



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

### Introduction

Communities and Local Government (CLG) has published (29 February 2008) regional and local totals of households projected to 2029. These are based on the ONS revised 2004-based sub-national population projections. Regional data show households by type but local authority data are at present restricted to total households. The focus of this report is the period 2006-2026.

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 sub-national 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 sub-national 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 518,000 (5.5%) married couple households.

A similar pattern of change is seen for the South East. Between 2006 and 2026, the number of households is projected to increase by 717,000 (20.8%), with the largest percentage increase being seen in cohabiting couples (57.6%) and the largest absolute growth in one-person households (515,000). One-person households account for 71.8% of the growth projected for the region.

The average household size is projected to fall, both nationally and in the South East. In England the average household size is projected to be 2.11 by 2026, compared with 2.14 in the South East. However the fall in England is deeper and faster than projected for the South East.

**Table I: CLG Revised 2004-based household projections, by type, England and the South East, thousands**

	2001	2006	2011	2016	2021	2026	Change 2006-26	
							No.	%
<b>England</b>								
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
<b>All households</b>	<b>20,523</b>	<b>21,518</b>	<b>22,646</b>	<b>23,836</b>	<b>24,973</b>	<b>25,975</b>	<b>4,457</b>	<b>20.7</b>
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	
<b>South East</b>								
Household types:								
married couple	1,660	1,614	1,578	1,558	1,550	1,542	-72	-4.5
cohabiting couple	299	361	430	487	532	569	208	57.6
lone parent	191	213	224	230	234	239	26	12.2
other multi-person	205	212	223	235	245	251	39	18.4
one person	940	1,044	1,163	1,296	1,432	1,559	515	49.3
<b>All households</b>	<b>3,294</b>	<b>3,443</b>	<b>3,618</b>	<b>3,807</b>	<b>3,993</b>	<b>4,160</b>	<b>717</b>	<b>20.8</b>
Private household population	7,833	8,035	8,244	8,461	8,686	8,896	861	10.7
Average household size	2.38	2.33	2.28	2.22	2.18	2.14	-0.20	

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 & 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 717,000, equivalent to 16.1% of the England total. The North East (11.0%) is the slowest growing region and, at 122,000, 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	2026	2021	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 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 Demography Report 1). 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. These are the only changes in the revised sub-national population projections (see Demography Report 2). 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 the South East 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 lone parent households in the South East in 2026. These are up by 2.6%. The revised projections do, however, show a modest increase in the projections for the South East, with growth over the two decades increased by 27,000 to 717,000, ie nearly 36,000 per year. However, on the basis of the CLG projection the South East maintains a 16.0% share of households in England.

The average household size varies little between the 2004-based and revised 2004-based projections.

**Table 3: Comparison of CLG 2004-based and revised 2004-based projections, England and South East, thousands**

	2004-based			Revised 2004-based			Difference		
	2006	2026	Change	2006	2026	Change	2006	2026	
							%	%	
<b>England</b>									
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	<b>21519</b>	<b>25975</b>	<b>4456</b>	<b>21,518</b>	<b>25,975</b>	<b>4,457</b>	<b>0.0</b>	<b>0.0</b>	
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	
<b>South East</b>									
Household types:									
married couple	1611	1534	-77	1,614	1,542	-72	0.2	0.5	
cohabiting couple	359	564	205	361	569	208	0.6	0.9	
lone parent	211	233	22	213	239	26	0.9	2.6	
other multi-person	211	247	36	212	251	39	0.5	1.6	
one person	1042	1547	505	1,044	1,559	515	0.2	0.8	
All households	<b>3435</b>	<b>4125</b>	<b>690</b>	<b>3,443</b>	<b>4,160</b>	<b>717</b>	<b>0.2</b>	<b>0.8</b>	
Private household population	8012	8821	809	8,035	8,896	861	0.3	0.9	
Average household size	2.33	2.14	-0.19	2.33	2.14	-0.20	0.1	0.0	
<b>South East as a % of England</b>									
			% point				% point		
Household types:			difference				difference		
married couple	17.1	17.2	0.1	17.1	17.3	0.2			
cohabiting couple	16.5	16.5	0.0	16.6	16.6	0.1			
lone parent	12.7	12.1	-0.7	12.9	12.4	-0.5			
other multi-person	14.5	13.9	-0.6	14.6	14.1	-0.5			
one person	15.3	15.5	0.3	15.3	15.7	0.4			
All households	<b>16.0</b>	<b>15.9</b>	<b>-0.1</b>	<b>16.0</b>	<b>16.0</b>	<b>0.0</b>			
Private household population	16.1	16.1	0.0	16.1	16.2	0.1			

Table 4 shows the CLG results for the UAs, counties and districts in the South East.

**Table 4: CLG revised 2004-based projections, South East authorities, thousands**

	2006	2011	2016	2021	2026	Change 2006-26	
						No.	%
<b>SOUTH EAST</b>	<b>3,443</b>	<b>3,618</b>	<b>3,807</b>	<b>3,993</b>	<b>4,160</b>	<b>717</b>	<b>20.8</b>
Bracknell Forest	45	47	49	51	52	7	15.6
Brighton and Hove	116	121	127	132	138	22	19.0
Isle of Wight	61	66	71	76	80	19	31.1
Medway	105	110	116	122	126	21	20.0
Milton Keynes	93	100	108	115	121	28	30.1
Portsmouth	83	88	93	97	101	18	21.7
Reading	58	59	61	63	64	6	10.3
Slough	45	46	47	48	50	5	11.1
Southampton	97	103	108	113	118	21	21.6
West Berkshire	59	61	64	66	68	9	15.3
Windsor and Maidenhead	56	59	61	64	66	10	17.9
Wokingham	59	61	63	65	67	8	13.6
<b>Buckinghamshire</b>	<b>194</b>	<b>201</b>	<b>209</b>	<b>216</b>	<b>222</b>	<b>28</b>	<b>14.4</b>
Aylesbury Vale	68	72	76	80	83	15	22.1
Chiltern	36	36	37	38	39	3	8.3
South Buckinghamshire	26	27	28	29	30	4	15.4
Wycombe	65	66	68	70	71	6	9.2
<b>East Sussex</b>	<b>227</b>	<b>241</b>	<b>256</b>	<b>271</b>	<b>286</b>	<b>59</b>	<b>26.0</b>
Eastbourne	44	48	53	57	60	16	36.4
Hastings	40	42	44	47	49	9	22.5
Lewes	42	44	46	49	51	9	21.4
Rother	40	42	45	47	50	10	25.0
Wealden	61	64	68	72	75	14	23.0
<b>Hampshire</b>	<b>525</b>	<b>550</b>	<b>576</b>	<b>603</b>	<b>626</b>	<b>101</b>	<b>19.2</b>
Basingstoke and Deane	66	70	74	77	80	14	21.2
East Hampshire	45	46	48	50	52	7	15.6
Eastleigh	49	52	55	57	60	11	22.4
Fareham	45	47	49	51	53	8	17.8
Gosport	33	35	37	38	40	7	21.2
Hart	35	37	39	41	43	8	22.9
Havant	50	52	54	56	57	7	14.0
New Forest	76	79	83	87	91	15	19.7
Rushmoor	35	35	36	37	38	3	8.6
Test Valley	47	50	53	56	59	12	25.5
Winchester	45	47	49	51	53	8	17.8

	2006	2011	2016	2021	2026		Change 2006-26	
							No.	%
<b>Kent</b>	<b>581</b>	<b>618</b>	<b>658</b>	<b>697</b>	<b>732</b>		151	26.0
Ashford	45	50	54	58	62		17	37.8
Canterbury	61	67	72	77	82		21	34.4
Dartford	37	39	42	44	45		8	21.6
Dover	47	50	53	57	60		13	27.7
Gravesham	40	41	43	45	47		7	17.5
Maidstone	59	63	66	70	73		14	23.7
Sevenoaks	46	48	50	52	54		8	17.4
Shepway	44	48	51	55	59		15	34.1
Swale	53	58	62	67	71		18	34.0
Thanet	58	61	65	69	73		15	25.9
Tonbridge and Malling	46	48	51	54	56		10	21.7
Tunbridge Wells	44	45	47	49	51		7	15.9
<b>Oxfordshire</b>	<b>255</b>	<b>270</b>	<b>285</b>	<b>299</b>	<b>312</b>		57	22.4
Cherwell	58	62	67	72	76		18	31.0
Oxford	56	60	64	67	71		15	26.8
South Oxfordshire	53	55	57	59	61		8	15.1
Vale of White Horse	47	49	51	54	56		9	19.1
West Oxfordshire	41	43	45	48	50		9	22.0
<b>Surrey</b>	<b>448</b>	<b>467</b>	<b>487</b>	<b>508</b>	<b>527</b>		79	17.6
Elmbridge	54	58	63	67	70		16	29.6
Epsom and Ewell	28	30	31	32	34		6	21.4
Guildford	54	56	58	60	62		8	14.8
Mole Valley	34	35	37	38	40		6	17.6
Reigate and Banstead	54	56	58	61	63		9	16.7
Runnymede	33	35	36	38	40		7	21.2
Spelthorne	39	39	40	41	42		3	7.7
Surrey Heath	33	34	35	36	37		4	12.1
Tandridge	33	34	36	37	39		6	18.2
Waverley	48	49	51	53	55		7	14.6
Woking	38	40	42	44	45		7	18.4

	2006	2011	2016	2021	2026		Change 2006-26	
							No.	%
<b>West Sussex</b>	<b>334</b>	<b>350</b>	<b>368</b>	<b>386</b>	<b>404</b>		70	21.0
Adur	26	28	29	30	31		5	19.2
Arun	67	71	76	81	86		19	28.4
Chichester	48	51	54	56	59		11	22.9
Crawley	41	42	43	44	45		4	9.8
Horsham	54	57	61	64	67		13	24.1
Mid Sussex	53	54	56	58	59		6	11.3
Worthing	45	47	50	53	55		10	22.2

### Notes

Sub-regional household projections are less robust than those at the regional level, particularly for those areas with relatively small numbers of households. This should be taken into account in using the figures.

The sub-regional household projections are not 'National Statistics'.

The household projections are an indication of the likely increase in households given the continuation of recent demographic trends.

The household projections are not an assessment of housing need. They also do not take account of future policies.

This report has been commissioned by the South East England Regional Assembly from the Greater London Authority.

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