

CLG 2004-based Projections of Households in England and the Regions to 2029

Introduction

Communities and Local government (CLG) released on 16 March 2006 regional totals of households projected to 2029. These are based on the ONS 2004-based subnational population projections. The focus of this *DMAG Update* is the period 2006-2026 as this is the main period of the revisions to the *London Plan*. All data published so far are available on the CLG website:

<http://www.communities.gov.uk/index.asp?id=1002882&PressNoticelD=2374>

Note that these projections are subject to revision once the revisions to the ONS mid-year population estimates are available in August 2007 followed by revised ONS 2004-based subnational projections.

Results

2004-based projections

Between 2006 and 2026, the number of households in England is projected to grow by 4.46 million (20.7%). The largest absolute growth is in one-person households, 3.14 million (46.0%). One-person households account for nearly three-quarters of total growth (70.4%). The fastest growing household type is projected to be cohabiting couple households: a 1.24 million increase equivalent to 57.0%. This increase is partly offset by the projected fall of 517 thousand in the number of married couple households.

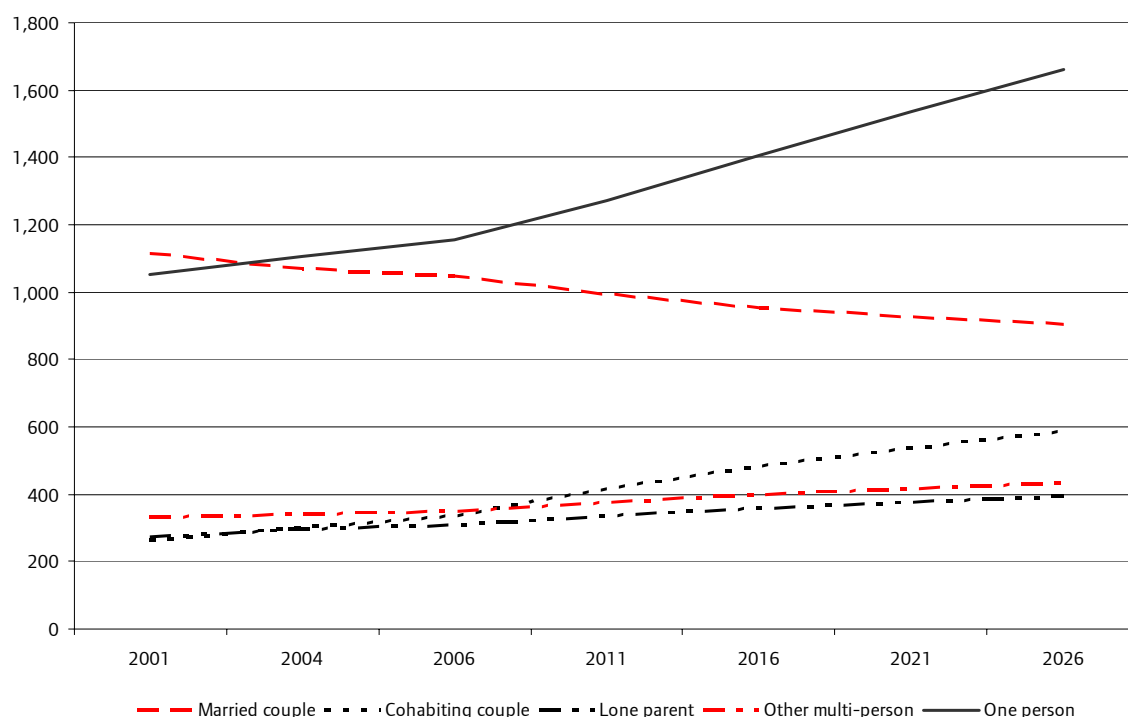
A similar pattern of change is seen for London. Between 2006 and 2026, the number of households is projected to increase 780 thousand (24.4%), with the largest percentage increase in cohabiting couples (73.7%) and the largest absolute growth in one-person households (509 thousand). In London, both the reduction in married couple households and the rise in cohabiting couple households are projected to be faster than seen nationally. This reflects the younger age structure of London.

Table 1: CLG 2004-based household projections, by type, England and London

Thousands	2001	2004	2006	2011	2016	2021	2026	Change 2006-26 %	
England									
Household types:									
married couple	9709	9,527	9,415	9,182	9,050	8,978	8,898	-517	-5.5
cohabiting couple	1788	1,987	2,181	2,605	2,944	3,204	3,424	1,243	57.0
lone parent	1476	1,591	1,655	1,760	1,830	1,882	1,928	273	16.5
other multi-person	1387	1,421	1,452	1,538	1,629	1,708	1,775	323	22.2
one person	6163	6,536	6,816	7,562	8,384	9,200	9,951	3,135	46.0
All households	20253	21,062	21,519	22,646	23,837	24,973	25,975	4,456	20.7
Private household population	48558	49,200	49,808	51,044	52,331	53,625	54,787	4,979	10.0
Average household size	2.37	2.34	2.32	2.25	2.20	2.15	2.11	-0.21	
London GOR									
Household types:									
married couple	1116	1,071	1,049	993	952	925	904	-145	-13.8
cohabiting couple	262	301	338	418	484	539	587	249	73.7
lone parent	275	296	311	338	360	378	392	81	26.0
other multi-person	332	339	350	374	398	418	435	85	24.3
one person	1052	1,105	1,153	1,272	1,404	1,537	1,662	509	44.1
All households	3036	3,112	3,200	3,394	3,598	3,797	3,980	780	24.4
Private household population	7229	7,336	7,498	7,782	8,071	8,344	8,582	1,084	14.5
Average household size	2.38	2.36	2.34	2.29	2.24	2.20	2.16	-0.19	

The average household size is projected to fall, both nationally and at the London level. In England the average household size is projected to be 2.11 by 2026, compared with 2.16 in London.

Chart 1: CLG projected households by type, London, thousands



The total number of households is projected to rise in all regions of England, with three regions in the South (London, East and South West) expected to experience proportionately higher growth than all other regions. The lowest growth, making up only 3.3% of the increase in England is seen in the North East, an additional 149 thousand households (13.4% growth) between 2006 and 2026. London has the highest share of England's growth at 17.5%. The fastest growth rate is expected in both London (780 thousand households) and the South West (540 thousand households) at 24.4%.

Table 2: CLG 2004-based household projections, total households, GORs

Thousands	2001	2004	2006	2011	2016	2021	2026	Change 2006-26	%
North East	1,046	1,095	1,111	1,152	1,194	1,231	1,260	149	13.4
North West	2,722	2,895	2,946	3,080	3,220	3,348	3,455	509	17.3
Yorkshire and the Humber	1,987	2,122	2,171	2,295	2,424	2,543	2,648	477	22.0
East Midlands	1,600	1,799	1,841	1,948	2,058	2,161	2,251	410	22.3
West Midlands	2,050	2,206	2,245	2,341	2,442	2,536	2,616	371	16.5
East	2,032	2,304	2,357	2,489	2,630	2,766	2,889	532	22.6
London	1,796	3,112	3,200	3,394	3,598	3,797	3,980	780	24.4
South East	3,028	3,368	3,435	3,601	3,783	3,963	4,125	690	20.1
South West	1,905	2,160	2,212	2,346	2,489	2,628	2,752	540	24.4

Comparison between 2003-based and 2004-based projections

The differences between the DCLG 2003-based and CLG 2004-based projections are less pronounced than the differences between the DETR 1996-based and the 2003-based projections (see *DMAG Update 2006/08*). The same methodology was used to produce both these sets of projections (see [CLG website](#)) and comparisons are possible from 2006 to 2026. The only input that has changed between the 2003-based and 2004-based projections is the new ONS population projection.

Note that the ONS projections will be revised when the mid-year estimates methodology changes with the publication of the 2006 MYE in August 2007. This should lead to amendments to the CLG household projections, however it is not yet known whether revised household projections will be prepared by CLG.

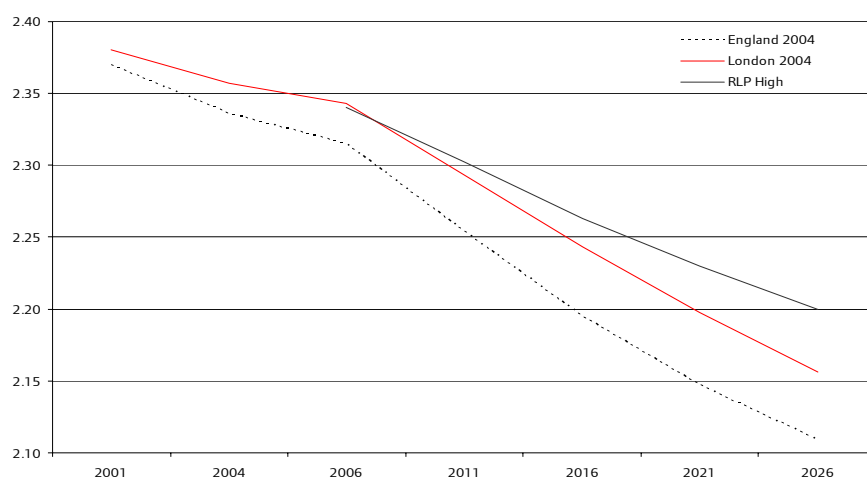
There is a consistent pattern between the 2003-based and 2004-based projections with both showing a decline in married couple households and large increases in both one-person and cohabiting couple households. This is true for both England and London. The largest change is between the projected numbers of lone parent households in London in 2026. The 2003-based estimates projected there would be 365 thousand households whereas the 2004-based estimated 392 thousand.

Table 3: Comparison of CLG 2003-based and 2004-based projections, England and London

	2003-based			2004-based			Difference	
	2006 (000)	2026 (000)	Change (000)	2006 (000)	2026 (000)	Change (000)	2006 %	2026 %
England								
Household types:								
married couple	9,409	8834	-575	9,415	8,898	-517	0.1	0.7
cohabiting couple	2,161	3358	1197	2,181	3,424	1243	0.9	2.0
lone parent	1,642	1876	234	1,655	1,928	273	0.8	2.8
other multi-person	1,447	1759	312	1,452	1,775	323	0.3	0.9
one person	6,825	9886	3061	6,816	9,951	3135	-0.1	0.7
All households	21,485	25713	4228	21,519	25,975	4456	0.2	1.0
Private household population	49,577	53993	4416	49,808	54,787	4979	0.5	1.5
Average household size	2.31	2.10	-0.21	2.32	2.11	-0.21	0.2	0.4
London GOR								
Household types:								
married couple	1050	902	-148	1,049	904	-145	-0.1	0.2
cohabiting couple	332	568	236	338	587	249	1.8	3.3
lone parent	306	365	59	311	392	81	1.6	7.4
other multi-person	348	429	81	350	435	85	0.6	1.4
one person	1156	1663	507	1,153	1,662	509	-0.3	-0.1
All households	3191	3926	735	3,200	3,980	780	0.3	1.4
Private household population	7428	8353	925	7,498	8,582	1084	0.9	2.7
Average household size	2.33	2.13	-0.20	2.34	2.16	-0.19	0.6	1.2
London as a % of England								
Household types:								
			% point difference			% point difference	% point difference	
married couple	11.2	10.2	-0.9	11.1	10.2	-1.0	-0.2	-0.5
cohabiting couple	15.4	16.9	1.6	15.5	17.1	1.6	0.9	1.4
lone parent	18.6	19.5	0.8	18.8	20.3	1.5	0.8	4.5
other multi-person	24.0	24.4	0.3	24.1	24.5	0.4	0.2	0.5
one person	16.9	16.8	-0.1	16.9	16.7	-0.2	-0.1	-0.7
All households	14.9	15.3	0.4	14.9	15.3	0.5	0.1	0.4
Private household population	15.0	15.5	0.5	15.1	15.7	0.6	0.5	1.3

The average household size varies little between the 2003-based and 2004-based projections. However, for London, they are lower than the GLA 2006 Round RLP High projections. In 2001 and 2006 there is little difference between the CLG and the GLA. From 2011 onwards the difference grows with the GLA projection being consistently higher than the CLG figures, due to the different age and gender structures in the underlying population projections (see Chart 2).

Chart 2: Average Household Size, England and London



Note

The 2003-based DCLG household projections were incorporated in to the GLA 2006 Round population projections - RLP High and RLP Low - as regards the proportion of the population resident in communal establishments, the marital status distribution and the household representative rates at borough level. However, in the GLA projections the household and population totals were based on the growth in homes as shown by the London Development Database (LDD) between 2001 and 2006 and by the LHCS thereafter.

Technical Background

The methodology has not changed from the 2003-based projection methodology and this is covered fully in *DMAG Update 2006/08*. The only change is that the base is the ONS 2004-based subnational population projections (released in 2006) rather than the 2003-based projections.

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