

Household Projections to 2031, England

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- The number of households in England is projected to grow to 27.8 million in 2031, an increase of 6.3 million (29 per cent) over the 2006 estimate, or 252,000 households per year.
- Population growth is the main driver of household growth, accounting for nearly three-quarters of the increase in households between 2006 and 2031.
- One person households are projected to increase by 163,000 per year, equating to two-thirds of the increase in households.
- By 2031, 32 per cent of households will be headed by those aged 65 or over, up from 26 per cent in 2006.
- By 2031, 18 per cent of the total population of England is projected to live alone, compared with 13 per cent in 2006.
- The South East region has the largest absolute increase in households of 39,000 per year from 2006 to 2031, a 28 per cent rise from the 2006 level.
- The North East region shows the smallest growth in households, at 8,300 per year from 2006 to 2031, or a 19 per cent rise from the 2006 level.
- The 2006-based projections show a higher growth in households compared with the 2004-based (revised) projections, equating to an extra 35,000 households per year between 2006 and 2026 in England.

housing

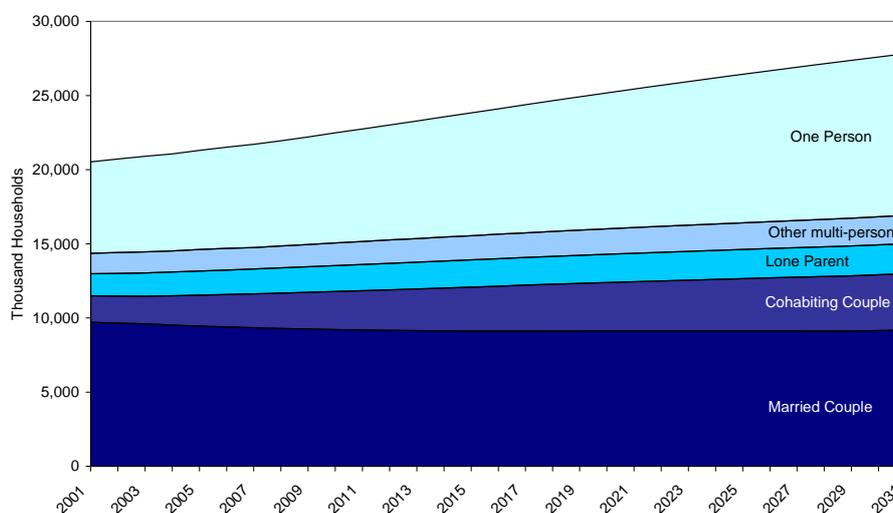
This Statistical Release presents National Statistics on the projected number of households in England and its regions to 2031. The figures in this release are based on the 2006-based population projections, published by the Office for National Statistics in June 2008¹. They replace the 2004-based household projections released in February 2008.

The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics. Projected household representative rates are based on trends observed in Census and Labour Force Survey data. The assumptions underlying national household and population projections are demographic trend based. They are not forecasts. They do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. They provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice.

Household projections in England

- The number of households in England is projected to grow to 27.8 million in 2031, an increase of 6.3 million (29 per cent) over the 2006 estimate, or 252,000 households per year.
- One person households are projected to increase by 163,000 per year, equating to two-thirds of the overall increase in households.
- By 2031, 32 per cent of households will be headed by those aged 65 or over, up from 26 per cent in 2006.
- By 2031, 18 per cent of the total population of England is projected to live alone, compared with 13 per cent in 2006.

Figure 1: Projected number of households by household type, England



¹ <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=997>

Table 1: Household projections by household type, England

<i>thousands</i>					Change 2006 to 2031		As percentage of total
	2006	2016	2026	2031	Per year (000)	Percent	
Married couple households	9,395	9,115	9,129	9,179	-9	-2%	-3%
Cohabiting couple households	2,188	3,031	3,574	3,804	65	74%	26%
Lone parent households	1,663	1,852	1,976	2,021	14	22%	6%
Other multi-person households	1,446	1,648	1,816	1,914	19	32%	7%
One person households	6,822	8,460	10,178	10,899	163	60%	65%
All households	21,515	24,107	26,674	27,818	252	29%	100%
Private household population	49,855	53,769	57,617	59,287	377	19%	
Average household size (persons/household)	2.32	2.23	2.16	2.13			

Given the projected growth in the population, the number of households in England is projected to grow to 27.8 million in 2031, an increase of 6.3 million (29 per cent) over the 2006 estimate. This equates to 252,000 households per year (Table 1).

Nearly two-thirds (65 per cent) of this increase is accounted for by one person households who are projected to rise by 4 million from 2006 to 2031, or 163,000 per year on average. This drives a decrease in the average size of households from 2.32 persons per household in 2006 to 2.13 persons per household in 2031. By 2031, 18 per cent of the total population in England is projected to live alone compared with 13 per cent in 2006.

Cohabiting couple households are projected to grow by 65,000 per year on average, equating to a fifth (26 per cent) of the increase in total households between 2006 and 2031. There is a small decrease in the number of married couple households of nearly 9,000 per year, which equates to a 2 per cent decline in this type of household between 2006 and 2031.

Table 2: Household projections by age of head of household, all types, England

<i>thousands</i>	2006	2031	Change 2006 to 2031		As percentage of total change
			Per year (000)	Percent	
Under 25	860	980	5	14%	2%
25 - 34	3,179	3,680	20	16%	8%
35 - 44	4,523	5,322	32	18%	13%
45 - 54	3,804	4,554	30	20%	12%
55 - 64	3,582	4,353	31	22%	12%
65 - 74	2,737	4,133	56	51%	22%
75 & over	2,829	4,796	79	70%	31%
Total	21,515	27,818	252	29%	100%

The projected change in the age structure of the population is reflected in the household projections, with 53 per cent of the increase in households in those headed by someone aged 65 or over (Table 2). This means that by 2031, 32 per cent of households will be headed by those aged 65 or over compared with 26 per cent in 2006.

Table 3: Household projections by age of head of household, one person households, England

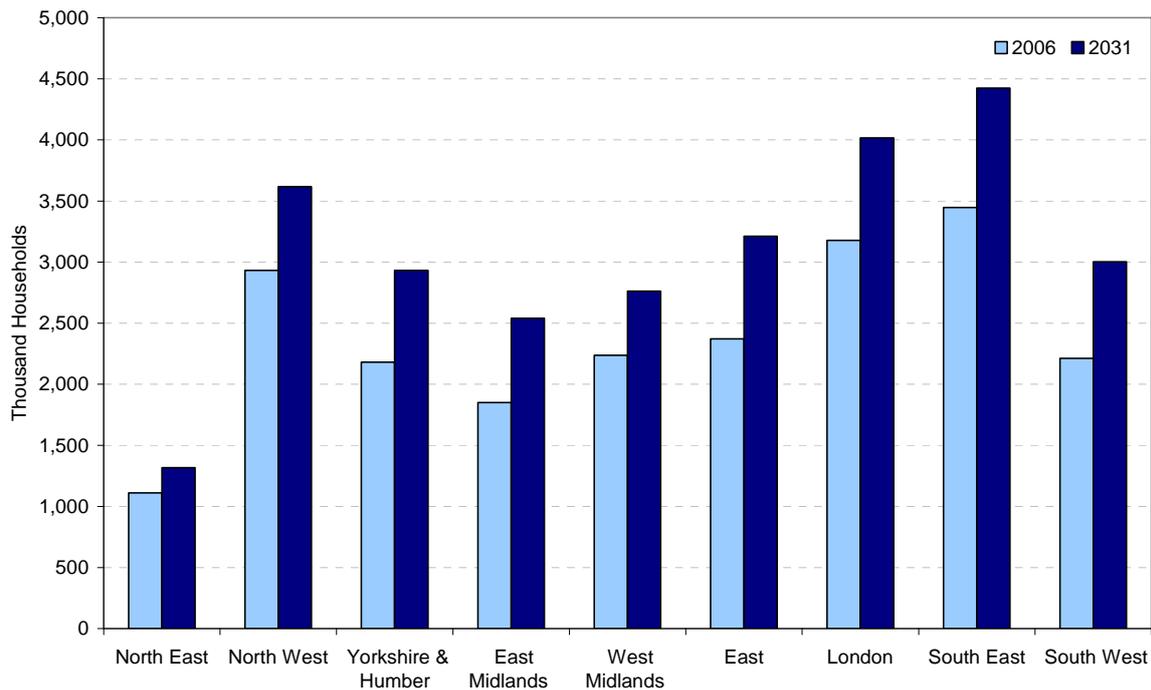
<i>thousands</i>	2006	2031	Change 2006 to 2031		As percentage of total change
			Per year ('000)	Percent	
Under 25	248	290	2	17%	1%
25 - 34	815	1,088	11	33%	7%
35 - 44	1,017	1,695	27	67%	17%
45 - 54	940	1,626	27	73%	17%
55 - 64	1,059	1,726	27	63%	16%
65 - 74	1,052	1,766	29	68%	18%
75 & over	1,692	2,708	41	60%	25%
Total	6,822	10,899	163	60%	100%

Similarly, most of the increase in one person households is seen in the older age groups; 42 per cent of the average annual increase in one person households between 2006 and 2031 is in those aged 65 or older (Table 3).

Household projections by region

- The South East region has the largest projected absolute increase in households of 39,000 per year from 2006 to 2031, or 28 per cent of the 2006 level.
- The North East region shows the smallest growth in households at 8,300 per year from 2006 to 2031, or 19 per cent of the 2006 level.

Figure 2: Household projections by region, 2006 and 2031, thousands



The East Midlands, South West, East and Yorkshire and The Humber regions are all projected to grow by at least 30 per cent from 2006 to 2031. All regions, except the North East, are projected to grow by at least 20,000 households per year on average (Table 4). The relative number of households in each region remains similar between 2006 and 2031.

Table 4: Household projections by region, England

<i>thousands</i>	Number of households				Change 2006 to 2031	
	2006	2016	2026	2031	Per year ('000)	Percent
North East	1,110	1,201	1,281	1,316	8	19%
North West	2,931	3,221	3,497	3,617	27	23%
Yorkshire & The Humber	2,181	2,494	2,792	2,932	30	34%
East Midlands	1,849	2,138	2,413	2,539	28	37%
West Midlands	2,237	2,454	2,668	2,762	21	23%
East	2,371	2,715	3,056	3,211	34	35%
London	3,178	3,516	3,867	4,016	34	26%
South East	3,447	3,838	4,244	4,425	39	28%
South West	2,211	2,529	2,854	3,001	32	36%
England	21,515	24,107	26,674	27,818	252	29%

Accompanying Live Table 404 presents the household type composition for each region and projected numbers of households for each local authority district are available in Live Table 406.

Drivers of household growth

- Population growth is the main driver of household growth, accounting for nearly three-quarters of the increase in households between 2006 and 2031.

Table 5: Components of household growth (2006-2031) by region, England

Percentage 2006-2031	Population level	Age structure	Household formation
North East	57%	18%	28%
North West	67%	15%	25%
Yorkshire & The Humber	78%	11%	17%
East Midlands	79%	11%	14%
West Midlands	67%	13%	23%
East	78%	9%	15%
London	72%	15%	14%
South East	75%	10%	16%
South West	79%	9%	17%
England	74%	12%	18%

Note: Total will not sum to 100% due to interaction between components

The projected growth in the population is the main driver of the increase in households, accounting for three quarters of the increase in England between 2006 and 2031. This reflects impacts of fertility, life expectancy and net migration in the population projections. If there was no change in the population level or age structure, the number of households would be projected to grow by 36,000 households per annum from 2006 to 2031 due to changes in marital status and household formation.

This pattern is reflected across the regions, although the North East and to some extent the West Midlands and the North West show smaller influences of population growth on household numbers. The extent to which population growth translates into increases in households depends on the age structure, sex and marital status composition of the population.

Variant projections

The Office for National Statistics produces a set of variant population projections showing the effect of assumptions about fertility, life expectancy and net migration on future levels of the population. As the population projections are a key component of the household projections, it is informative to consider how the projected number of households varies with the variant population projections. These give a broad indication of the sensitivity of the household projections to the demographic assumptions.

Table 6: Variant household projections, based on variant 2006-based national population projections, England

<i>thousands</i>		Assumption in population (England)	Number of Households in 2031	Average annual increase 2006-2031
	Principal	(a)	27,820	252
Fertility Long term average number of children per adult	High	2.05	27,860	254
	Low	1.65	27,740	249
Life expectancy Expectation of life at birth at 2031, years	High	Males 84.9	28,110	264
		Females 87.6		
	Low	Males 81.0	27,520	240
		Females 85.1		
Net migration Long term annual migration	High	231,500	28,630	285
	Low	111,500	27,050	221
	Zero Net	0	25,340	153

(a) The long run assumptions in the principal national population projection are 1.85 children per adult, life expectancy of 83.0 years for males and 86.4 for females and long term net migration of 171,500 (England).

Fertility

The number of projected households changes little with the fertility variant population projections. Under the high fertility variant an additional 1,500 households per year are created above the principal projection between 2006 and 2031, which equates in total to 39,000 more households by 2031. The low fertility variant diverges more quickly from the principal population projection than the high variant and therefore has a greater net impact on the number of households, with an average of 3,200 fewer households per year when compared with the principal projection. In both variants, the effect is fairly evenly distributed across most household types other than married couples for whom it has little impact.

Life expectancy

The life expectancy population variants have a greater impact on total household numbers than the fertility variants. Under the high/low life expectancy variants around 12,000 households per year between 2006 and 2031 are created above/below the principal projection. This effect of this variant projection is mainly concentrated in married couple and one person households, reflecting the age structure of these household types.

Net migration

Of the standard population variants, the net migration variants have the largest impact on the household projections, reflecting the size of the variant assumptions. The high migration variant increases the number of households by 33,000 per year between 2006 and 2031 compared to the principal projection. Under the high migration variant there is an increase of 810,000 households over the 25 year projection period, leading to 28.6 million households in 2031, compared to 27.8

million in the principal projection. Over a third of the additional households are one person households, whilst a further 29 per cent are married couple households.

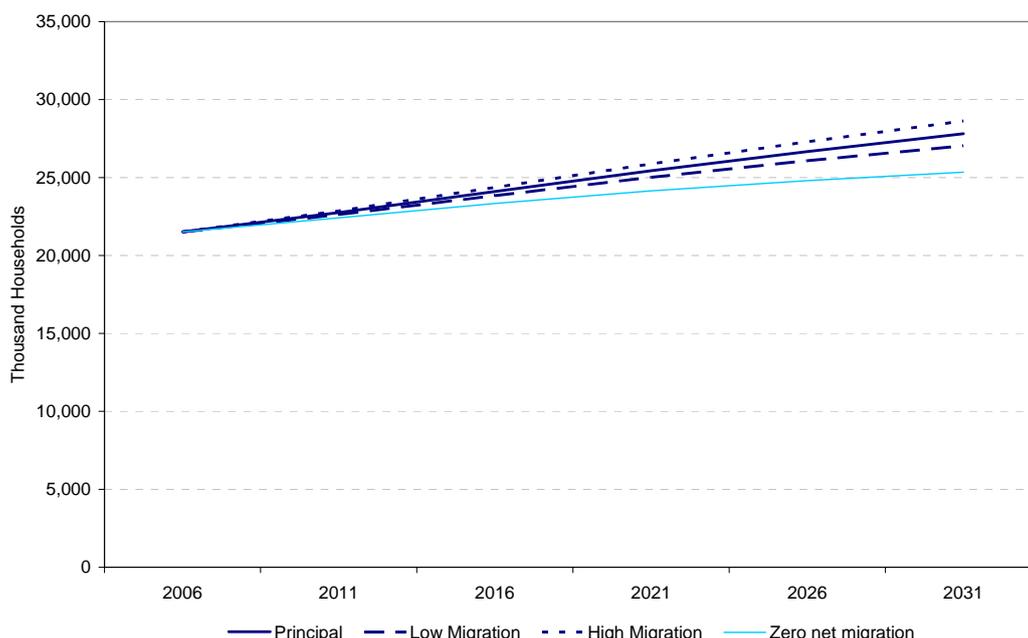
The low migration variant has a slightly smaller impact on household numbers in absolute terms than the high migration variant, resulting in an average of almost 31,000 fewer households per year between 2006 and 2031 relative to the principal projection. Under the low migration variant there is a decrease of 770,000 households over the 25 year projection period, leading to 27.1 million households in 2031, compared to 27.8 million in the principal projection. Just under a third of the reduction in households is one person households and a further third are married couple households.

The zero net migration variant projection assumes zero net migration in the population at all ages. This does not give a pure measure of zero net migration on household formation as the composition of the inward and outward migrants and their propensity to form households will be different, but it illustrates the extent to which the migration assumptions impact on household numbers over and above natural change in the population.

Under the zero net migration variant, there are 2.5 million fewer households in 2031 compared to the principal projection, or 99,000 per year on average between 2006 and 2031. Under the zero net migration variant there is a projected increase in households from 2006 to 2031 of 153,000 per year. Therefore, 61 per cent of the average annual increase shown in the principal projection occurs under the zero net migration variant, which suggests that natural change in the population accounts for three-fifths of the growth in households.

Figure 3 below illustrates the impact of the migration variants on the projected level of households between 2006 and 2031.

Figure 3: Impact of migration population variant projection on household projections, England



Comparison with previous projections

- The 2006-based projections show a higher growth in households compared with the 2004-based (revised) projections, equating to an extra 35,000 households per year between 2006 and 2026 in England.

Table 7: 2006-based projections compared with revised 2004-based projections, by household type, England

<i>thousands</i>	2006-based projection	2004-based projection	Difference
	Average annual change 2006 – 2026	Average annual change 2006 – 2026	
Married couple households	-13	-26	13
Cohabiting couple households	69	62	7
Lone parent households	16	14	2
Other multi-person households	18	16	2
One person households	168	157	11
All households	258	223	35

The 2006-based household projections result in an extra 35,000 households per year in England between 2006 and 2026 compared with the 2004-based (revised) projections. Just over a third of this increase is driven by a smaller reduction in married couple households in the 2006-based projections compared with the 2004-based (revised) projections. A further increase in one person households accounts for a third of the increase in households (Table 7). The higher level of household growth is driven by a higher projected population in the 2006-based projections compared with the 2004-based projections, reflecting assumptions of a higher long term average number of children (fertility), a longer life expectancy (mortality) and higher net migration.

Table 8: 2006-based projections compared with revised 2004-based projections, by English region

<i>thousands</i>	2006-based projection	2004-based projection	Difference
	Average annual change 2006 – 2026	Average annual change 2006 – 2026	
North East	9	6	2
North West	28	26	3
Yorkshire & The Humber	31	23	7
East Midlands	28	22	6
West Midlands	22	18	3
East	34	30	5
London	34	33	1
South East	40	36	4
South West	32	29	3
England	258	223	35

Yorkshire and the Humber and the East Midlands show the larger increases in household growth which reflects the higher level of population growth in these regions in the 2006-based population projections compared to the 2004-based (revised) population projections². London and the North East are the two regions with the least upward revision in household growth in the 2006-based projections (Table 8).

² <http://www.communities.gov.uk/news/corporate/707319>

Methodology

The household projections have been produced using the same methodology as for the 2004-based projections. Projected household representative rates are applied to a projection of the private household population disaggregated by age, sex and marital/cohabitational status and summing the resulting projections of household representatives. The key data sources and methodological stages are:

- Population projections are taken from the latest (2006-based) release by the Office for National Statistics (ONS) at the national and subnational level, published in June 2008.
- Marital status projections (de jure and de factor) at the national level are taken from the latest release (2003-based). Projections at subnational levels are assumed to follow the national pattern.
- The institutional population is deducted from the total population to give the private household population. The institutional population is assumed to stay at a constant level for younger age groups and at a constant share of the population for older age groups.
- Household representative rates are extrapolated from Census data (1971, 1981, 1991, 2001), disaggregated by age, sex and marital status. Labour Force Survey (LFS) data (from 2002 to 2007) are used to inform inter-Censal interpolations, post-Census estimates and future trends of household representative rates. The LFS and Census data are weighted together with the LFS data being given a lower weight than the Census.
- The resultant household representative rates are applied to the projected private household population and summed across the age/sex/marital status groups to give total household numbers.
- Projections are initially undertaken independently at the national, regional and sub-regional levels with regional projections then being constrained to the national projections and sub-regional projections being constrained to regional projections.

A detailed description of the methodology and data sources used in the household projections is available at [Household estimates and projections - Housing - Communities and Local Government](#).

The ONS population projections are a key component of the household projections. The population projections are based on a set of long-term assumptions of future fertility, life expectancy and migration. The variant projections for the population are based on alternative, but still plausible, assumptions of those three key factors. The variant household projections have been produced by applying the projected household representative rates to the variant population projections in the same way as the principal projections. Variant projections are only available at the national level.

Data quality

National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference. The main data sources for the household projections are also official National Statistics.

The work was undertaken by Experian and Oxford Economics on behalf of Communities and Local Government. All stages of the household projections work is quality assured by an independent Advisory Group. This group includes national experts from Anglia Ruskin University, Cambridge University, Communities and Local Government, Experian, Greater London Authority, Office for National Statistics, National Housing and Planning Advice Unit, Nottingham County Council, Oxford Economics and the University of Reading.

The projections provide an important long term view of the likely number of households given a projected population and previous demographic trends. They provide consistent national, regional and local projections.

The household projections are not a forecast. They do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. The variant projections provide an indication of the sensitivity of the projections to key assumptions in the population projections. If current economic conditions have a sustained impact on the level or structure of the population or patterns of household formation then these will be reflected in future Labour Force Survey and Census data and therefore in future household projections.

The release document, once prepared, is subject to intensive peer review before being cleared as fit for the purposes of publication.

Uses of the data

The data in this Statistical Release are important for a number of different purposes. They are used by the Secretary of State for Communities and Local Government, other government departments, the National Housing and Planning Advice Unit, regional planning bodies, and local authorities. The household projections provide an important part of the evidence base for the assessment of future housing requirements.

Planning Policy Statement 3 requires that assessment of future housing requirements in regional spatial strategies should have regard to current and future demographic trends and profiles and take into account evidence including the Government's latest published household projections.

The projections are used in evidence-based policy decisions, answering Parliamentary Questions and other requests for information by Ministers, regional planning bodies, local authorities, other associations and the general public.

Accompanying tables

Accompanying tables are available to download alongside this release at [Live tables on household estimates and projections - Housing - Communities and Local Government](#):

Table 401: Household estimates and projections, United Kingdom, 1961-2031

Chart 402: Household estimates and projections by household type, England, 1971-2031

Table 403: Household estimates and projections by region, England, 1971-2031

Table 404: Household estimates and projections by household type and region, England, 1997-2031

Table 406: Household estimates and projections by district, England, 1981- 2031

Chart 408: Household estimates and projections by region, England, 1981-2031

Table 411: Household estimates historical series, England, from 1861

Table 412: Household projections by age of household reference person, England

Table 414: Household estimates and projections: for older people, by age and district, 2006-2031

Table 415: Components of household growth (2006-2031) by region, England

Table 416: Variant household projections, based on variant 2006-based population projections, England

Background Notes

1. The 2006-based household projections for England and the regions update the 2004-based (revised) projections that were published in 2008. The full report by Experian will be available to download from the Communities and Local Government website shortly from <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/>
2. The new household projections reflect the latest Office for National Statistics population projections. Further information on the population projections can be found at <http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=8519>
3. At the time of producing the household projections, the latest marital status estimates were 2003 based, as produced by the Government's Actuary Department. Further details are available at http://www.gad.gov.uk/Demography_Data/Marital_Status_Projections/. 2006-based population projections by marital status are expected to be released by the Office for National Statistics on 31 March 2009.
4. The household projections are produced by projecting household representative rates and applying these to the Office for National Statistics population projections. A description of the household projection methodology can be downloaded from [Household estimates and projections - Housing - Communities and Local Government](#).
5. Household estimates are based on ONS mid-year population estimates. There have been minor revisions to household estimates at the regional and national level from 1992 to 2000 to ensure consistency with the mid year population estimates for these years. Estimates for 2001 to 2004 are also subject to small changes from the 2004-based estimates due to changes in the household estimates and projections model which now undertakes calculations on unrounded figures.
6. The definitions of key terms used in this release are:
7. A **household** is defined in line with the 2001 Census definition as - one person living alone or a group of people living at the same address with common housekeeping, that is, sharing either a living room or at least one meal a day.

Households are divided into five categories:

Married couple household: a household which contains one or more married couple families.

Cohabiting couple household: a household which contains one or more cohabiting couple families, but no married couple families.

Lone parent household: a household which contains one or more lone parent families, but no married couple or cohabiting couple families.

Other multi person household: a multi person household that is neither a married couple household nor a cohabiting couple household nor a lone parent household. Examples include, lone parents with only non dependent children, brothers and sisters and unrelated (and non-cohabiting) adults sharing a house or flat.

One person household: a person living alone who shares neither housekeeping nor a living room with anyone else, not necessarily in a one bedroom dwelling.

8. The **household representative** is the individual that is taken to represent that household. This is usually taken as the eldest male within the household. Any family other than that of the household representative is referred to as a **concealed household**. These are categorised as:

Concealed married couple household: a married couple family living within a household where another person is household representative.

Concealed cohabiting couple household: a cohabiting couple family living within a household where another person is household representative.

Concealed lone parent household: a lone parent with dependent child(ren) living within a household where another person is household representative.

9. The **household representative rate** is the probability of anyone in a particular population group being part of a separate household and can take any value between 0 and 1. The population groups are defined according to sex, age (15 bands from 15-19 to 85 and over), legal marital status and cohabitational status. This gives 240 population groups and 240 representative rates in total.

10. The **institutional population** is the population wholly resident in communal establishments such as residential care homes, nursing homes and long stay hospitals, including resident staff. The **private household population** is the total resident population minus the institutional population.

11. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure that they meet customer needs.

12. The tables and charts accompanying this release are shown above in the 'Accompanying tables' section. Tables are provided in MS Excel.

13. Additional tables showing household projections by household type, age and marital status and for individual local authorities can be found in the Communities and Local Government Housing Live Tables. Further analysis can be provided on request.

14. These projections relate to England only. Statistics for the devolved administrations can be found at;

- Wales <http://wales.gov.uk/topics/statistics/theme/housing/estimate/?lang=en>
- Scotland <http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-projections-statistics/index.html>
- Northern Ireland <http://www.nisra.gov.uk/demography/default.asp21.htm>

15. The next release will be published following the production of the 2008-based subnational population projections by the Office for National Statistics. This is anticipated in 2010.

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