Handle with care: the new 2011-based Interim Household Projections

Nathaniel Lichfield & Partners
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RTPI Planning Consultancy of the Year

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One day on from the publication of the 2011-based Interim Household Projections it is worth reflecting on what they actually say and mean for planners, demographers, economists and housebuilders. No-one doubts their importance – they provide a key dataset for estimating how many homes we need to build over the next 8 years.

The key message from NLP is that these projections need to be handled with care – they actually reflect a failing housing market rather than painting a picture of what is needed in the future. They project forward what has happened since 2008, during the recession, a period characterised by:

- A huge undersupply of new homes;
- Increased overcrowding;
- Asking prices remaining out of reach for first time buyers; and
- Restricted mortgage finance, putting the brakes on the market.

In effect, they lay bare the problems created by building too few houses.

What do the Projections show for England?

- There will be 2.2m extra households in England by 2021, equating to growth of 221,000 households every year.
- The greatest rate of growth is in London (17.3%), the South East, East of England and East Midlands (all 10-11%) and lowest in the North East and North West (6-7% growth).
- The reduction in household size is projected to slow. The 2011-based projections suggest average household size will decrease marginally from 2.36 now to 2.33 by 2021.

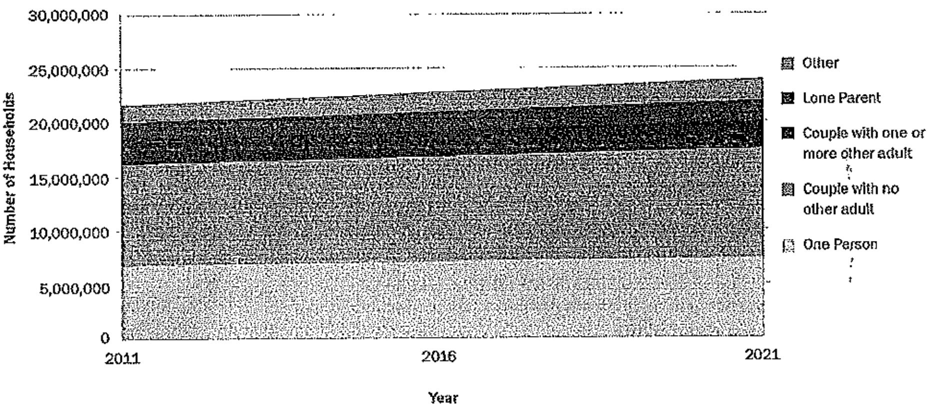
The slowdown in household formation is greatest amongst those aged 25-44 (i.e. first time buyers), equivalent to almost 34,000 'lost' households every year. By the same token, the number of 'adults sharing' has increased by the equivalent of 60,000 households every year.

What do they mean for Planners?

The Projections raise key questions for planners and politicians. The NLP view is that they must be treated with caution for the following reasons:

- A policy approach which perpetuates trends of young households being unable to access the housing market is highly unsustainable.
- As the market recovers the suppressed demand resulting from the recessionary constraints on household formation will simply be unlocked. This will render the current Projections meaningless.

Growth in Households by Type 2011-2021



- LPAs will need to consider carefully whether yesterdays Interim Projections are a reasonable basis for estimating need beyond 2021, given that the suppressed household formation has been heavily influenced by short-term undersupply and mortgage problems.

What do they mean for housing targets?

In most locations the Projections are higher than the RS figures, as seen in Table 1 which shows that:

- Across the South East, East of England, and London the combined targets of the London Plan, South East Plan and East of England Plan are providing for 29,000 homes per annum less than the Projections indicate are needed.
- The Projections indicate lower growth in the South West.
- Across the two Midlands regions, the projections indicate only marginal imbalances – a shortfall of provision in the East and lower growth in the West.
- In the North East, the Projections are broadly aligned with the RS targets, whereas in the North West and Yorkshire and Humber they fall short.

So, for many regions, the projections exert upward pressure on housing targets. That said, the picture varies enormously for individual LPAs. The accompanying table shows the Projections for each local authority area.

Table 1: Comparing the Interim Projections with legacy RS targets

	Annual Regional Strategy Requirement	Annual Projected Growth in Households	Percentage Difference
North East	7,585	7,668	1.09%
North West	23,111	19,149	-17.14%
Yorkshire and Humber	22,260	18,107	18.66%
East Midlands	16,810	18,837	12.1%
West Midlands	14,650	17,759	21.22%
East of England	25,400	28,087	10.6%
South West	29,553	21,553	-27.07%
South East	32,700	38,339	17.25%
London	32,210	52,571	63.2%

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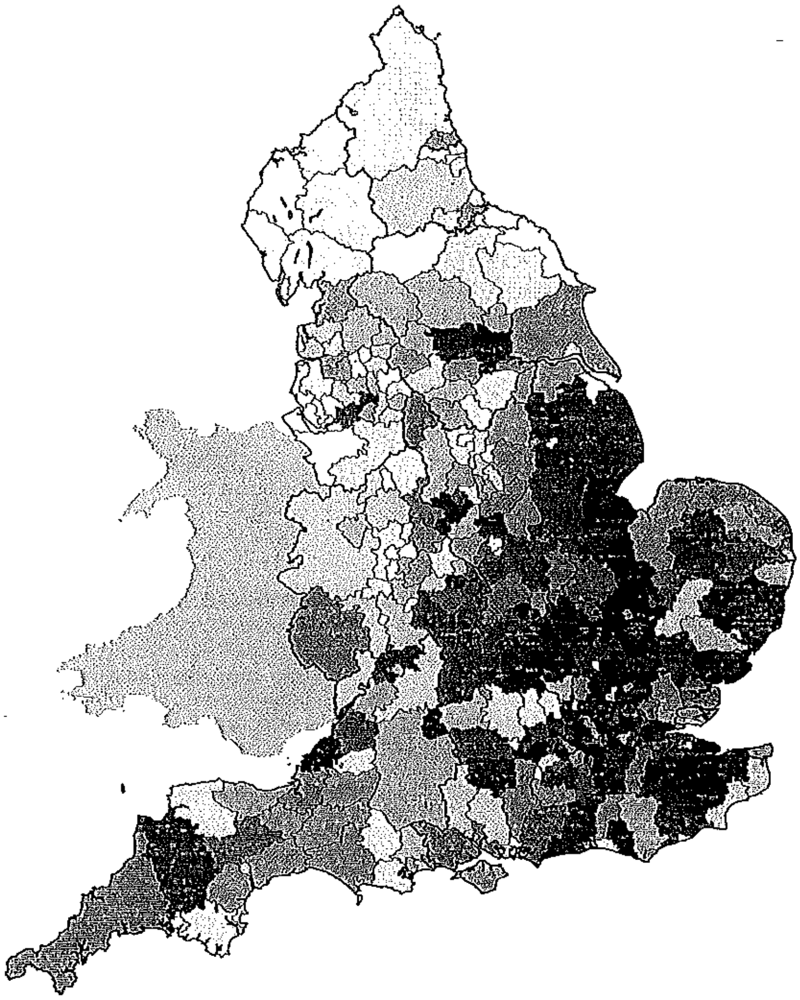
So what does this all mean going forward?

The NLP view is that these new Projections must not be regarded as the final word. They run only to 2021 and roll forward the unacceptable trends of the last 5 years. LPAs will need to settle on evidence of objectively assessed need for housing and targets in plans that take into account:

- Economic objectives – to ensure that a lack of new housing does not hold back the creation of new jobs.
- Evidence on the need for affordable and other types of housing.
- A reasonable view on how trends in migration, population growth, household formation will change in the period post-2021, not now covered by any extant Government projections.
- The impact of housing market factors, such as rate of vacant properties, second homes, and need to renew and replace existing stock.
- Local demographic and policy objectives, such as levels of migration and commuting.

This requires a smart approach to evidence. NLP's HEaDROOM framework provides a robust basis for objectively assessing the need for housing and arriving at housing requirements in line with the NPPF. It takes on board the new projections alongside all the other material and important statistics and policy objectives.



Projected Increase in the Number of Households 2011 to 2021 (%)

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The 2011-based Household Projections: North East

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
County Durham UA	15,793	7.06%	1,579	0.71%
Darlington UA	3,019	6.46%	302	0.65%
Hartlepool UA	2,289	5.65%	229	0.56%
Middlesbrough UA	3,239	5.65%	324	0.57%
Northumberland UA	7,596	5.53%	760	0.55%
Redcar and Cleveland UA	2,002	3.35%	200	0.34%
Stockton-on-Tees UA	7,253	9.14%	725	0.91%
Gateshead	4,749	5.31%	475	0.53%
Newcastle upon Tyne	10,507	8.98%	1,051	0.90%
North Tyneside	8,413	9.18%	841	0.92%
South Tyneside	4,498	6.68%	450	0.67%
Sunderland	7,325	6.11%	733	0.61%

The 2011-based Household Projections: North West

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Blackburn with Darwen UA	950	1.66%	95	0.17%
Blackpool UA	298	0.46%	30	0.05%
Cheshire East UA	10,411	6.52%	1,041	0.65%
Cheshire West and Chester UA	4,955	3.51%	495	0.35%
Halton UA	1,882	3.53%	188	0.35%
Warrington UA	10,396	12.18%	1,040	1.22%

Cumbria

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Allerdale	1,304	3.08%	130	0.31%
Barrow-in-Furness	1,080	3.46%	108	0.35%
Carlisle	2,336	4.84%	234	0.48%
Copeland	1,422	4.66%	142	0.47%
Eden	1,247	5.42%	125	0.54%
South Lakeland	2,083	4.47%	208	0.45%

Greater Manchester (Met County)

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Bolton	9,159	7.86%	916	0.79%
Bury	6,258	8.00%	626	0.80%
Manchester	15,707	7.64%	1,571	0.76%
Oldham	5,134	5.72%	513	0.57%
Rochdale	3,221	3.68%	322	0.37%
Salford	13,536	13.03%	1,354	1.30%
Stockport	8,363	6.86%	836	0.69%
Tameside	7,689	8.09%	769	0.81%
Trafford	8,381	8.85%	838	0.89%
Wigan	10,215	7.49%	1,022	0.75%

The 2011-based Household Projections: North West

Lancashire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Burnley	-315	-0.84%	-31	-0.08%
Chorley	4,097	9.09%	410	0.91%
Fylde	2,651	7.57%	265	0.76%
Hyndburn	1,537	4.49%	154	0.45%
Lancaster	5,138	8.88%	514	0.89%
Pendle	2,934	7.85%	293	0.78%
Preston	3,549	6.17%	355	0.62%
Ribble Valley	1,879	7.80%	188	0.78%
Rossendale	1,962	6.75%	196	0.68%
South Ribble	4,095	8.88%	410	0.89%
West Lancashire	2,467	5.44%	247	0.54%
Wyre	3,380	7.15%	338	0.72%

Merseyside (Met County)

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Knowsley	2,405	3.92%	241	0.39%
Liverpool	2,469	1.20%	247	0.12%
St. Helens	3,993	3.39%	399	0.34%
Sefton	3,823	5.05%	382	0.50%
Wirral	3,354	2.39%	335	0.24%

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
East Riding of Yorkshire UA	13,421	9.37%	1,342	0.94%
Kingston upon Hull, City of UA	7,533	6.70%	753	0.67%
North East Lincolnshire UA	1,574	2.26%	157	0.23%
North Lincolnshire UA	6,166	8.72%	617	0.87%
York UA	6,987	8.37%	699	0.84%

North Yorkshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Craven	1,930	7.85%	193	0.78%
Hambleton	2,506	6.54%	251	0.65%
Harrogate	5,307	7.86%	531	0.79%
Richmondshire	802	3.86%	80	0.39%
Ryedale	1,286	5.70%	129	0.57%
Scarborough	1,559	3.16%	156	0.32%
Selby	4,603	13.31%	460	1.33%

South Yorkshire (Met County)

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Barnsley	7,829	7.75%	783	0.78%
Doncaster	6,246	4.94%	625	0.49%
Rotherham	5,442	5.02%	544	0.50%
Sheffield	19,507	8.49%	1,951	0.85%

West Yorkshire (Met County)

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Bradford	15,895	7.97%	1,590	0.80%
Calderdale	7,927	8.93%	793	0.89%
Kirklees	11,013	6.34%	1,101	0.63%
Leeds	40,815	12.74%	4,082	1.27%
Wakefield	12,720	9.04%	1,272	0.90%

The 2011-based Household Projections: East Midlands

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Derby UA	11,525	11.26%	1,153	1.13%
Leicester UA	7,007	5.69%	701	0.57%
Nottingham UA	11,427	9.09%	1,143	0.91%
Rutland UA	1,827	12.08%	183	1.21%

Derbyshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Amber Valley	4,601	8.74%	460	0.87%
Bolsover	2,217	6.75%	222	0.67%
Chesterfield	2,289	4.89%	229	0.49%
Derbyshire Dales	2,399	7.81%	240	0.78%
Erewash	3,088	6.34%	309	0.63%
High Peak	3,994	10.25%	399	1.03%
North East Derbyshire	2,706	6.28%	271	0.63%
South Derbyshire	5,600	14.32%	560	1.43%

Leicestershire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Blaby	4,175	10.77%	418	1.08%
Charnwood	8,799	13.22%	880	1.32%
Harborough	4,231	12.08%	423	1.21%
Hinckley and Bosworth	4,035	8.88%	404	0.89%
Melton	1,986	9.22%	199	0.92%
North West Leicestershire	3,097	7.90%	310	0.79%
Oadby and Wigston	1,494	7.01%	149	0.70%

The 2011-based Household Projections: East Midlands

Lincolnshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Boston	4,407	16.16%	441	1.62%
East Lindsey	7,591	12.45%	759	1.24%
Lincoln	1,191	3.01%	119	0.30%
North Kesteven	5,809	12.55%	581	1.26%
South Holland	5,685	15.24%	569	1.52%
South Kesteven	7,022	12.22%	702	1.22%
West Lindsey	5,241	13.65%	524	1.36%

Northamptonshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Corby	3,527	13.91%	353	1.39%
Daventry	3,371	10.62%	337	1.06%
East Northamptonshire	3,789	10.62%	379	1.06%
Kettering	5,171	12.98%	517	1.30%
Northampton	13,792	15.51%	1,379	1.55%
South Northamptonshire	4,167	11.97%	417	1.20%
Wellingborough	3,079	9.57%	308	0.96%

Nottinghamshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Ashfield	3,939	7.74%	394	0.77%
Bassetlaw	4,348	9.11%	435	0.91%
Broxtowe	4,144	8.83%	414	0.88%
Gedling	3,574	7.23%	357	0.72%
Mansfield	2,769	6.16%	277	0.62%
Newark and Sherwood	4,617	9.46%	462	0.95%
Rushcliffe	4,636	10.11%	464	1.01%

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Herefordshire, County of UA	8,013	10.23%	801	1.02%
Shropshire UA	9,067	6.97%	907	0.70%
Stoke-on-Trent UA	4,575	4.26%	458	0.43%
Telford and Wrekin UA	5,171	7.75%	517	0.78%

Staffordshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Cannock Chase	2,317	5.69%	232	0.57%
East Staffordshire	4,852	10.25%	485	1.02%
Lichfield	4,060	9.83%	406	0.98%
Newcastle-under-Lyme	3,699	7.03%	370	0.70%
South Staffordshire	2,471	5.55%	247	0.56%
Stafford	4,168	7.48%	417	0.75%
Staffordshire Moorlands	2,203	5.27%	220	0.53%
Tamworth	2,483	7.85%	248	0.78%

Warwickshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
North Warwickshire	1,492	5.77%	149	0.58%
Nuneaton and Bedworth	4,160	7.88%	416	0.79%
Rugby	4,945	11.76%	495	1.18%
Stratford-on-Avon	6,171	11.85%	617	1.19%
Warwick	6,246	10.64%	625	1.06%

The 2011-based Household Projections: West Midlands

West Midlands (Met County)

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Birmingham	36,677	8.92%	3,668	0.89%
Coventry	17,657	13.72%	1,766	1.37%
Dudley	5,358	4.12%	536	0.41%
Sandwell	10,427	8.56%	1,043	0.86%
Solihull	6,326	7.35%	633	0.73%
Walsall	4,159	3.85%	416	0.39%
Wolverhampton	4,803	4.69%	480	0.47%

Worcestershire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Bromsgrove	3,054	7.97%	305	0.80%
Malvern Hills	2,401	7.45%	240	0.75%
Redditch	2,108	6.06%	211	0.61%
Worcester	2,015	4.80%	202	0.48%
Wychavon	3,836	7.75%	384	0.77%
Wyre Forest	2,680	6.23%	268	0.62%

The 2011-based Household Projections: East of England

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Bedford UA	8,805	13.77%	881	1.38%
Central Bedfordshire UA	15,870	15.13%	1,587	1.51%
Luton UA	10,258	13.78%	1,026	1.38%
Peterborough UA	9,654	12.98%	965	1.30%
Southend-on-Sea UA	5,738	7.66%	574	0.77%
Thurrock UA	9,085	14.52%	909	1.45%

Cambridgeshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Cambridge	-1,451	-3.11%	-145	-0.31%
East Cambridgeshire	7,955	22.87%	796	2.29%
Fenland	6,928	17.03%	693	1.70%
Huntingdonshire	7,645	10.99%	765	1.10%
South Cambridgeshire	9,716	16.09%	972	1.61%

Essex

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Basildon	6,277	8.61%	628	0.86%
Braintree	7,561	12.36%	756	1.24%
Brentwood	3,162	10.29%	316	1.03%
Castle Point	3,196	8.78%	320	0.88%
Chelmsford	6,594	9.45%	659	0.95%
Colchester	12,198	16.96%	1,220	1.70%
Epping Forest	6,683	12.83%	668	1.28%
Harlow	3,208	9.24%	321	0.92%
Maldon	2,753	10.65%	275	1.07%
Rochford	3,161	9.41%	316	0.94%
Tendring	10,105	16.28%	1,011	1.63%
Uttlesford	4,774	15.13%	477	1.51%

The 2011-based Household Projections: East of England

Hertfordshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Broxbourne	3,043	8.07%	304	0.81%
Dacorum	4,717	7.85%	472	0.78%
East Hertfordshire	7,680	13.53%	768	1.35%
Hertsmere	5,527	13.85%	553	1.38%
North Hertfordshire	6,481	12.10%	648	1.21%
St Albans	5,317	9.43%	532	0.94%
Stevenage	2,213	6.32%	221	0.63%
Three Rivers	4,861	13.75%	486	1.38%
Watford	2,359	6.41%	236	0.64%
Welwyn Hatfield	8,722	19.95%	872	2.00%

Norfolk

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Breckland	6,806	12.44%	681	1.24%
Broadland	4,616	8.65%	462	0.87%
Great Yarmouth	4,813	11.42%	481	1.14%
King's Lynn and West Norfolk	5,850	9.26%	585	0.93%
North Norfolk	4,656	10.10%	466	1.01%
Norwich	5,938	9.86%	594	0.99%
South Norfolk	5,985	11.29%	599	1.13%

Suffolk

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Babergh	2,997	7.98%	300	0.80%
Forest Heath	2,848	11.16%	285	1.12%
Ipswich	5,182	9.02%	518	0.90%
Mid Suffolk	5,606	13.86%	561	1.39%
St Edmundsbury	3,386	7.36%	339	0.74%
Suffolk Coastal	7,145	13.31%	715	1.33%
Waveney	4,251	8.35%	425	0.84%

The 2011-based Household Projections: London

Inner London

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Camden	17,360	17.81%	1,736	1.78%
City of London	2,569	58.28%	257	5.83%
Hackney	12,948	12.68%	1,295	1.27%
Hammersmith and Fulham	3,762	4.67%	376	0.47%
Haringey	16,415	16.06%	1,642	1.61%
Islington	16,524	17.64%	1,652	1.76%
Kensington and Chelsea	2,935	3.75%	294	0.37%
Lambeth	17,274	13.22%	1,727	1.32%
Lewisham	22,384	19.21%	2,238	1.92%
Newham	14,075	13.75%	1,408	1.38%
Southwark	32,197	26.69%	3,220	2.67%
Tower Hamlets	32,782	32.12%	3,278	3.21%
Wandsworth	15,442	11.80%	1,544	1.18%
Westminster	18,917	17.86%	1,892	1.79%

Outer London

Barking and Dagenham	14,710	20.98%	1,471	2.10%
Barnet	28,369	20.81%	2,837	2.08%
Bexley	10,671	11.49%	1,067	1.15%
Brent	10,137	9.16%	1,014	0.92%
Bromley	17,414	13.26%	1,741	1.33%
Croydon	18,384	12.63%	1,838	1.26%
Ealing	17,770	14.28%	1,777	1.43%
Enfield	22,118	18.36%	2,212	1.84%
Greenwich	8,579	8.46%	858	0.85%
Harrow	14,551	17.16%	1,455	1.72%
Havering	11,635	11.94%	1,164	1.19%
Hillingdon	14,912	14.79%	1,491	1.48%
Hounslow	17,491	18.36%	1,749	1.84%
Kingston upon Thames	14,896	23.35%	1,490	2.33%
Merton	19,648	24.84%	1,965	2.48%
Redbridge	21,790	21.80%	2,179	2.18%
Richmond upon Thames	12,492	15.60%	1,249	1.56%
Sutton	12,605	16.04%	1,261	1.60%
Waltham Forest	11,956	12.27%	1,196	1.23%

The 2011-based Household Projections: South East

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Bracknell Forest UA	7,113	15.44%	711	1.54%
Brighton and Hove UA	7,982	6.57%	798	0.66%
Isle of Wight UA	5,639	9.23%	564	0.92%
Medway UA	12,745	11.96%	1,275	1.20%
Milton Keynes UA	15,736	15.90%	1,574	1.59%
Portsmouth UA	5,965	6.96%	597	0.70%
Reading UA	2,751	4.38%	275	0.44%
Slough UA	8,623	16.92%	862	1.69%
Southampton UA	7,791	7.96%	779	0.80%
West Berkshire UA	7,102	11.37%	710	1.14%
Windsor and Maidenhead UA	6,724	11.48%	672	1.15%
Wokingham UA	9,838	16.24%	984	1.62%

Buckinghamshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Aylesbury Vale	9,880	14.17%	988	1.42%
Chiltern	2,096	5.67%	210	0.57%
South Bucks	3,126	11.76%	313	1.18%
Wycombe	3,761	5.53%	376	0.55%

East Sussex

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Eastbourne	4,399	9.79%	440	0.98%
Hastings	2,889	7.03%	289	0.70%
Lewes	5,949	14.10%	595	1.41%
Rother	5,072	12.40%	507	1.24%
Wealden	5,200	8.27%	520	0.83%

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The 2011-based Household Projections: South East

Hampshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Basingstoke and Deane	9,896	14.21%	990	1.42%
East Hampshire	4,640	9.78%	464	0.98%
Eastleigh	5,374	10.25%	537	1.02%
Fareham	4,877	10.44%	488	1.04%
Gosport	3,203	9.03%	320	0.90%
Hart	3,558	9.95%	356	1.00%
Havant	2,607	5.08%	261	0.51%
New Forest	8,025	10.43%	803	1.04%
Rushmoor	1,883	5.15%	188	0.52%
Test Valley	3,613	7.57%	361	0.76%
Winchester	3,536	7.53%	354	0.75%

Kent

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Ashford	8,108	16.90%	811	1.69%
Canterbury	8,403	13.87%	840	1.39%
Dartford	5,622	13.99%	562	1.40%
Dover	3,767	7.80%	377	0.78%
Gravesham	4,812	11.90%	481	1.19%
Maidstone	10,374	16.29%	1,037	1.63%
Sevenoaks	4,816	10.20%	482	1.02%
Shepway	3,494	7.36%	349	0.74%
Swale	9,053	16.23%	905	1.62%
Thanet	6,010	10.09%	601	1.01%
Tonbridge and Malling	7,642	15.84%	764	1.58%
Tunbridge Wells	6,345	13.43%	635	1.34%

Oxfordshire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Cherwell	6,884	12.10%	688	1.21%
Oxford	-1,384	-2.52%	-138	-0.25%
South Oxfordshire	3,602	6.62%	360	0.66%
Vale of White Horse	3,875	7.78%	388	0.78%
West Oxfordshire	5,274	12.12%	527	1.21%

The 2011-based Household Projections: South East

Surrey

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Elmbridge	5,122	9.64%	512	0.96%
Epsom and Ewell	3,422	11.48%	342	1.15%
Guildford	6,630	12.24%	663	1.22%
Mole Valley	3,879	10.80%	388	1.08%
Reigate and Banstead	9,335	16.78%	933	1.68%
Runnymede	5,679	17.34%	568	1.73%
Spelthorne	4,058	10.24%	406	1.02%
Surrey Heath	2,306	6.86%	231	0.69%
Tandridge	4,248	12.72%	425	1.27%
Waverley	4,633	9.39%	463	0.94%
Woking	4,107	10.38%	411	1.04%

West Sussex

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Adur	2,748	10.17%	275	1.02%
Arun	9,510	14.24%	951	1.42%
Chichester	5,533	11.08%	553	1.11%
Crawley	6,460	15.06%	646	1.51%
Horsham	6,989	12.70%	699	1.27%
Mid Sussex	5,429	9.44%	543	0.94%
Worthing	5,608	11.89%	561	1.19%

The 2011-based Household Projections: South West

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Bath and North East Somerset UA	4,390	5.99%	439	0.60%
Bournemouth UA	6,292	7.64%	629	0.76%
Bristol, City of UA	20,498	11.22%	2,050	1.12%
Cornwall UA	24,227	10.49%	2,423	1.05%
Isles of Scilly UA	11	1.10%	1	0.11%
North Somerset UA	14,497	16.39%	1,450	1.64%
Plymouth UA	5,012	4.58%	501	0.46%
Poole UA	5,969	9.37%	597	0.94%
South Gloucestershire UA	12,226	11.34%	1,223	1.13%
Swindon UA	13,540	15.28%	1,354	1.53%
Torbay UA	4,406	7.45%	441	0.75%
Wiltshire UA	16,631	8.50%	1,663	0.85%

Devon

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
East Devon	5,553	9.34%	555	0.93%
Exeter	3,254	6.64%	325	0.66%
Mid Devon	3,557	10.83%	356	1.08%
North Devon	2,347	5.85%	235	0.58%
South Hams	2,018	5.45%	202	0.54%
Teignbridge	5,107	9.45%	511	0.95%
Torridge	4,081	14.55%	408	1.46%
West Devon	3,149	13.83%	315	1.38%

Dorset

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	%	Absolute	%
Christchurch	2,242	10.41%	224	1.04%
East Dorset	2,919	7.76%	292	0.78%
North Dorset	1,748	6.06%	175	0.61%
Purbeck	1,300	6.61%	130	0.66%
West Dorset	4,188	9.43%	419	0.94%
Weymouth and Portland	1,526	5.35%	153	0.54%

The 2011-based Household Projections: South West

Gloucestershire

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Cheltenham	4,176	8.20%	418	0.82%
Cotswold	2,583	7.10%	258	0.71%
Forest of Dean	2,490	7.27%	249	0.73%
Gloucester	5,762	11.42%	576	1.14%
Stroud	4,061	8.48%	406	0.85%
Tewkesbury	4,540	12.87%	454	1.29%

Somerset

	Total Projected Growth 2011-2021		Annual Projected Growth	
	Absolute	**%**	**Absolute**	**%**
Mendip	4,213	9.12%	421	0.91%
Sedgemoor	4,897	10.01%	490	1.00%
South Somerset	6,432	9.21%	643	0.92%
Taunton Deane	4,349	9.24%	435	0.92%
West Somerset	1,341	8.64%	134	0.86%