Round Demographic Projections

**Chart 5: Scenario 8.06 - Annual Births, Deaths, Net Migration and Total Change**

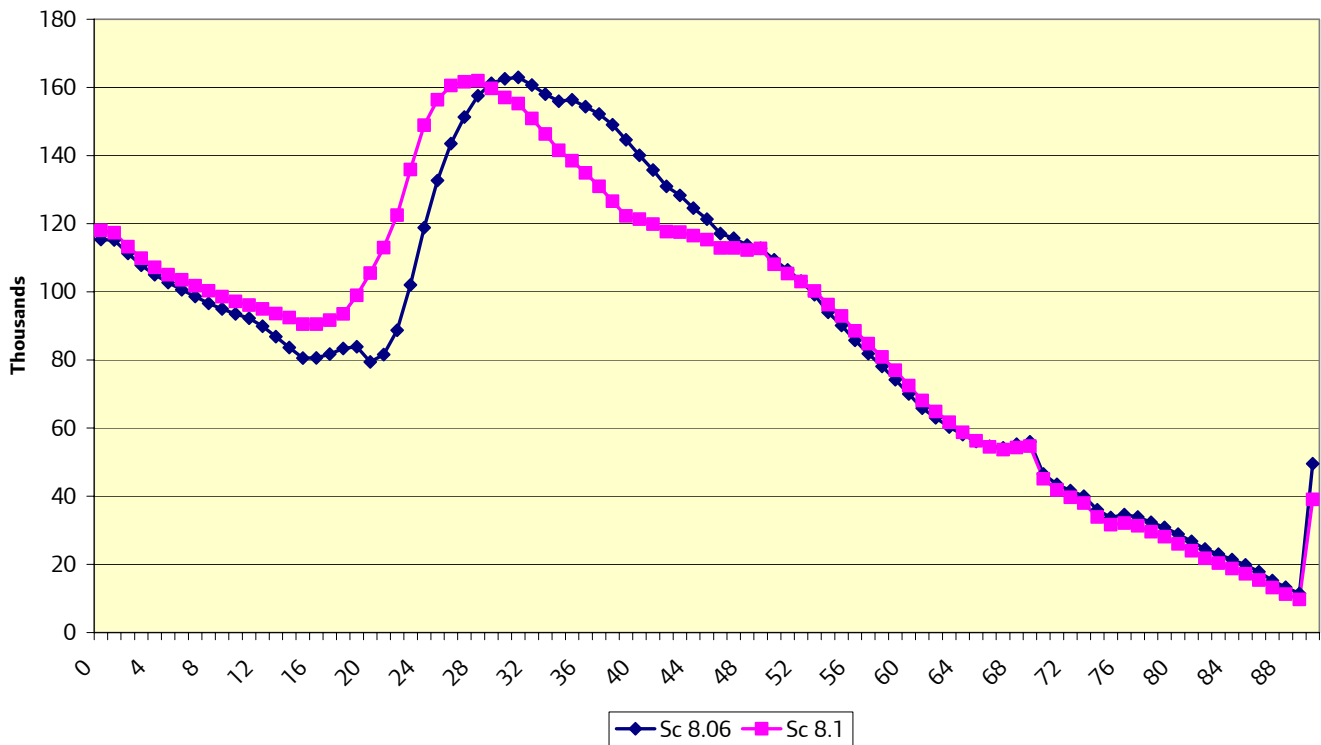


**Table 4: Greater London age structure, comparison between Scenario 8.06 and Scenario 8.1 (thousands and percent)**

	Scenario 8.06				Scenario 8.1			
	2001	2016	Change	% Change	2001	2016	Change	% Change
0 - 4	478.8	554.7	75.9	15.84	478.2	565.7	87.5	18.31
5 - 9	452.3	493.6	41.3	9.13	451.6	509.3	57.7	12.78
10 - 14	436.4	446.1	9.6	2.21	435.8	474.2	38.4	8.82
15 - 19	418.5	410.1	-8.4	-2.01	417.5	465.2	47.7	11.43
20 - 24	542.8	470.7	-72.2	-13.29	531.5	625.8	94.3	17.74
25 - 29	736.3	746.3	10.0	1.36	746.0	800.2	54.3	7.27
30 - 34	739.7	800.1	60.4	8.17	749.1	751.0	1.9	0.25
35 - 39	653.9	756.5	102.7	15.70	644.1	653.1	9.1	1.41
40 - 44	518.1	659.6	141.5	27.31	519.2	592.9	73.7	14.19
45 - 49	424.3	580.8	156.5	36.89	423.9	566.0	142.2	33.54
50 - 54	411.4	512.1	100.7	24.47	409.1	513.0	103.8	25.38
55 - 59	329.2	410.1	80.8	24.55	327.5	424.2	96.7	29.51
60 - 64	283.5	317.3	33.7	11.90	282.3	326.0	43.7	15.49
65 - 69	249.2	276.2	26.9	10.81	248.2	273.3	25.1	10.12
70 - 74	221.3	207.7	-13.6	-6.14	220.1	198.5	-21.6	-9.81
75 - 79	185.9	165.5	-20.4	-10.95	184.6	152.8	-31.8	-17.22
80 - 84	127.0	124.5	-2.4	-1.91	126.2	111.0	-15.2	-12.06
85 - 89	75.8	77.7	2.0	2.60	75.4	66.7	-8.7	-11.48
90 +	37.9	49.5	11.6	30.62	37.7	39.1	1.4	3.63

Source: © GLA 2005 Round Demographic Projections

**Chart 6: Population at 2016 by single year of age - Scenarios 8.06 and 8.1**



**Table 5: Scenario 8.06: Projected Population (thousands)**

	2001	2004	2011	2016	2021	2026	2031
Camden	202.6	215.5	209.1	213.0	216.9	221.6	226.7
Kensington and Chelsea	162.2	172.9	163.5	163.8	164.5	166.1	168.0
Westminster, City of	203.3	214.8	215.0	219.1	221.7	225.0	228.7
City of London	7.4	8.8	10.1	11.4	12.6	13.7	14.9
Central Boroughs	575.5	611.9	597.7	607.3	615.6	626.4	638.3
Hackney	207.2	209.3	224.1	232.5	239.2	246.6	254.4
Hammersmith and Fulham	169.4	177.0	176.7	178.2	178.7	179.9	181.4
Haringey	221.3	225.0	231.7	234.2	238.9	245.7	252.8
Islington	179.4	181.0	203.3	210.2	215.9	222.5	229.5
Lambeth	273.4	267.9	286.3	295.0	303.5	313.3	323.7
Lewisham	254.3	251.0	273.4	282.2	286.3	290.4	295.0
Newham	249.4	253.9	303.9	341.0	351.0	356.6	362.9
Southwark	256.7	260.9	284.1	297.7	310.4	324.5	339.0
Tower Hamlets	201.1	214.3	271.5	300.5	315.1	328.5	342.4
Wandsworth	271.7	277.8	289.4	292.7	295.3	299.2	303.7
Rest of Inner London	2283.9	2318.1	2544.5	2664.2	2734.1	2807.2	2885.0
Inner London	2859.4	2930.1	3142.2	3271.5	3349.7	3433.6	3523.3
Barking and Dagenham	165.7	168.0	182.7	193.5	208.0	224.5	241.3
Barnet	319.5	319.0	344.4	360.0	365.9	371.6	378.0
Bexley	218.8	220.1	219.1	221.4	222.6	224.4	226.5
Brent	269.6	273.1	293.9	305.4	309.5	313.4	317.9
Bromley	296.2	298.3	303.5	305.2	306.6	309.4	312.6
Croydon	335.1	340.5	350.3	358.0	361.0	364.6	368.8
Ealing	307.3	302.4	316.2	324.7	327.9	331.0	334.6
Enfield	277.3	283.9	285.7	286.9	287.7	289.9	292.5
Greenwich	217.5	225.6	259.0	272.7	278.7	284.9	291.7
Harrow	210.0	211.4	218.6	219.4	219.5	220.7	222.3
Havering	224.7	224.2	230.3	231.6	231.8	232.9	234.5
Hillingdon	245.6	247.0	249.1	251.6	252.7	254.4	256.6
Hounslow	216.0	214.5	223.7	226.6	227.3	228.4	230.0
Kingston upon Thames	149.0	151.2	155.7	159.0	161.1	163.6	166.4
Merton	191.1	192.7	195.1	196.1	196.8	198.5	200.6
Redbridge	241.9	250.9	257.1	278.6	284.6	287.3	290.6
Richmond upon Thames	174.3	175.8	178.0	178.3	178.7	180.0	181.6
Sutton	181.5	179.3	185.2	186.3	187.4	189.5	191.9
Waltham Forest	222.0	224.2	228.5	232.4	234.8	237.9	241.5
Outer London	4463.0	4502.0	4676.0	4787.6	4842.5	4907.0	4979.8
<b>Greater London</b>	<b>7322.4</b>	<b>7432.1</b>	<b>7818.2</b>	<b>8059.2</b>	<b>8192.2</b>	<b>8340.6</b>	<b>8503.1</b>
Central London	1549.3	1590.7	1650.8	1691.5	1728.1	1772.2	1819.3
East London and Thames Gateway	1987.9	2026.1	2231.2	2365.4	2429.6	2489.9	2554.3
West London	1417.9	1425.5	1478.2	1505.9	1515.5	1527.9	1542.8
North London	1040.0	1052.2	1090.2	1113.5	1127.3	1145.1	1164.7
South London	1327.3	1337.8	1367.9	1382.9	1391.6	1405.6	1422.0

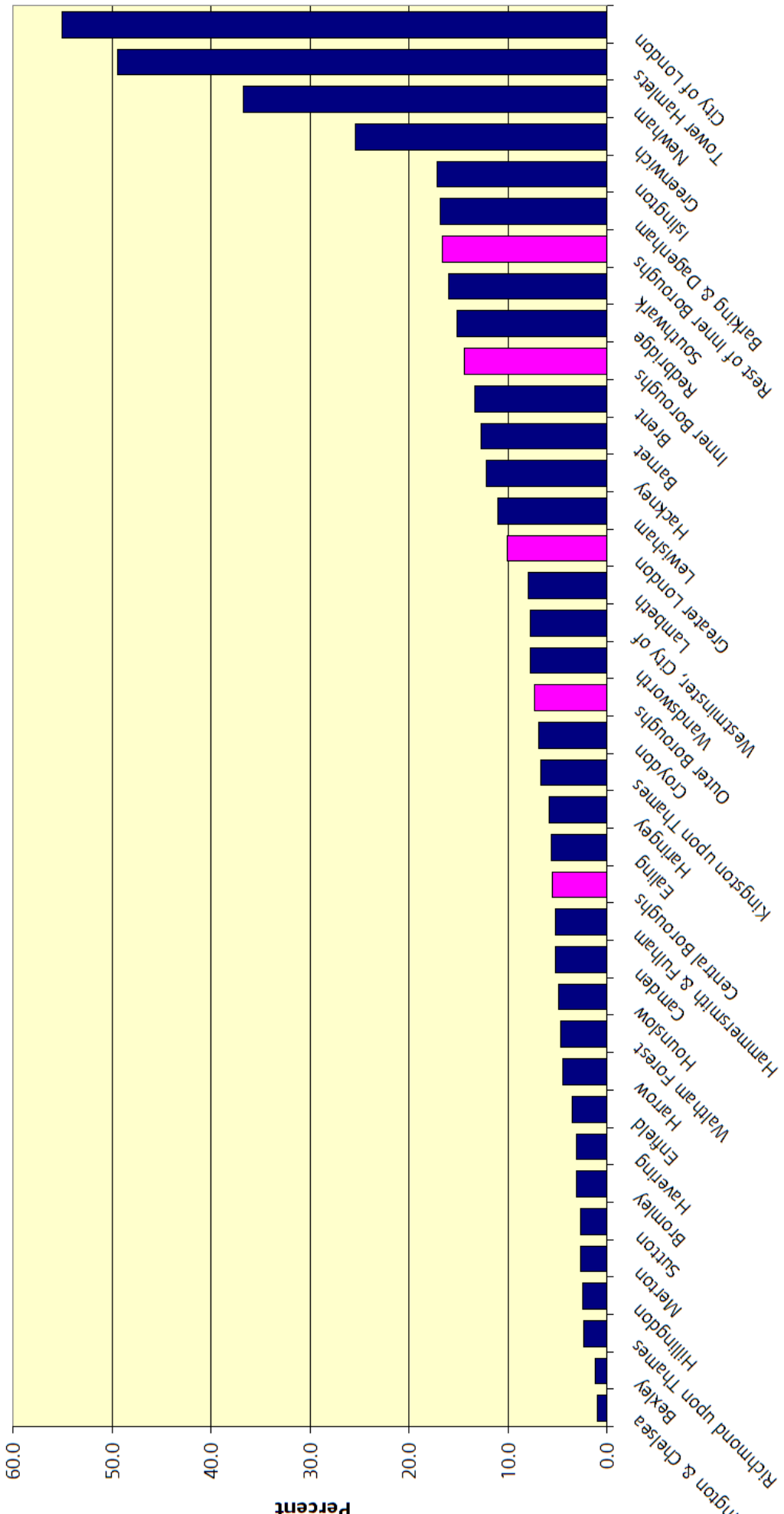
Source: © GLA 2005 Round Demographic Projections

**Table 6: Scenario 8.06: Projected Households (thousands)**

	2001	2004	2011	2016	2021	2026	2031
Camden	91.8	93.4	97.3	100.4	102.9	105.4	107.8
Kensington and Chelsea	79.3	80.8	82.1	83.2	84.2	85.2	86.1
Westminster, City of	100.5	102.0	109.2	112.6	114.8	116.7	118.6
City of London	4.4	5.9	6.2	7.0	7.8	8.5	9.3
Central Boroughs	275.9	277.5	294.7	303.2	309.7	315.7	321.8
Hackney	86.3	87.8	95.8	100.6	104.3	107.7	111.1
Hammersmith and Fulham	75.5	77.1	81.0	82.6	83.5	84.2	84.9
Haringey	92.3	93.8	99.3	101.6	104.4	107.5	110.7
Islington	82.4	84.0	95.9	100.4	103.9	107.3	110.7
Lambeth	118.7	120.3	127.7	133.2	138.1	142.8	147.5
Lewisham	107.6	109.2	118.9	124.2	126.9	128.9	131.0
Newham	92.0	93.5	115.1	130.7	135.5	138.0	140.4
Southwark	108.8	110.4	123.7	131.3	137.9	144.3	150.8
Tower Hamlets	78.7	80.3	109.2	122.3	129.2	135.0	140.7
Wandsworth	118.1	119.7	129.3	132.3	134.5	136.5	138.5
Rest of Inner London	960.6	962.2	1095.9	1159.3	1198.1	1232.2	1266.3
Inner London	1236.5	1238.1	1390.6	1462.5	1507.8	1547.9	1588.1
Barking and Dagenham	67.4	69.0	76.4	81.9	88.7	95.9	103.1
Barnet	127.2	128.8	140.9	149.1	152.6	155.3	157.9
Bexley	89.6	91.2	92.2	94.3	95.5	96.5	97.4
Brent	100.1	101.7	112.1	117.9	120.4	122.1	123.8
Bromley	126.1	127.7	132.8	135.1	136.7	138.2	139.7
Croydon	139.4	140.9	149.7	154.8	157.3	159.1	161.0
Ealing	118.3	119.8	125.0	129.9	132.2	133.7	135.1
Enfield	110.7	112.3	117.2	119.1	120.3	121.4	122.5
Greenwich	93.2	94.7	114.0	121.4	125.0	128.1	131.1
Harrow	79.6	81.1	85.0	86.4	87.1	87.7	88.3
Havering	91.9	93.5	96.8	98.5	99.3	100.0	100.6
Hillingdon	96.7	98.2	100.7	103.0	104.1	105.0	105.9
Hounslow	84.1	85.7	89.5	91.8	92.7	93.4	94.0
Kingston upon Thames	61.6	63.1	66.1	68.3	69.7	70.9	72.1
Merton	79.1	80.6	82.9	84.4	85.3	86.2	87.1
Redbridge	92.6	94.1	101.0	110.8	114.0	115.4	116.7
Richmond upon Thames	76.4	77.9	80.1	81.2	82.0	82.7	83.5
Sutton	76.6	78.1	80.3	81.7	82.8	83.9	85.0
Waltham Forest	89.9	91.5	95.0	97.9	99.6	101.1	102.6
Outer London	1800.4	1802.0	1937.6	2007.6	2045.5	2076.5	2107.5
<b>Greater London</b>	<b>3037.0</b>	<b>3038.5</b>	<b>3328.2</b>	<b>3470.1</b>	<b>3553.3</b>	<b>3624.4</b>	<b>3695.5</b>
Central London	699.7	701.3	765.2	793.4	816.2	838.1	860.0
East London and Thames Gateway	803.7	805.2	925.5	991.9	1026.3	1053.8	1081.3
West London	554.3	555.8	593.3	611.6	620.0	626.1	632.2
North London	420.2	421.7	452.4	467.6	476.9	485.3	493.7
South London	559.1	560.7	591.8	605.5	613.8	621.1	628.3

Source: © GLA 2005 Round Demographic Projections

Chart 7: Scenario 8.06 - Projected population change 2001 - 2016 by borough



**Table 7: Scenario 8.06: Change in population and households 2001-16 (thousands and percent)**

	Population				Households			
	2001	2016	Change	% Change	2001	2016	Change	% Change
Camden	202.6	213.0	10.5	5.2	91.8	100.4	8.6	9.3
Kensington & Chelsea	162.2	163.8	1.6	1.0	79.3	83.2	4.0	5.0
Westminster	203.3	219.1	15.7	7.7	100.5	112.6	12.1	12.0
City	7.4	11.4	4.1	55.1	4.4	7.0	2.7	61.2
Central Boroughs	575.5	607.3	31.8	5.5	275.9	303.2	27.3	9.9
Hackney	207.2	232.5	25.2	12.2	86.3	100.6	14.4	16.6
Hammersmith & Fulham	169.4	178.2	8.8	5.2	75.5	82.6	7.1	9.4
Haringey	221.3	234.2	12.9	5.9	92.3	101.6	9.3	10.1
Islington	179.4	210.2	30.8	17.2	82.4	100.4	18.0	21.8
Lambeth	273.4	295.0	21.6	7.9	118.7	133.2	14.5	12.2
Lewisham	254.3	282.2	27.9	11.0	107.6	124.2	16.6	15.4
Newham	249.4	341.0	91.6	36.7	92.0	130.7	38.8	42.1
Southwark	256.7	297.7	41.0	16.0	108.8	131.3	22.4	20.6
Tower Hamlets	201.1	300.5	99.4	49.4	78.7	122.3	43.6	55.4
Wandsworth	271.7	292.7	21.0	7.7	118.1	132.3	14.2	12.0
Rest of Inner Boroughs	2,283.9	2,664.2	380.3	16.7	960.6	1159.3	198.7	20.7
Inner Boroughs	2,859.4	3,271.5	412.2	14.4	1236.5	1462.5	226.0	18.3
Barking & Dagenham	165.7	193.5	27.9	16.8	67.4	81.9	14.5	21.5
Barnet	319.5	360.0	40.5	12.7	127.2	149.1	21.8	17.2
Bexley	218.8	221.4	2.6	1.2	89.6	94.3	4.7	5.2
Brent	269.6	305.4	35.8	13.3	100.1	117.9	17.8	17.8
Bromley	296.2	305.2	9.0	3.0	126.1	135.1	9.0	7.1
Croydon	335.1	358.0	22.9	6.8	139.4	154.8	15.4	11.1
Ealing	307.3	324.7	17.4	5.7	118.3	129.9	11.7	9.9
Enfield	277.3	286.9	9.6	3.5	110.7	119.1	8.4	7.6
Greenwich	217.5	272.7	55.2	25.4	93.2	121.4	28.3	30.4
Harrow	210.0	219.4	9.4	4.5	79.6	86.4	6.9	8.6
Havering	224.7	231.6	6.9	3.1	91.9	98.5	6.6	7.2
Hillingdon	245.6	251.6	6.0	2.4	96.7	103.0	6.3	6.5
Hounslow	216.0	226.6	10.6	4.9	84.1	91.8	7.6	9.1
Kingston upon Thames	149.0	159.0	9.9	6.7	61.6	68.3	6.7	10.9
Merton	191.1	196.1	5.0	2.6	79.1	84.4	5.3	6.7
Redbridge	241.9	278.6	36.7	15.2	92.6	110.8	18.3	19.7
Richmond upon Thames	174.3	178.3	4.0	2.3	76.4	81.2	4.8	6.3
Sutton	181.5	186.3	4.8	2.6	76.6	81.7	5.1	6.7
Waltham Forest	222.0	232.4	10.4	4.7	89.9	97.9	8.0	8.8
Outer Boroughs	4,463.0	4,787.6	324.6	7.3	1800.4	2007.6	207.2	11.5
<b>Greater London</b>	<b>7,322.4</b>	<b>8,059.2</b>	<b>736.8</b>	<b>10.1</b>	<b>3037.0</b>	<b>3470.1</b>	<b>433.1</b>	<b>14.3</b>
Central London	1,549.3	1,691.5	142.2	9.2	699.7	793.4	93.7	13.4
East London and Thames Gateway	1,987.9	2,365.4	377.4	19.0	803.7	991.9	188.2	23.4
West London	1,417.9	1,505.9	88.0	6.2	554.3	611.6	57.3	10.3
North London	1,040.0	1,113.5	73.5	7.1	420.2	467.6	47.5	11.3
South London	1,327.3	1,382.9	55.6	4.2	559.1	605.5	46.4	8.3

Source: © GLA 2005 Round Demographic Projections

## Access to data

Full details are available for Greater London, each London borough, borough group and *London Plan* sub-region by single year of age and gender from 2001 to 2031. These data are available via the GLA Demography Extranet or on request from Georgia Hay ([georgia.hay@london.gov.uk](mailto:georgia.hay@london.gov.uk)). Previous Rounds of GLA projections are also available on request.

## Appendix

**Appendix Table 1: Additional Homes 2001-27 (Annual Averages)**

	2001-04 Actual	2004-7 LHCS	2007-12 LHCS	2012-17 LHCS	2017-27 LHCS
Camden	516	559	575	619	484
Kensington and Chelsea	344	218	277	221	193
Westminster, City of	1,069	831	743	667	382
City of London	201	172	172	172	148
Central Boroughs	2,130	1,779	1,767	1,679	1,207
Hackney	1,000	779	1,056	934	683
Hammersmith and Fulham	473	377	719	239	144
Haringey	443	346	1,156	284	629
Islington	1,233	1,270	1,499	750	677
Lambeth	646	742	1,211	1,065	944
Lewisham	825	1,436	1,106	1,060	410
Newham	1,626	549	4,150	2,871	487
Southwark	1,109	1,408	1,838	1,418	1,296
Tower Hamlets	4,378	3,454	3,927	2,306	1,146
Wandsworth	806	1,527	1,028	507	409
Rest of Inner London	12,539	11,886	17,692	11,433	6,824
Inner London	14,668	13,666	19,458	13,113	8,031
Barking and Dagenham	481	721	1,342	1,039	1,436
Barnet	785	420	2,505	1,422	532
Bexley	146	335	284	453	187
Brent	981	931	1,558	1,071	346
Bromley	504	898	602	445	292
Croydon	834	899	1,267	978	368
Ealing	579	842	620	1,073	296
Enfield	915	557	508	360	218
Greenwich	1,651	1,460	2,869	1,152	608
Harrow	506	508	609	192	124
Havering	365	214	778	243	134
Hillingdon	475	361	379	472	179
Hounslow	690	549	417	457	128
Kingston upon Thames	553	281	504	425	243
Merton	320	229	544	229	178
Redbridge	541	831	1,090	2,175	261
Richmond upon Thames	318	463	353	185	149
Sutton	290	353	445	247	215
Waltham Forest	368	461	658	543	299
Outer London	11,302	11,313	17,334	13,161	6,195
GREATER LONDON	25,971	24,979	36,792	26,273	14,226
Central London	5,722	6,554	7,172	5,247	4,385
East London and Thames Gateway	8,296	9,949	16,775	12,405	5,501
West London	3,704	3,569	4,302	3,503	1,216
North London	2,511	1,784	4,828	2,609	1,678
South London	2,818	3,123	3,715	2,509	1,445

Source: © GLA 2004 London Housing Capacity Study



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Please use the above descriptions in deciding whom to contact to assist you with your information needs.