

CLG Revised 2004-based Projections of Households in England to 2029

Introduction

Communities and Local Government (CLG) published on 29th February 2008 regional and local totals of households projected to 2029. These are based on the ONS revised 2004-based subnational population projections. Regional data show households by type but local authority data are at present restricted to total households. The focus of this *DMAG Update* is the period 2006-2026 as this is the main period of the *London Plan*, which, with consolidated amendments since 2004, was launched on 21st February.

All CLG household projection data published so far are available on the CLG website:

<http://www.communities.gov.uk/news/corporate/707319>

It must be stressed that these projections are not based upon development information and plans but are the result of linking the ONS subnational population projections, which are based on local fertility, mortality and migration trends as determined over the period 1999-2004, to the CLG projection of future propensities of residents in private households (by gender, age and marital status) to represent one of five types of household.

Results

Between 2006 and 2026, the number of households in England is projected to grow by 4.46 million (20.7%). This is the same as the original 2004-based household projections, since the process that revised the subnational population projections did not alter the England population projection. The largest absolute growth is in one-person households, 3.13 million (46.0%). One-person households account for 70.3% of total growth. 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 518 thousand (5.5%) married couple households.

A similar pattern of change is seen for London. Between 2006 and 2026, the number of households is projected to increase by 660 thousand (20.8%), with the largest percentage increase being seen in cohabiting couples (67.9%) and the largest absolute growth in one-person households (461 thousand). One-person households account for 69.8% of the growth projected for London. 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.

The average household size is projected to fall, both nationally and in London. In England the average household size is projected to be 2.11 by 2026, compared with 2.15 in London. However the fall in England is deeper and faster than projected for London.

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

	2001	2006	2011	2016	2021	2026	Change 2006-26	
							No.	%
England								
Household types:								
married couple	9,709	9,415	9,181	9,050	8,978	8,897	-518	-5.5
cohabiting couple	1,788	2,181	2,605	2,944	3,204	3,424	1,243	57.0
lone parent	1,476	1,656	1,762	1,832	1,884	1,930	274	16.5
other multi-person	1,387	1,451	1,538	1,629	1,709	1,776	325	22.4
one person	6,163	6,815	7,560	8,382	9,198	9,948	3,133	46.0
All households	20,253	21,518	22,646	23,836	24,973	25,975	4,457	20.7
Private household population	48,558	49,808	51,044	52,331	53,625	54,787	4,979	10.0
Average household size	2.37	2.32	2.25	2.20	2.15	2.11	-0.21	
London								
Household types:								
married couple	1,116	1,043	981	933	900	873	-170	-16.3
cohabiting couple	262	333	406	466	516	559	226	67.9
lone parent	275	308	331	350	365	377	69	22.4
other multi-person	332	346	366	388	406	420	74	21.4
one person	1,052	1,145	1,255	1,374	1,494	1,606	461	40.3
All households	3,036	3,175	3,339	3,511	3,681	3,835	660	20.8
Private household population	7,228	7,419	7,630	7,853	8,066	8,248	829	11.2
Average household size	2.38	2.34	2.29	2.24	2.19	2.15	-0.19	

The total number of households is projected to rise in all regions of England, with three regions: the South West (26.0%), East of England (25.1%) and East Midlands (23.9%) projected to grow significantly faster than the national average. Yorkshire & the Humber (21.4%), London and the South East (both 20.8%) are growing at close to the national average. The South East is projected to have the greatest share of absolute growth at 717 thousand, equivalent to 16.1% of the England total. The North East (11.0%) is the slowest growing region and, at 122 thousand, also has the smallest share of national growth (2.7%).

Table 2: CLG Revised 2004-based household projections, total households, Government Office Regions, thousands

	2001	2006	2011	2016	2021	2026	Change 2006-26	
							No.	%
North East	1,075	1,107	1,141	1,176	1,207	1,229	122	11.0
North West	2,827	2,940	3,074	3,215	3,345	3,453	513	17.4
Yorkshire and the Humber	2,069	2,178	2,299	2,425	2,542	2,645	467	21.4
East Midlands	1,737	1,848	1,963	2,081	2,192	2,290	442	23.9
West Midlands	2,154	2,239	2,334	2,433	2,527	2,607	368	16.4
East of England	2,236	2,372	2,521	2,678	2,831	2,968	596	25.1
London	3,036	3,175	3,339	3,511	3,681	3,835	660	20.8
South East	3,294	3,443	3,618	3,807	3,993	4,160	717	20.8
South West	2,093	2,214	2,356	2,508	2,656	2,789	575	26.0

Comparison between 2004-based and Revised 2004-based projections

The differences between the CLG 2004-based and revised 2004-based household projections are due to the revisions that ONS introduced to estimate and distribute international migration at regional and local levels (see *DMAG Update 16-2007*). The revised 2004 mid-year estimate populations provide a new base and the migration changes for 2001-04 have been linked to the original migration estimates for 1999-2001 to create a new starting point for distributing the net international migration assumed for England in the Government Actuary's 2004-based national population projections (see *DMAG Update 2005/11*). These are the only changes in the revised subnational population projections (see *DMAG Update 18-2007*). The same methodology was used to produce both of these sets of household projections and comparisons are possible from 2006 to 2026.

As can be seen the England figures are virtually unchanged. For London there is an expected consistency between the 2004-based and revised 2004-based projections with both showing a decline in married couple households and large increases in both one-person and cohabiting couple households. The largest change between the projections is seen in the numbers of cohabiting couple households in London in 2026. These are down by 4.8%, reflecting some shift in the revised population estimates and projections away from central boroughs. The revised projections do, however, show a substantial reduction in the projections for London, with growth over the two decades reduced by 120 thousand to 660 thousand, ie 33 thousand per year. This is still somewhat higher than the growth outlined in the *London Plan*. This shows a new homes target of 31.5 thousand per year up to 2017 and a high indicative capacity in the following ten years of 23.4 thousand per year. This is a total of about 540 thousand over twenty years. On the basis of the CLG projection London maintains a 14.8% share of households in England.

Table 3: Comparison of CLG 2004-based and revised 2004-based projections, England and London, thousands.

	2004-based			Revised 2004-based			Difference	
	2006	2026	Change	2006	2026	Change	2006 %	2026 %
England								
Household types:								
married couple	9415	8898	-517	9,415	8,897	-518	0.0	0.0
cohabiting couple	2181	3424	1243	2,181	3,424	1,243	0.0	0.0
lone parent	1655	1928	273	1,656	1,930	274	0.1	0.1
other multi-person	1452	1775	323	1,451	1,776	325	-0.1	0.1
one person	6816	9951	3135	6,815	9,948	3,133	0.0	0.0
All households	21519	25975	4456	21,518	25,975	4,457	0.0	0.0
Private household population	49808	54787	4979	49,808	54,787	4,979	0.0	0.0
Average household size	2.32	2.11	-0.21	2.32	2.11	-0.21	0.0	0.0
London								
Household types:								
married couple	1049	904	-145	1,043	873	-170	-0.6	-3.4
cohabiting couple	338	587	249	333	559	226	-1.5	-4.8
lone parent	311	392	81	308	377	69	-1.0	-3.8
other multi-person	350	435	85	346	420	74	-1.1	-3.4
one person	1153	1662	509	1,145	1,606	461	-0.7	-3.4
All households	3200	3980	780	3,175	3,835	660	-0.8	-3.6
Private household population	7498	8582	1084	7,419	8,248	829	-1.1	-3.9
Average household size	2.34	2.16	-0.19	2.34	2.15	-0.19	-0.3	-0.2
London as a % of England								
			% point difference			% point difference		
Household types:								
married couple	11.1	10.2	-1.0	11.1	9.8	-1.3		
cohabiting couple	15.5	17.1	1.6	15.3	16.3	1.1		
lone parent	18.8	20.3	1.5	18.6	19.5	0.9		
other multi-person	24.1	24.5	0.4	23.8	23.6	-0.2		
one person	16.9	16.7	-0.2	16.8	16.1	-0.7		
All households	14.9	15.3	0.5	14.8	14.8	0.0		
Private household population	15.1	15.7	0.6	14.9	15.1	0.2		

The average household size varies little between the 2004-based and revised 2004-based projections. However, for London, these figures are lower than the GLA 2007 Round projections. This is due to the different age and gender structures in the underlying population projections. Significantly the GLA projections have a higher proportion of females in London's population. Female propensities to represent households are, on average, lower than males as, by current CLG model conventions, only males may represent married and cohabiting households.

The 2004-based CLG household projections were incorporated in to the GLA 2007 Round population projections - PLP High and PLP Low - as regards the population (by gender/age) resident in communal establishments, the marital status distribution (by gender/age) and the household representative rates (by gender/age/marital status) 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 between 2001 and 2007 and by the 2004 London Housing Capacity Study, augmented by the latest borough housing trajectories, thereafter.

Table 4 shows the CLG results for the London boroughs. It is here that the difference between the trend-based ONS/CLG projections and the development-led GLA projections (see *DMAG Briefing 2008-07*) becomes clear. GLA projections show the major growth in Barnet and the Thames Gateway boroughs (notably Barking & Dagenham, Greenwich, Newham and Tower Hamlets), while the CLG projection show the most growth in central boroughs (Westminster 44%, Kensington & Chelsea 43% and Camden 38%) where it is currently not proposed that new development could match the CLG projected increase.

Table 4: CLG revised 2004-based projections, London boroughs, thousands.

	2006	2011	2016	2021	2026	Change 2006-26	
						No.	%
LONDON	3,175	3,339	3,511	3,681	3,835	660	20.8
Inner London	1,315	1,400	1,483	1,562	1,631	316	24.0
Camden	104	116	126	135	143	39	37.5
City of London	5	5	5	6	6	1	20.0
Hackney	88	91	95	98	102	14	15.9
Hammersmith and Fulham	78	81	86	90	94	16	20.5
Haringey	95	96	99	102	105	10	10.5
Islington	86	90	94	98	101	15	17.4
Kensington and Chelsea	89	100	110	119	127	38	42.7
Lambeth	120	123	128	133	137	17	14.2
Lewisham	110	114	118	123	127	17	15.5
Newham	97	103	108	112	117	20	20.6
Southwark	115	122	129	136	142	27	23.5
Tower Hamlets	88	98	106	113	119	31	35.2
Wandsworth	123	129	135	141	146	23	18.7
Westminster	116	132	145	157	167	51	44.0
Outer London	1,861	1,939	2,028	2,120	2,204	343	18.4
Barking and Dagenham	68	71	74	77	80	12	17.6
Barnet	133	141	149	158	166	33	24.8
Bexley	92	96	101	105	109	17	18.5
Brent	103	106	111	115	120	17	16.5
Bromley	129	133	139	144	149	20	15.5
Croydon	145	151	159	166	172	27	18.6
Ealing	120	122	126	130	134	14	11.7
Enfield	115	120	126	131	136	21	18.3
Greenwich	99	106	113	119	125	26	26.3
Harrow	82	85	88	92	96	14	17.1
Havering	94	97	100	104	107	13	13.8
Hillingdon	99	103	107	110	114	15	15.2
Hounslow	86	88	91	94	98	12	14.0
Kingston upon Thames	65	69	73	77	81	16	24.6
Merton	83	88	93	99	103	20	24.1
Redbridge	97	102	108	114	119	22	22.7
Richmond upon Thames	79	83	88	93	98	19	24.1
Sutton	79	83	87	91	95	16	20.3
Waltham Forest	91	94	97	100	103	12	13.2

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