

## CLG 2006-based Household Projections

### Background

On 11<sup>th</sup> March 2009 Communities and Local Government (CLG) released household projections for England, Government Office Regions and local authorities. Regional data show households by type but published local authority data only show total households, although full details are available on request. The projections are built on the Office for National Statistics (ONS) 2006-based national and subnational population projections and show results for every fifth year to 2031.

This *Update* presents these projections as they relate to England, London and the London boroughs.

CLG household projection data are available on the CLG website:

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

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 2001-2006, to the CLG projection of future propensities of residents in private households to represent one of five types of household. The CLG model is basically that which produced the revised 2004-based projections with the addition of Labour Force Survey aggregate household representative rates for England up to 2007 and some adjustments at older ages to allow for the relatively improved survivorship of males. **CLG therefore describe the projections as being trend-based and not forecasts.**

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 used by GLA in the London and borough projections that will be prepared later this year as part of the consultation draft of the *London Plan*.

### Results

Between 2006 and 2031, the number of households in **England** is projected to grow by 6.30 million. This is equivalent to just over a **quarter of a million a year** or 29.3 per cent. The largest absolute growth is in one-person households; 4.08 million (59.8 per cent). One-person households account for 64.7 per cent of total growth. The fastest growing household type is projected to be cohabiting couple households; a 1.62 million increase that is equivalent to 73.9 per cent. This increase is partly offset by the projected fall of 216 thousand married couple households, a drop of 2.3 per cent.

A similar pattern of change is seen for **London**. Between 2006 and 2031, the number of households is projected to increase by 838 thousand; an average of **34 thousand a year** or 26.4 per cent. The largest percentage increase is projected for cohabiting couples (78.7 per cent) and the largest absolute growth is in one-person households (572 thousand). One-person households account for 68.3 per cent of London's projected growth. In London, both the reduction in married couple households and the rise in cohabiting couple households are projected to be at fast rates than seen nationally. This reflects the younger age structure of London's population.

The average household size is projected to fall, both nationally and in London. In England the average household size is projected to be 2.13 by 2031, compared with 2.18 in London. However the fall in England is both deeper and faster than projected for London. This is largely a function of London's population having relatively fewer persons over retirement age; a group that tends to live in one or two person households.

**Table 1: CLG 2006-based household projections by household type: England and London: 2001 to 2031: thousands and percentages**

England	2001	2006	2011	2016	2021	2026	2031	Change 2006-31	
								No.	%
Married Couple	9,709	9,395	9,189	9,115	9,123	9,129	9,179	-216	-2.3
Cohabiting Couple	1,788	2,188	2,652	3,031	3,323	3,574	3,804	1,617	73.9
Lone Parent	1,476	1,663	1,767	1,852	1,919	1,976	2,021	358	21.5
One Person	6,163	6,822	7,590	8,460	9,339	10,178	10,899	4,077	59.8
Other	1,387	1,446	1,550	1,648	1,735	1,816	1,914	468	32.4
<b>Total Households</b>	<b>20,522</b>	<b>21,515</b>	<b>22,748</b>	<b>24,107</b>	<b>25,439</b>	<b>26,674</b>	<b>27,818</b>	<b>6,303</b>	<b>29.3</b>
Household Population	48,558	49,855	51,778	53,769	55,759	57,617	59,287	9,432	18.9
Average Household Size	2.37	2.32	2.28	2.23	2.19	2.16	2.13	-0.19	-8.0
London	2001	2006	2011	2016	2021	2026	2031	Change 2006-31	
								No.	%
Married Couple	1,116	1,042	977	931	899	876	869	-173	-16.6
Cohabiting Couple	262	333	404	464	515	559	595	262	78.7
Lone Parent	275	309	332	352	369	382	390	80	25.9
One Person	1,052	1,149	1,257	1,380	1,506	1,626	1,721	572	49.8
Other	332	345	367	389	407	424	441	97	28.0
<b>Total Households</b>	<b>3,036</b>	<b>3,178</b>	<b>3,337</b>	<b>3,517</b>	<b>3,696</b>	<b>3,866</b>	<b>4,016</b>	<b>838</b>	<b>26.4</b>
Household Population	7,228	7,418	7,723	8,021	8,292	8,535	8,756	1,338	18.0
Average Household Size	2.38	2.33	2.31	2.28	2.24	2.21	2.18	-0.15	-6.6
London as % of England	2001	2006	2011	2016	2021	2026	2031	Change 2006-31	
								No.	%
Married Couple	11.5	11.1	10.6	10.2	9.9	9.6	9.5	79.9	na
Cohabiting Couple	14.6	15.2	15.2	15.3	15.5	15.6	15.6	16.2	na
Lone Parent	18.6	18.6	18.8	19.0	19.2	19.3	19.3	22.4	na
One Person	17.1	16.8	16.6	16.3	16.1	16.0	15.8	14.0	na
Other	24.0	23.8	23.7	23.6	23.5	23.3	23.0	20.6	na
<b>Total Households</b>	<b>14.8</b>	<b>14.8</b>	<b>14.7</b>	<b>14.6</b>	<b>14.5</b>	<b>14.5</b>	<b>14.4</b>	<b>13.3</b>	na
Household Population	14.9	14.9	14.9	14.9	14.9	14.8	14.8	14.2	na

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The reduction in the proportion of England's households projected to be in London is especially reflected in married couples (down from 11.1 per cent to 9.5 per cent of England over 25 years). Only cohabiting couples and lone parents are projected to have faster growth in London than in England as a whole, and so increase the London share of those households. This is particularly important as regards lone parents. 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.

London is projected to be one of the slower growing regions, at below the national average. This is reflected in the slight reduction in the percentage of England's households projected to be in London, down from 14.8 per cent to 14.4 per cent between 2006 and 2031. The slowest growing region is projected to be the North East (18.7 per cent) but four regions (East Midlands, South West, West Midlands and Yorkshire & the Humber) are projected to see the fastest growth, each at significantly more than 30 per cent over 25 years.

London's below-average growth is a consequence of the ONS revisions to the methods by which international immigrant destinations are distributed within England since mid-2001. This has been reflected in a reduced proportion of international migrants being allocated to London in the subsequent mid-year estimates and hence a slowing of the population growth rate. The ONS 2006-based population projections are the first to fully account for this new methodology in the data reference period of 2001-06.

**Table 2: CLG 2006-based household projections: England and the Regions: 2001 to 2031: thousands and percentages**

	2001	2006	2011	2016	2021	2026	2031	Change 2006-31	
								No.	%
North East	1,075	1,110	1,154	1,202	1,243	1,282	1,317	207	18.7
North West	2,828	2,931	3,068	3,221	3,368	3,497	3,617	685	23.4
Yorkshire and the Humber	2,070	2,180	2,331	2,494	2,649	2,793	2,931	751	34.4
East Midlands	1,737	1,849	1,990	2,138	2,280	2,414	2,539	690	37.3
West Midlands	2,154	2,237	2,341	2,454	2,565	2,668	2,762	524	23.4
East of England	2,235	2,371	2,537	2,714	2,893	3,056	3,211	839	35.4
London	3,036	3,178	3,337	3,517	3,696	3,866	4,016	838	26.4
South East	3,295	3,446	3,628	3,838	4,049	4,245	4,426	980	28.4
South West	2,092	2,211	2,361	2,529	2,697	2,854	3,000	788	35.6
<b>England</b>	<b>20,522</b>	<b>21,515</b>	<b>22,748</b>	<b>24,107</b>	<b>25,439</b>	<b>26,674</b>	<b>27,818</b>	<b>6,303</b>	<b>29.3</b>

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Within London at borough level the CLG projections show quite different patterns of growth compared to the development-led GLA projections. For example CLG, being reliant on ONS migration trend-led population projections, shows the fastest growth in Camden (54 per cent), Westminster (49 per cent), Tower Hamlets (44 per cent) and Kensington & Chelsea (43 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 Newham (just 10 thousand additional households or 13 per cent), Barking & Dagenham (14 per cent), Waltham Forest (16 per cent) and Hackney (16 per cent). These are all east London boroughs which will benefit from the Thames Gateway and Olympic developments that will inevitably see them grow at much faster rates.

**Table 3: CLG 2006-based household projections: London boroughs: 2001 to 2031: thousands and percentages**

	2001	2006	2011	2016	2021	2026	2031	Change 2006-31	
								No.	%
<b>Barking and Dagenham</b>	67	67	68	70	72	74	77	10	14.2
<b>Barnet</b>	127	133	140	149	158	167	175	42	31.7
<b>Bexley</b>	90	93	96	100	104	108	113	20	21.7
<b>Brent</b>	100	103	106	110	114	119	123	20	19.7
<b>Bromley</b>	126	129	133	138	144	150	155	26	20.2
<b>Camden</b>	92	104	118	131	142	152	160	56	54.4
<b>Croydon</b>	139	144	150	157	164	171	177	33	22.6
<b>Ealing</b>	118	120	124	128	133	138	143	23	18.8
<b>Enfield</b>	110	115	119	125	130	136	140	25	21.6
<b>Greenwich</b>	93	98	103	109	114	120	124	26	26.7
<b>Hackney</b>	86	89	90	93	96	99	102	14	15.6
<b>Hammersmith and Fulham</b>	76	77	79	82	86	89	93	15	19.6
<b>Haringey</b>	92	96	99	102	106	110	114	18	18.6
<b>Harrow</b>	80	82	85	89	94	98	102	20	24.0
<b>Havering</b>	92	94	97	101	105	110	113	19	19.7
<b>Hillingdon</b>	97	100	103	107	110	114	117	18	17.8
<b>Hounslow</b>	84	87	91	95	99	104	108	20	23.4
<b>Islington</b>	82	87	92	96	101	105	109	22	25.5
<b>Kensington and Chelsea</b>	79	86	95	102	110	117	124	37	43.0
<b>Kingston upon Thames</b>	61	65	70	76	81	85	90	24	37.4
<b>Lambeth</b>	119	121	125	130	135	140	145	23	19.2
<b>Lewisham</b>	108	112	117	123	129	135	140	28	25.3
<b>Merton</b>	79	84	90	96	102	107	112	28	33.2
<b>Newham</b>	92	95	97	99	102	105	108	13	13.5
<b>Redbridge</b>	92	96	101	106	112	117	121	25	25.8
<b>Richmond upon Thames</b>	76	79	83	88	93	98	103	23	29.6
<b>Southwark</b>	109	118	129	139	148	157	164	46	38.6
<b>Sutton</b>	76	80	84	88	93	98	102	22	27.8
<b>Tower Hamlets</b>	78	88	98	107	115	121	126	39	43.9
<b>Waltham Forest</b>	90	92	94	96	100	103	106	14	15.7
<b>Wandsworth</b>	120	125	132	139	147	153	158	33	26.6
<b>City of Westminster</b>	100	113	127	139	149	159	168	55	48.9
<b>London (inc. City of London)</b>	<b>3,036</b>	<b>3,178</b>	<b>3,337</b>	<b>3,517</b>	<b>3,696</b>	<b>3,866</b>	<b>4,016</b>	<b>838</b>	<b>26.4</b>

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