Northern Peninsula Housing Market Area SHMA: Review of 2014-based Subnational Household Projections and the Implications for Housing Need

Final Report

September 2016

Northern Peninsula Housing Market Area SHMA: Review of 2014-based Subnational Household Projections and the Implications for Housing Need

Contents

Project Director:

Dr Richard Turkington
Director
Housing Vision
59 Stocks Lane
Newland
WR13 5AZ

01886 833118 (phone/fax)
07714 106386 (mobile)
richardturkington@housingvision.co.uk

27th September 2016

1. Introduction

1.1 The purpose of this report is to understand the implications of new household projections on the level of housing need arising across the Northern Peninsula HMA. This is relevant in the context of National Planning Practice Guidance that states*: "Wherever possible, local needs assessments should be informed by the latest available information. The National Planning Policy Framework is clear that Local Plans should be kept up-to-date. A meaningful change in the housing situation should be considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued."*[1]

1.2 This Update is supplementary to the Northern Peninsula SHMA completed in December 2008 and the series of updates for North Devon[2], Torridge[3] and West Somerset[4] District Councils and the Exmoor National Park Authority[5] completed between 2012 and 2015[6,7].

1.3 Since these Updates, the following relevant datasets have been released:

- CLG 2012-based Subnational Household Projections (Stage 2[8]);

- ONS 2014-based Subnational Population Projections[9];

- CLG 2014-based Subnational Household Projections[10]; and

---

[1] *(*Paragraph: 016 Reference ID: 2a-016-20150227)
http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/

[2] Strategic Housing Market Assessment: North Devon and Torridge Update, Final Report, December 2012, Housing Vision

[3] Strategic Housing Market Assessment: North Devon and Torridge Update, Final Report, December 2012, Housing Vision

[4] Strategic Housing Market Assessment: West Somerset Update, Final Report, November 2013, Housing Vision

[5] Strategic Housing Market Assessment Update: Exmoor National Park in West Somerset, Final Report, January 2014, Housing Vision

[6] Strategic Housing Market Assessment Update: Northern Peninsula Housing Market Area, January 2015, Housing Vision

[7] Northern Peninsula Housing Market Area SHMA: the Implications of 2012-based Household Projections, December 2015, Housing Vision

[8] 2012-based household projections England 2012 to 2037, Stage 2 household types and national variants, December 2015, CLG

[9] Sub-national population projections for England: 2014-based projections, May 2016, ONS

- Mid-Year Population Estimates for 2015, including internal and international migration data for 2014-2015[11].

1.4 This Update reviews the 2014 Projections and compares them with the previous 2012-based set and with the data on migration for 2014-15 to provide projections for the whole of the Northern Peninsula Housing Market Area. Sections 1 to 6 focus on the three district council areas as the official projections are not produced for National Parks. Evidence for the Northern Peninsula Housing Market Area, Exmoor National Park and the LPAs of North Devon and West Somerset is included in Part 2 of this report.

1.5 This report consists of 2 parts as follows:

PART ONE: REVIEW OF 2014-BASED SUBNATIONAL HOUSEHOLD PROJECTIONS AND COMPARISON WITH 2012-BASED PROJECTIONS

- **Section 2:** The methodology underpinning the Subnational Population and Household Projections

- **Section 3:** a review of the 2014-based Subnational Population Projections, and a comparison with the previous 2012-based results;

- **Section 4:** a review of the 2014 based Subnational Household Projections, and a comparison with the previous 2012-based results;

- **Section 5**: population and migration estimates for 2014- 2015

- **Section 6**: Summary of key findings

PART TWO: THE IMPLICATIONS FOR HOUSING NEED OF THE 2014-BASED SUBNATIONAL HOUSEHOLD PROJECTIONS

1.6 Part Two provides the following for North Devon, Torridge and West Somerset Councils, for the North Devon and West Somerset Local Planning Authorities; for Exmoor National Park in North Devon and West Somerset and for the Exmoor National Park:

- household and housing projections by age band for the period 2011-31;

---

[10] 2014-based Household Projections: England, 2014-2039, July 2016, CLG

[11] Population Estimates for UK, England and Wales, Scotland and Northern Ireland: mid-2015, June 2016, ONS

- totals for all housing and for 1, 2 and 3 bed housing for each year between 2011 and 2031;

- totals for all housing and for 1, 2 and 3 bed housing for the period 2011-31; and

- totals for all housing for the period 2011-31 adjusted to take account of vacant homes, second and holiday homes and the backlog of affordable housing.

PART ONE: REVIEW OF 2014-BASED SUBNATIONAL HOUSEHOLD PROJECTIONS AND COMPARISON WITH 2012-BASED PROJECTIONS

2.0   The methodology underpinning the Subnational Population and Household Projections

2.1   Official projections of the number of households are published by CLG[12]. The population input to CLG's projections is derived from ONS' Subnational Population Projections. Both ONS and CLG projections are trend-based, looking forward 25 years from the starting base year.

2.2   CLG methodology[13] converts the ONS population projection into households by deducting residents of communal establishments (care homes, prisons etc) and applying household representative rates (formerly headship rates) to the remaining 'household population'. The rate is the number of 'household representatives divided by the household population; rates are calculated for gender, age and relationship (single, married, previously married). Projected future changes in household representative rates are modelled on the basis of long-term historical trends.

2.3   The 2014-based projections are the most recent in a series; earlier projections have been produced to 2003, 2004, 2006, 2008, 2011 and 2012 bases. The 2011 projections were termed 'interim' and, like the supporting ONS population projections, only covered the period 2011-2021. The household formation assumptions in the 2011 projections were informed by the limited amount of Census data that was available at the time of their production. Household projections from a 2012 base, consistent with ONS' 2012-based population projections, were published in two stages in February and December 2015.

2.4   Differences between the sets of projections stem from:

- updating of the starting base year data on population and households using data from ONS' annual population estimates and the Labour Force Survey: e.g. from a 2012 to a 2014 base year in the latest projections;

- recalculation of trends and assumptions for future change in the light of the latest evidence; and

- technical revisions of methodology and data sources.

---

[12] https://www.gov.uk/government/collections/household-projections

[13] Household Projections 2014-based: Methodological Report, CLG, July 2016; https://www.gov.uk/government/collections/household-projections

2.5 The 2012 and 2014 projections are based on sounder technical foundations than the 2011 and earlier projections. The 2012-based projections used Census data which was not available for the 2011-based projections and were informed by a revised base of historical evidence. The Census showed that demographic trends calculated for earlier projections were based on inaccurate data. The 2012-based household projections also used evidence about past trends that had been revised in the light of the 2011 Census.

2.6 There are some technical differences between the 2012-based and 2014-based projections, but these are less important than the major differences between the 2012-based and earlier projections.

2.7 Trend projections are sensitive to the length of the historical period used to develop assumptions. The long-term trends in future household formation in CLG's projections are based on Census results between 1971 and 2011. For the internal, within UK, migration assumptions in the population projections, ONS uses data from the 5 years preceding the start date of a projection. This is a short period on which to base long-term projections. Arguments have been made by a number of agencies that a longer time span should be used. A recent report from ONS contained preliminary research on variant assumptions for the sub-national projections. It stated: *"Although the production system is not currently able to produce a projection using an alternative number of trend years, work is planned to redevelop the production system before the 2016-based subnational population projections are released (provisionally planned for 2018)."*[14]

2.8 The sub-national population projections are produced using a long-standing and well documented methodology and datasets that are available to download[15]. The results provide an objective, consistent and comparable set of data for local authorities in England. Quality assurance procedures are in place. However, for a range of reasons, the projections cannot be guaranteed to provide certainty about the future. ONS states that "*Projections become increasingly uncertain the further they are carried forward due to the inherent uncertainty of demographic behaviour. This is particularly so for smaller geographical*

---

[14] Subnational population projections, research report on variant projections: 2014-based projections, ONS, August 2016;
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/population projections/articles/subnationalpopulationprojectionsresearchreportonvariantprojections/20 14basedprojections

[15] Methodology used to produce the 2014-based subnational population projections for England, ONS, May 2016;
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/population projections/methodologies/methodologyusedtoproducethesubnationalpopulationprojections forengland

areas and detailed age and sex breakdowns."[16] These comments are pertinent to the areas covered by the SHMA as they have small populations. Furthermore, the Household Projections are heavily influenced by the age and gender breakdown of the population.

3.0 The 2014-based Subnational Population Projections

3.1 This section reports on the ONS 2014-based Subnational Population Projections (SNPP), released in May 2016, and compares the results against those of the previous 2012-based set.

3.2 Table 3.1 shows change in total population between 2011 and 2031, according to the 2012 and 2014-based SNPP. Results for change between 2011-2014 and 2014-2031 are also shown. The 2011-14 figures for SNPP2014 are from ONS' Mid Year Population Estimates; for SNPP 2012, the figures come in part from the Mid Year Estimates for 2011 and 2012, while 2012-14 figures are projected. This allows the SNPP2012 projections for 2012-2014 to be compared against recorded change.

Table 3.1: projected change in total population, 2011-2031

District	Projection	Total Population Change ('000s)		
		2011-2014	2014-2031	2011-2031
North Devon	SNPP2012*	0.4	7.5	7.9
	SNPP2014**	0.1	5.7	5.7
Torridge	SNPP2012*	1.8	9.4	11.2
	SNPP2014**	1.6	8.9	10.6
West Somerset	SNPP2012*	0.0	2.2	2.2
	SNPP2014*	-0.3	1.1	0.8
Total	SNPP2012*	2.2	19.1	21.3
	SNPP2014**	1.5	15.7	17.1

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0:http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: ONS advice is to round to nearest hundred; figures independently rounded; sums and differences may not tally exactly.
Note: 2011-12 figures from Mid-Year estimates; 2012-14 figures projected from 2012 base.*
*Note**: 2011-14 figures from Mid-Year estimates.*

3.3 A comparison of the 2012 and 2014-based SNPP shows:

- In all areas, the 2014-based projections show less population growth during the period 2014-2031 than the 2012-based.

---

[16] Sub-national population projections for England: 2014-based projections, May 2016, ONS https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/population projections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections

- The 2012-based projections overstated growth in the years 2012-14 in North Devon and Torridge, and did not predict the fall in the population of West Somerset.

3.4   Table 3.2 shows projected changes in the population aged 15 or older; the   household projections are calculated using this sub-population. In broad terms, the differences in total population change between the 2014 and 2012-based SNPP are also apparent in the projections for the population aged 15 or older.

Table 3.2: projected change in population aged 15 years or older, 2011-2031

District	Projection	Change in Population Aged 15+ Years ('000s)		
		2011-2014	2014-2031	2011-2031
North Devon	SNPP2012*	0.3	6.3	6.6
	SNPP2014**	0.1	4.7	4.8
Torridge	SNPP2012*	1.5	8.2	9.6
	SNPP2014**	1.3	7.7	9.0
West Somerset	SNPP2012*	0.1	1.9	2.0
	SNPP2014**	-0.2	1.0	0.9
Total	SNPP2012*	1.8	16.4	18.2
	SNPP2014**	1.2	13.4	14.6

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections and (2) Mid Year Population Estimates Office for National Statistics; ONS website:
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration
Contains public sector information licensed under the Open Government Licence v1.0:
http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: ONS advice is to round to nearest hundred; all figures independently rounded, so sums and differences may not tally exactly.
Note: 2011-12 figures from Mid-Year estimates; 2012-14 figures projected from 2012 base.*
*Note**: 2011-14 figures from Mid-Year estimates*

3.5   The next sections look at the results for each District in more detail.

North Devon District

Table 3.3: Population by age 2011 and 2031, North Devon District

Age	Population (000s)				Change (000s)	
	2011	**2031**			**2011-2031**	
	Estimate	**SNPP 2012***	**SNPP 2014****	**Difference**	**SNPP 2012***	**SNPP 2014****
0-4	5.0	5.1	5.1	0.0	0.0	0.0
5-9	4.8	5.5	5.4	-0.1	0.7	0.6
10-14	5.3	5.8	5.6	-0.2	0.5	0.3
15-19	5.6	5.6	5.4	-0.2	0.0	-0.3
20-24	4.9	4.4	4.3	-0.1	-0.5	-0.5
25-29	4.7	4.5	4.5	0.0	-0.2	-0.2
30-34	4.7	4.8	4.7	-0.1	0.2	0.0
35-39	5.0	5.4	5.3	-0.1	0.4	0.3
40-44	6.4	5.8	5.5	-0.2	-0.7	-0.9
45-49	6.9	5.6	5.4	-0.2	-1.3	-1.5
50-54	6.5	5.5	5.5	0.0	-1.0	-1.0
55-59	6.0	5.9	5.9	0.1	-0.1	-0.1
60-64	7.2	7.2	7.2	0.1	0.0	0.0
65-69	6.3	7.4	7.4	0.0	1.1	1.1
70-74	4.7	6.5	6.4	-0.1	1.8	1.7
75-79	3.9	5.3	5.2	-0.1	1.4	1.3
80-84	3.0	5.4	5.2	-0.2	2.4	2.2
85-89	1.9	3.6	3.5	-0.2	1.7	1.6
90+	1.1	2.6	2.2	-0.4	1.5	1.1
Total	**94.0**	**101.9**	**99.7**	**-2.2**	**7.9**	**5.7**

(
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and
(2) Mid Year Population Estimates, Office for National Statistics; ONS website:
http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration
Contains public sector information licensed under the Open Government Licence v1.0:
http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: ONS advice is to round to nearest hundred; all figures independently rounded, so sums
and differences may not tally exactly.
Note: 2011-12 figures from Mid-Year estimates*
*Note**: 2011-14 figures from Mid-Year estimates*

3.6   Table 3.3 shows the population of North Devon in 2011 and 2031 by five-year age bands according to the 2014 and 2012-based sub-national population projections; the 2011 figure is common to both, being the Census-based Mid Year Estimate. The projected figures for 2031 in the 2014-based SNPP are lower than the 2012-based figures in most age groups. The biggest difference, 400, is in those aged 90 or older; nevertheless the 2014-based SNPP still projects a doubling of numbers in this age group by 2031.

3.7   Figure 3.1 shows the population of North Devon in 2011 and 2031 by broader age groups. The overall pattern of change between 2011 and 2031 is similar in both projections. There are large increases in the older population, notably the over 75's, and falls in the population aged 45-59; these changes are due in part to ageing of the starting population in 2011. The increase in the population aged 75 or older is smaller in the 2014-based SNPP.

Figure 3.1: population by age in 2011 and 2031, North Devon District
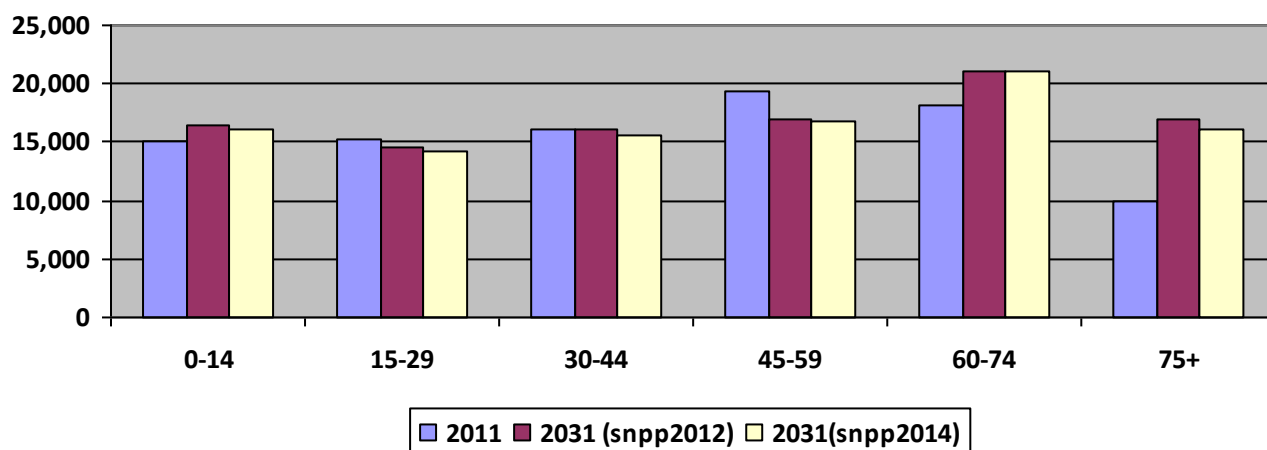
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) 2011 Mid Year Population Estimates, Office for National Statistics; ONS website:
http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration
Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.8   Figure 3.2 shows annual population change between 2011 and 2031 according to the 2012 and 2014-based SNPP. Figures for 2011-2015 from the Mid Year Population Estimates (MYE) are also shown. The 2014-based SNPP shows less growth than the 2012-based SNPP in every year from 2014 to 2031, although the gap narrows after 2023. Both projections point to accelerating population growth to 2022, with slower growth thereafter. The Estimates show that growth between 2012 and 2015 was less than projected by the 2012-based SNPP. The spike in growth between 2013 and 2014 is partly explained by an adjustment that ONS made to the Estimate for 2014; it was followed by a smaller increase in 2014-15. The Estimates show that growth in 2014-2015 was slightly below the 2014-based SNPP figure, and noticeably lower than the 2012-based figure.

Figure 3.2: annual population change 2011-2031, North Devon District
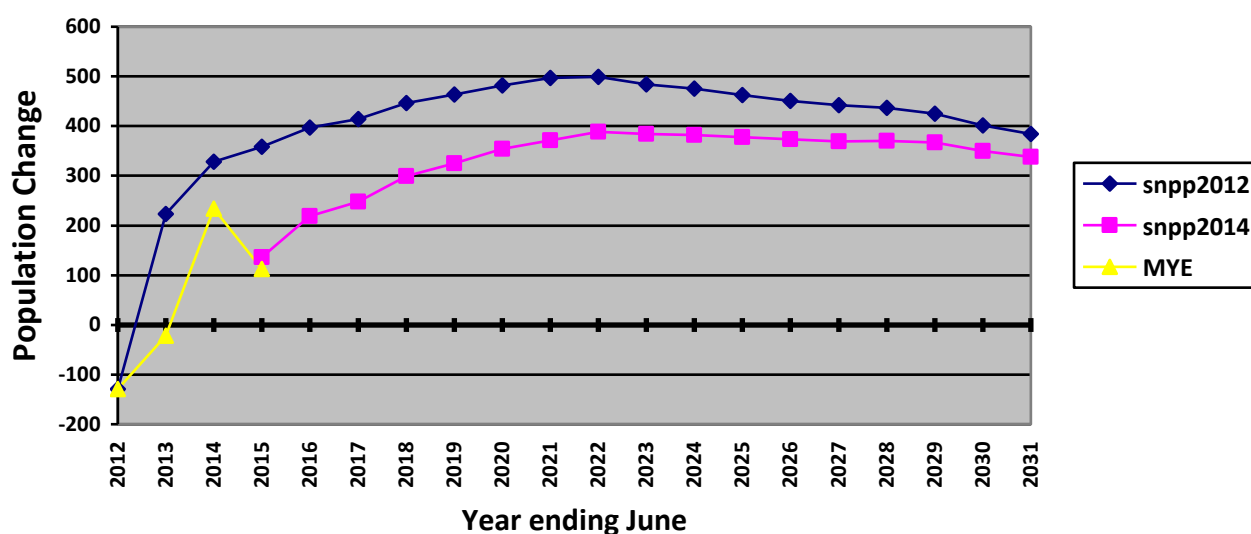
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.9   Table 3.4 shows the net contribution to projected population change made by natural change and migration over the period 2011-2031. In both the 2012-based and 2014-based SNPP, net migration from the rest of the UK is the main driver of growth; however the gain in the 2014-based SNPP is only about two thirds of that in the 2012-based projection. In both projections, the net effect of natural change, births minus deaths, is negative; however the net loss is greater in the 2014-based projections. In contrast, the 2014-based projections show a gain of 1,600 from international migration; in the 2012-projections, international inflows were balanced by outflows.

Table 3.4: Components of Population Change, North Devon District

| Projection	Total Population Change 2011-2031 ('000s)	Contribution to Change 2011-2031 ('000s)		
		Natural Change	Internal UK Migration	International Migration
2012 SNPP*	+7.9	-1.3	+9.3	0.0
2014 SNPP**	+5.7	-2.0	+6.1	+1.6
Difference	-2.2	-0.7	-3.2	+1.6

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: All figures independently rounded to nearest 100.

3.10   Table 3.5 provides more detail about the components of change. The greater loss through natural change in the 2014-based projection results mainly from more deaths. The smaller gain through internal net migration from the rest of the UK in the 2014-based projection is mainly the result of greater out-migration from the district. In contrast, the 2014-based projection shows fewer people leaving the district for other countries.

Table 3.5: detailed Components of Population Change, North Devon District

Projection	Contribution to population change 2011-2031 ('000s)					
	Natural Change		Internal UK Migration		International Migration	
	Births	Deaths	Inward	Outward	Inward	Outward
2012 SNPP*	19.9	21.2	90.5	81.2	5.3	5.3
2014 SNPP**	19.7	21.7	90.1	84.0	5.3	3.7
Difference	-0.2	0.5	-0.4	2.8	0.0	-1.6

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics ONS website http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: All figures independently rounded to nearest 100.
Note*: includes 2011-12 figures from Mid-Year estimates
Note**: includes 2011-14 figures from Mid-Year estimates

Key findings for North Devon from the sub-national population projections for period 2011-2031

- The 2014-based SNPP shows more modest overall population growth than the 2012-based projection.

- Both the 2012 and 2014-based SNPP show an ageing population 2011-2031 with growing numbers aged 60 or older.

- Numbers aged over 74 are projected to rise rapidly, but the 2014-based projection shows slightly slower growth.

- In both the 2012 and 2014-based SNPP, numbers in the 45-59 age group are projected to fall between 2011 and 2031.

- The 2014-based SNPP has a smaller net gain through migration to and from the rest of the UK than the 2012-based SNPP, mainly because of more out-movements from the district.

- The 2014-based SNPP point to a gain through international migration, whereas the 2012-based SNPP had a neutral effect; this is mainly due to less emigration to other countries.

Torridge District

Table 3.6: population by age, 2011 and 2031, Torridge District

Age	Population ('000s)				Change ('000s)	
	2011	2031			2011-2031	
	Estimate	SNPP 2012*	SNPP 2014**	Difference	SNPP 2012*	SNPP 2014**
0-4	3.1	3.4	3.5	0.1	0.3	0.4
5-9	3.1	3.8	3.8	0.1	0.7	0.7
10-14	3.5	4.1	4.0	-0.1	0.6	0.5
15-19	3.7	3.9	3.8	-0.1	0.2	0.1
20-24	3.0	2.9	2.9	0.1	-0.1	-0.1
25-29	2.7	2.9	2.9	0.1	0.2	0.3
30-34	2.8	3.2	3.2	0.0	0.3	0.4
35-39	3.3	3.8	3.8	0.0	0.5	0.5
40-44	4.3	4.2	4.1	-0.1	-0.2	-0.3
45-49	4.7	4.0	3.9	-0.1	-0.7	-0.8
50-54	4.6	4.2	4.1	-0.1	-0.4	-0.4
55-59	4.5	4.7	4.6	0.0	0.2	0.1
60-64	5.6	5.9	5.9	0.0	0.3	0.3
65-69	4.7	6.2	6.2	0.0	1.4	1.5
70-74	3.5	5.3	5.4	0.1	1.7	1.8
75-79	2.8	4.3	4.4	0.1	1.5	1.6
80-84	2.0	4.1	4.1	0.0	2.1	2.1
85-89	1.3	2.7	2.5	-0.1	1.4	1.2
90+	0.7	1.8	1.4	-0.4	1.1	0.7
Total	**64.0**	**75.1**	**74.6**	**-0.6**	**11.2**	**10.6**

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: ONS advice is to round to nearest hundred; all figures independently rounded, so sums and differences may not tally exactly.
Note: 2011-12 figures from Mid-Year estimates*
*Note**: 2011-14 figures from Mid-Year estimates*

3.11 Table 3.6 shows the population of Torridge in 2011 and 2031 by five-year age bands according to the 2014 and 2012-based sub-national population projections; the 2011 figure is common to both, being the Census-based Mid Year Estimate. The projected population for 2031 in the 2014-based SNPP is slightly lower, by 600 persons, than the 2012-based figures. The biggest difference, 400 persons, is in those aged 90 or older; nevertheless the 2014-based SNPP still project a doubling in this age group between 2011 and 2031.

3.12 Figure 3.3 shows the population of Torridge in 2011 and 2031 by broader age groups. The overall pattern of change between 2011 and 2031 is similar in both projections. There are large increases in the older age groups, particularly the over 75's, and reductions in the population aged 45-59. The increase in the population aged 75 or older is somewhat lower in the 2014-based SNPP. Both projections point to an increase in children aged 0-14.

Figure 3.3: population by age in 2011 and 2031, Torridge District
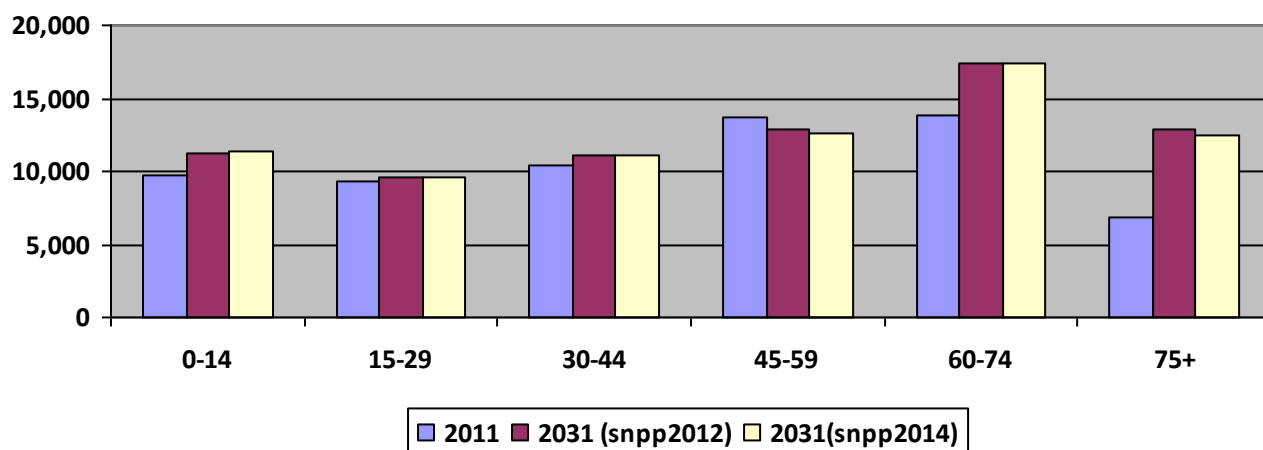
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.13 Figure 3.4 shows the annual population change between 2011 and 2031 according to the 2012 and 2014-based SNPP. Figures for 2011-2015 from the Mid Year Population Estimates (MYE) are also shown. The 2014-based SNPP shows slower growth than the 2012-based SNPP in every year after 2015, although the gap is very narrow after 2023. Both projections point to accelerating population growth up to 2020/2021, with slower growth thereafter. The 2012-based SNPP pointed to lower growth in 2012-2013, but not to the extent that actually occurred. In contrast, growth recorded by the estimates for 2014-15 is higher than growth in either projection. The estimate of the population in 2015 is nearly 66,300; this is above the figure in SNPP2012, and nearly 200 more than the figure in SNPP2014. These figures illustrate the often wide variations in recorded annual change, and the smoother trajectory of projected change. These differences pose a challenge when interpreting the implications of recent estimates for long-term trends.

Figure 3.4: annual population change 2011-2031, Torridge District
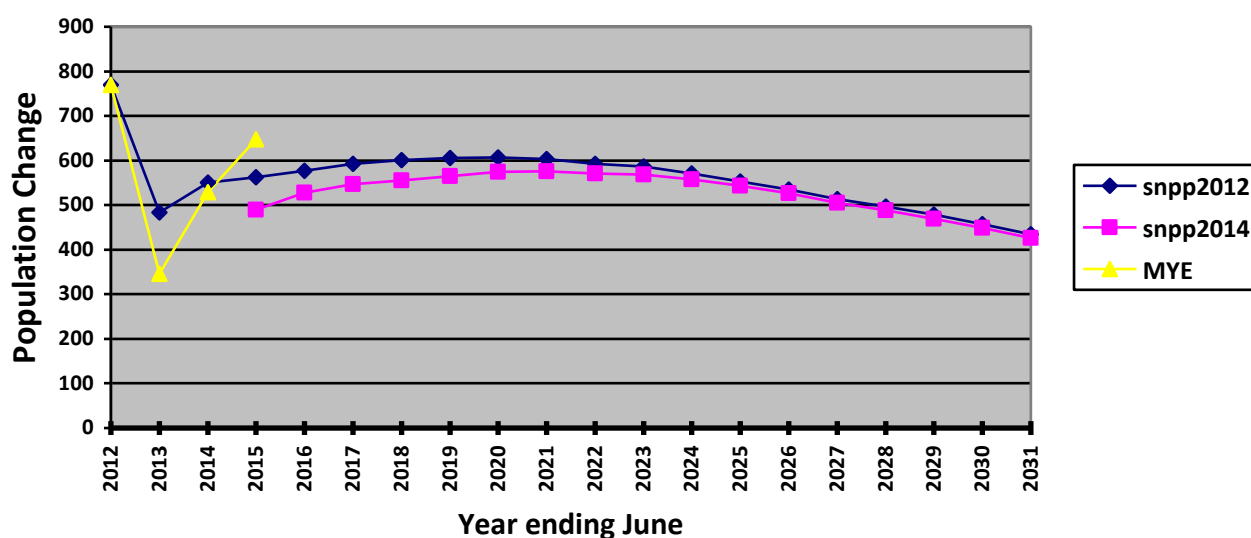
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.14   Table 3.7 shows the net contribution to projected population change made by the main components of population change over the period 2011-2031. In both the 2012-based and 2014-based SNPP, net migration from the rest of the UK is the predominant driver of growth; however the projected gain from UK migration in the 2014-based SNPP is 1,100 lower than in the 2012-based projections. In both projections, the net effect of natural change, births minus deaths, is negative; however the net loss is slightly greater in the 2014-based projections. In contrast, the 2014-based projections show a gain of 1,300 through international migration, some 900 greater than in the 2012-projections.

Table 3.7: Components of Population Change, Torridge District

Projection	Total Population Change 2011-2031 ('000s)	Contribution to change 2011-2031 ('000s)		
		Natural Change	Internal UK Migration	International Migration
2012 SNPP*	+11.2	-2.4	+13.1	+0.4
2014 SNPP**	+10.6	-2.7	+12.0	+1.3
Difference	-0.6	-0.4	-1.1	+0.9

Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/ Note: All figures independently rounded to nearest 100. Note: includes 2011-12 figures from Mid-Year estimates Note**: includes 2011-14 figures from Mid-Year estimates*

3.15 Table 3.8 provides more detail about the components of change. The greater loss through natural change in the 2014-based projection is mainly the result of more deaths. Even though inward migration from the rest of the UK is higher in the 2014-based SNPP, there is a smaller net gain than in the 2012-based projection; greater out-migration from the district more than offsets the greater inflows. The greater gain from international migration stems from greater inflows and fewer emigrants.

Table 3.8: detailed Components of Population Change, Torridge District

Projection	Contribution to population change 2011-2031 ('000s)					
	Natural Change		Internal UK Migration		International Migration	
	Births	Deaths	Inward	Outward	Inward	Outward
2012 SNPP*	13.1	15.5	74.6	61.5	2.5	2.1
2014 SNPP**	13.1	15.8	75.6	63.6	3.0	1.7
Difference	-0.1	0.3	1.0	2.2	0.5	-0.3

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: All figures independently rounded to nearest 100.
Note*:   includes 2011-12 figures from Mid-Year estimates
Note**: includes 2011-14 figures from Mid-Year estimates

Key findings for Torridge from the sub-national population projections for period 2011-2031

- The 2014-based SNPP show more modest overall population growth than the 2012-based SNPP.

- Both the 2012 and 2014-based SNPP show an ageing population over the period 2011-2031, with growing numbers aged over 59 years, and particularly those aged 75 years or older.

- The 2014-based projection shows slightly slower growth in those aged over 74 than the 2012-based SNPP.

- In both the 2012 and 2014-based SNPP, numbers in the 45-59 age group are projected to fall between 2011 and 2031.

- The 2014-based SNPP have a smaller net gain through migration to and from the rest of the UK than the 2012-based SNPP.

- The 2014-based SNPP point to larger gains through international migration than the 2012-based SNPP.

West Somerset District

Table 3.9: population by age, 2011 and 2031, West Somerset District

Age	Population ('000s)				Change ('000s)	
	2011	**2031**			**2011-2031**	
	Estimate	**SNPP 2012***	**SNPP 2014****	**Difference**	**SNPP 2012***	**SNPP 2014****
0-4	1.4	1.5	1.4	-0.1	0.0	-0.1
5-9	1.4	1.6	1.5	-0.1	0.2	0.1
10-14	1.6	1.7	1.6	-0.1	0.0	-0.1
15-19	1.8	1.7	1.6	-0.2	-0.1	-0.2
20-24	1.7	1.6	1.5	-0.1	-0.1	-0.3
25-29	1.6	1.4	1.3	-0.1	-0.2	-0.3
30-34	1.3	1.4	1.3	-0.1	0.1	0.0
35-39	1.4	1.5	1.4	-0.1	0.1	0.0
40-44	1.9	1.7	1.5	-0.2	-0.2	-0.4
45-49	2.4	1.8	1.6	-0.1	-0.6	-0.8
50-54	2.4	1.8	1.7	-0.1	-0.6	-0.7
55-59	2.5	2.2	2.1	-0.1	-0.4	-0.4
60-64	3.1	2.9	2.9	0.0	-0.2	-0.2
65-69	2.9	3.3	3.4	0.1	0.4	0.5
70-74	2.3	3.0	3.1	0.1	0.7	0.8
75-79	1.9	2.6	2.6	0.1	0.6	0.7
80-84	1.5	2.5	2.5	0.0	1.0	1.0
85-89	1.0	1.7	1.6	0.0	0.6	0.6
90+	0.5	1.2	1.0	-0.1	0.6	0.5
Total	**34.6**	**36.8**	**35.4**	**-1.4**	**2.2**	**0.8**

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: ONS advice is to round to nearest hundred; all figures independently rounded, so sums and differences may not tally exactly.
Note: 2011-12 figures from Mid-Year estimates*
*Note**: 2011-14 figures from Mid-Year estimates*

3.16   Table 3.9 shows the population of West Somerset in 2011 and 2031 by five-year age bands according to the 2014 and 2012-based sub-national population projections; the 2011 figure is common to both, being the Census-based Mid Year Estimate. The projected population for 2031 in the 2014-based SNPP is lower, by 1,400 persons, than the 2012-based SNPP. The difference is spread across most age groups; growth in those aged 90 or older is lower in the 2014-based SNPP, but still represents a doubling of numbers in this age group between 2011 and 2031.

3.17   Figure 3.5 shows the population of West Somerset in 2011 and 2031 by broader age groups. The overall pattern of change between 2011 and 2031 is similar in both projections. There are large increases in the older population between 2011 and 2031, particularly the over 74's. The 2014-based SNPP shows reductions across all other age groups. Both projections point to a large fall in those aged 45-59, but the reduction is greater in the 2014-based projection.

Figure 3.5: population by age in 2011 and 2031, West Somerset District
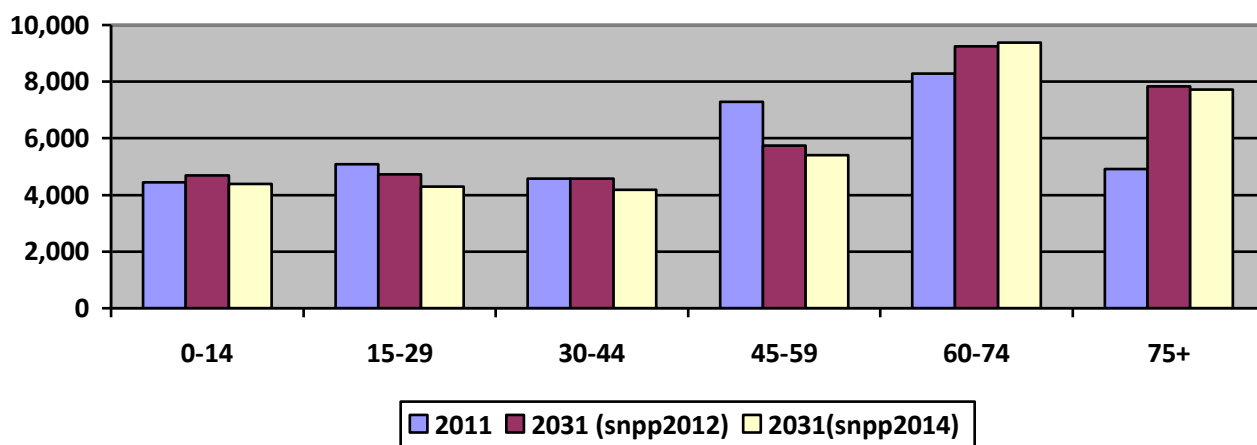
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website:
http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration
Contains public sector information licensed under the Open Government Licence v1.0:
http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.18   Figure 3.6 shows the annual population change between 2011 and 2031 according to the 2012 and 2014-based SNPP. Figures for 2011-2015 from the Mid Year Population Estimates (MYE) are also shown. The 2014-based SNPP shows slower growth than the 2012-based SNPP in every year from 2014 onwards, although the gap narrows towards 2031. Both projections point to accelerating population growth up to about 2027. The 2012-based SNPP pointed to growth in 2012-2013, but a large fall of nearly 250 occurred that year, according to the Estimates. There was little change in 2013-2014 and some growth in 2014-2015; this contrasts with the projected fall in population in 2014-2015 according to the 2014-based SNPP. The Estimate of the population in 2015 is 34,400, midway between the SNPP 2012 figure of 34,700 and the 34,200 in the 2014-based SNPP.

Figure 3.6: annual population change 2011-2031, West Somerset District
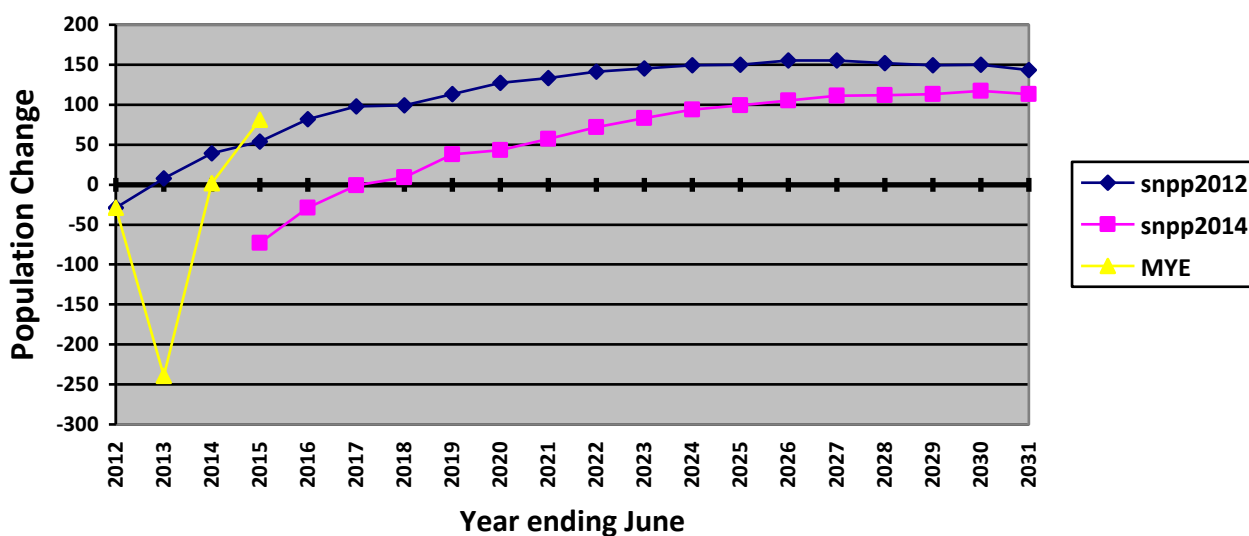
Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/

3.19   Table 3.10 shows the net contribution to projected population change made by the main components of population change over the period 2011-2031. In both the 2012-based and 2014-based SNPP, net migration from the rest of the UK is the predominant driver of growth; however the projected gain from UK migration in the 2014-based SNPP is 1,000 lower than in the 2012-based projections. In both projections, the net effect of natural change, births minus deaths, is negative; however the net loss is greater in the 2014-based projections. In contrast, the 2014-based projections show a slightly higher gain from international migration than the 2012-based projections.

Table 3.10: Components of Population Change, West Somerset District

Projection	Total Population Change 2011-2031 ('000s)	Contribution to change 2011-2031 ('000s)		
		Natural Change	Internal UK Migration	International Migration
2012 SNPP*	+2.2	-3.6	+5.4	+0.4
2014 SNPP**	+0.8	-4.1	+4.4	+0.5
Difference	-1.4	-0.5	-1.0	+0.1

(Sources: (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: All figures independently rounded to nearest 100.

Note*:   includes 2011-12 figures from Mid-Year estimates
Note**: includes 2011-14 figures from Mid-Year estimates

3.20   Table 3.11 provides more detail about the components of change. The greater loss through natural change in the 2014-based projection is mainly the result of fewer births. Inward migration from the rest of the UK is lower in the 2014-based SNPP, although this is partly offset by reduced out-migration. The 2014-based SNPP shows slightly smaller immigration and emigration flows.

Table 3.11: detailed Components of Population Change, West Somerset District

| Projection | Contribution to population change 2011-2031 ('000s) | | | | | |
| | Natural Change | | Internal UK Migration | | International Migration | |
	Births	Deaths	Inward	Outward	Inward	Outward
2012 SNPP*	5.8	9.4	42.9	37.5	2.9	2.5
2014 SNPP**	5.4	9.5	41.6	37.2	2.5	2.1
Difference	-0.4	0.2	-1.3	-0.3	-0.4	-0.5

(Sources: (1) 2012-based and 2014-based Sub-National Population Projection (SNPP) and (2) Mid Year Population Estimates, Office for National Statistics; ONS website:
http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration
Contains public sector information licensed under the Open Government Licence v1.0:
http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: All figures independently rounded to nearest 100.
Note*:   includes 2011-12 figures from Mid-Year estimates
Note**: includes 2011-14 figures from Mid-Year estimates

Key findings for West Somerset from the sub-national population projections for period 2011-2031

- The 2014-based SNPP shows more modest overall population growth than the 2012-based projection over the period 2011-2031.

- Both the 2012 and 2014-based SNPP show an ageing population over the period 2011-2031. A recent release from ONS[17] shows that West Somerset has the highest old age dependency ratio in England.

- The 2014-based projection shows slightly slower growth in those aged over 74 than in the 2012-based SNPP, but numbers are still projected to increase rapidly.

- Both the 2012 and 2014-based SNPP show projected reductions in the 45-59 age group between 2011 and 2031.

---

[17] Subnational population projections, supplementary analysis: 2014-based projections, ONS, 2016;
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/population projections/compendium/subnationalpopulationprojectionssupplementaryanalysis/2014basedprojections

- The 2014-based SNPP have a smaller net gain through migration to and from the rest of the UK than the 2012-based SNPP.

- The 2014-based SNPP point to fewer births than the 2012-based projection.

4.0 The 2014-based Subnational Household Projections

4.1 Table 4.1 compares the numbers of households in 2011, 2014 and 2031 according to the 2014-based sub-national household projections (CLG2014) and the previous, 2012-based projections (CLG2012). The numbers of households in 2011 are very similar in both projections, being derived from the Census for that year. However the 2014 base year figures for the CLG2014 are somewhat lower than the projected 2014 figures in CLG2012; note that the 2014 base figures rely on the Mid Year Population Estimates and household estimates based on the Labour Force Survey. The differences widen by 2031, with the CLG2014 figure being lower than CLG2012 by:

- more than 1,000 in North Devon (-2.2%),

- more than 500 in Torridge (-1.5%), and

- nearly 500 in West Somerset (-2.8%).

Table 4.1: households at 2011, 2014 and 2031

District	Projection	Year		
		2011	2014*	2031
North Devon	CLG2012	40,173	40,778	45,555
	CLG2014	40,175	40,665	44,532
	Difference	+2	-113	-1,023
	Difference %	0%	-0.3%	-2.2%
Torridge	CLG2012	28,071	29,068	34,797
	CLG2014	28,066	28,924	34,268
	Difference	-5	-144	-529
	Difference %	0%	-0.5%	-1.5%
West Somerset	CLG2012	15,588	15,714	17,292
	CLG2014	15,601	15,650	16,816
	Difference	13	-64	-476
	Difference %	0.1%	-0.4%	-2.8%

(Sources: 2012-based and 2014-based Sub-National Household Projections, Communities and Local Government (CLG); website: https://www.gov.uk/government/collections/household-projections . Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note*: 2012-based figure for 2014 is projected from 2012 start year estimate; 2014-based figure is start year estimate

4.2   Table 4.2 looks at change in household numbers. In both projections, Torridge has the greatest growth over the period 2011-2031 in absolute and percentage terms. In all three districts, the projected growth is lower in CLG2014 than in CLG2012. In absolute terms the reduction in growth is greatest in North Devon. However, growth in West Somerset is nearly 30% lower in CLG2014 than in CLG2012.

Table 4.2: change in households, 2011-2031

| District | Projection | Change (numbers) | | | % change |
		2011-14	2014-31	2011-31	2011-31
North Devon	CLG2012	+605	+4,777	+5,382	13%
	CLG2014	+490	+3,867	+4,357	11%
	Difference	-115	-910	-1,025	
Torridge	CLG2012	+997	+5,729	+6,726	24%
	CLG2014	+858	+5,344	+6,202	22%
	Difference	-139	-385	-524	
West Somerset	CLG2012	+126	+1,578	+1,704	11%
	CLG2014	+49	+1,166	+1,215	8%
	Difference	-77	-412	-489	

(Sources: 2012-based and 2014-based Sub-National Household Projections, Communities and Local Government (CLG); website: https://www.gov.uk/government/collections/household-projections . Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

4.3   Table 4.3 shows how much of the difference between the 2012 and 2014-based projections is caused by differences in future trends in household formation. Household representative rates from the 2012-based household projections are applied to the same household population: that used by the 2014-based projections.

Table 4.3: the effect of different household formation trends, 2011-2031

| District | Household rates from | Change (numbers) | | |
		2011-14	2014-31	2011-31
North Devon	CLG2012	495	3,856	4,351
	CLG2014	490	3,867	4,357
	Difference	-5	11	6
Torridge	CLG2012	853	5,338	6,191
	CLG2014	858	5,344	6,202
	Difference	5	6	11
West Somerset	CLG2012	63	1,152	1,215
	CLG2014	49	1,166	1,215
	Difference	-14	14	0

(Sources: 2012-based and 2014-based Sub-National Household Projections, Communities and Local Government (CLG; website: https://www.gov.uk/government/collections/household-projections . Contains public sector information licensed under the Open Government Licence v1.0: http://www.nationalarchives.gov.uk/doc/open-government-licence/)

4.4   The table shows that the different household representative rates have little effect on projected household change. This is to be expected as

the long-term trends in household formation in both projections are mainly informed by Census data over the period 1971-2011.

Key findings from the sub-national household projections for period 2011-2031

- The 2014-based projections point to slower growth in household numbers.
- The difference is almost entirely due to differences in the underlying population projections.

5.0 Updated evidence from population and migration estimates

Internal migration data

5.1 ONS prepares data on internal migration as part of the annual process of updating the Mid Year Population Estimates (MYE) for local authorities. In the Estimates, internal migration refers to population movement within the UK; it is an important factor influencing housing needs. Internal migration estimates are based on a combination of three main administrative data sources, the Patient Register Data Service (PRDS), the National Health Service Central Register (NHSCR) and Higher Education Statistics Agency (HESA) data. The accuracy of NHS data is reliant on people registering with a GP, and those groups who are recognised to register at lower rates include students, especially male students and young men. Conversely, families and older people are more likely to register. Please note that ONS advise that figures are rounded and, therefore, totals may vary from sums.

5.2 Table 5.1 provides an update to the equivalent table in the SHMA Update of December 2015[18], by adding data for 2014-2015. Note each district's figures include flows to and from other districts in the Northern Peninsula HMA.

Table 5.1: annual UK Internal Migration net gain/loss, 2004-2015, 000s

District	Net/gain loss in year ending June										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
North Devon	0.5	0.5	0.5	0.5	0.3	0.1	0.5	-0.1	0.0	0.1	0.2
Torridge	0.8	1.0	0.8	0.8	0.3	0.5	0.6	0.8	0.4	0.5	0.8
West Somerset	0.1	0.2	0.3	0.3	0.1	0.2	-0.2	0.1	0.0	0.1	0.3
Total	1.3	1.6	1.6	1.6	0.7	0.7	0.9	0.8	0.4	0.7	1.3

(Source: Mid Year Population Estimates, Office for National Statistics; ONS website: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationes

---

[18] Northern Peninsula Housing Market Area SHMA: the Implications of 2012-based Household Projections, December 2015, Housing Vision

5.3 Figure 5.1 shows annual net gains or losses through 'internal' migration over a longer period. There are noticeable year on year fluctuations, but some general patterns can be discerned. The greatest gains from migration were in the years up to 2004, with a sharp drop in 2004-5. There were further sharp falls in 2008-9. Higher gains were recorded in Torridge in most years after 2008. The period 2009-13 saw sharp annual variations in North Devon and West Somerset. All three districts saw increased migration gains in 2013-14 and 2014-15.

Figure 5.1: annual UK internal migration net gain/loss, 2002-2015
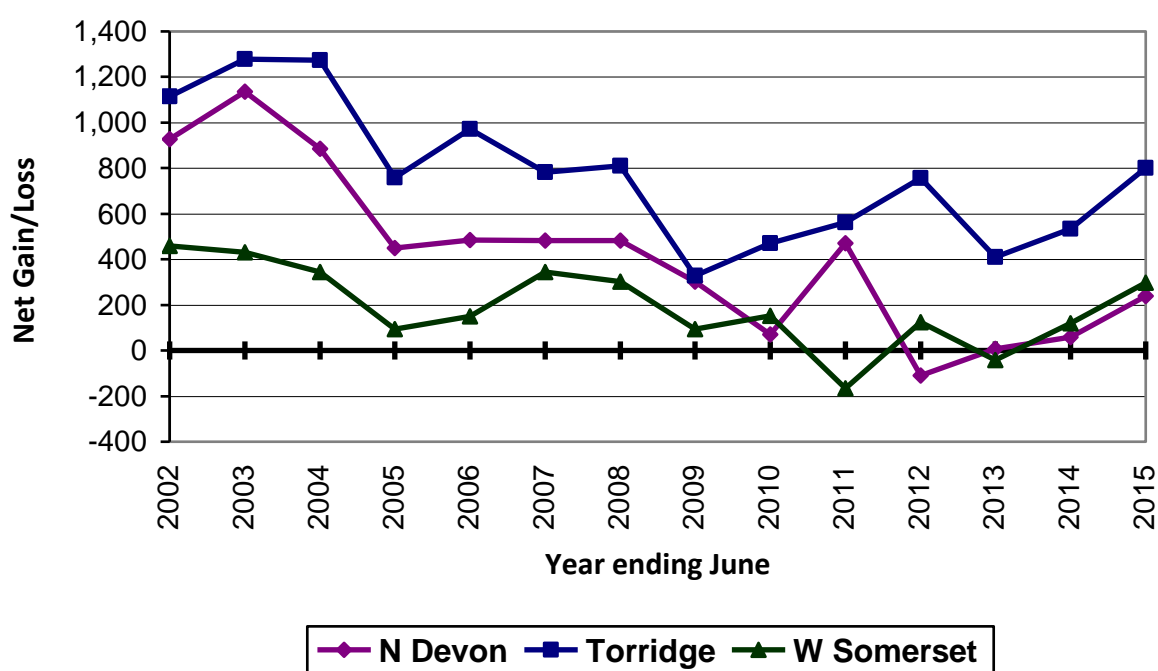
5.4 Table 5.2 shows annual averages calculated on five and ten years' worth of data. Averages are used to try to even out annual variations and provide more stable indicators of long term trends. For the internal migration assumptions in the sub-national population projections, ONS uses 5 years worth of data from the years leading up to the starting base year of the projection: 2007-2012 and 2009-2014 are the relevant periods for the 2012 and 2014-based projections.

Table 5.2: UK Internal Migration, net average gain/losses 2005-2015, 000s

District	Five Year Average								Ten Year Average	
	2004-09	2005-10	2006-11	2007-12	2008-13	2009-14	2010-15		2004-14	2005-15
North Devon	0.44	0.36	0.36	**0.24**	0.15	**0.10**	0.13		**0.27**	0.25
Torridge	0.73	0.67	0.59	**0.59**	0.51	**0.55**	0.61		**0.64**	0.64
West Somerset	0.20	0.21	0.15	**0.10**	0.03	**0.04**	0.07		**0.12**	0.14
Total	1.37	1.25	1.10	**0.93**	0.69	**0.68**	0.81		**1.03**	1.03

(Source: derived from Mid Year Population Estimates, Office for National Statistics; ONS website:
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates . Contains public sector information licensed under the Open Government Licence v1.0 http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: all figures independently round to nearest 10

Key findings on internal migration average net gains:

- The largest net gains have been in Torridge and the smallest in West Somerset.

- There has been a marked reduction in net internal migration gains since June 2004 in all districts. In particular, the annual averages in North Devon and West Somerset for the period 2009-2014 are less than 25% of those for the period 2004-2009.

- The reference periods for the migration assumptions in ONS' 2012 and 2014-based projections are 2007-2012 and 2009-2014 respectively. Averages for 2009-2014 are lower than those for the period 2007-2012, particularly in North Devon and West Somerset.

- Averages for the period 2010-2015 are higher than those for 2009-2014; they are still lower than those for 2007-2012 in North Devon and West Somerset, and slightly higher in Torridge.

5.5 Table 5.3 compares the 2012 and 2014-based projections of net internal migration for the years 2014-2017, and also shows annual figures for 2012-2015 from the Mid Year Estimates.

Table 5.3: projected net UK internal migration compared with migration data from Mid Year Population Estimates, 000s

District	Source	Year ending June					Annual Average	
		2013	2014	2015	2016	2017	2012-15	2014-17
North Devon	2012-based SNPP	0.3	0.3	0.4	0.4	0.4	0.34	0.40
	2014-based SNPP			0.2	0.2	0.2		0.20
	MYE	0.0	0.1	0.2			0.10	
Torridge	2012-based SNPP	0.6	0.6	0.6	0.6	0.6	0.60	0.62
	2014-based SNPP			0.6	0.6	0.6		0.57
	MYE	0.4	0.5	0.8			0.58	
West Somerset	2012-based SNPP	0.2	0.2	0.2	0.2	0.2	0.20	0.22
	2014-based SNPP			0.1	0.1	0.2		0.13
	MYE	0.0	0.1	0.3			0.12	

(Source: derived from (1) 2012-based and 2014-based Sub-National Population Projections (SNPP) and (2) Mid Year Population Estimates(MYE), Office for National Statistics; ONS website: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration Contains public sector information licensed under the Open Government Licence v1.0 http://www.nationalarchives.gov.uk/doc/open-government-licence/.)

Note: All figures independently rounded to nearest 100.

Key findings on projected and estimated UK internal migration gain/losses

- In North Devon and West Somerset, projected average net gains for June 2014-17 in the 2014-based SNPP are lower than in the 2012-based SNPP. In Torridge the projections show similar gains.

- In North Devon, the 2014-15 net gains in the SNPP2014 and the Mid Year Estimate are similar; both are about half that in the 2012-based SNPP.

- In Torridge, SNPP2012 and SNPP 2014 show similar projected gains of about 600 in 2014/15. The estimate gain in 2014-15, 800, is higher than either and also higher than the gains in the previous two years.

- In West Somerset, the 2014-15 gain in the 2014SNPP gain is lower than SNPP 2012. The estimated gain for 2014-15, 300, is higher than either projection and much higher than the gains in the preceding two years.

- On balance, in the period 2012-2015, the recorded total gain from internal UK migration was much lower than the gain projected in the

2012-based SNPP in North Devon; it was also lower in West Somerset, but similar in Torridge.

International migration

5.6 Nationally, long-term international migration has been a major source of population growth in recent years. However, Table 5.4 shows that its direct impact on the districts has been modest.

Table 5.4: annual International Migration net gains/losses, 2004-2015, 000s

District	Year ending June										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
North Devon	0.3	0.0	0.1	-0.2	-0.1	0.1	0.1	0.1	0.1	0.1	0.1
Torridge	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1
West Somerset	0.0	0.1	0.2	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Total	0.5	0.1	0.3	-0.1	-0.1	0.2	0.2	0.1	0.1	0.2	0.2

(Source: Mid Year Population Estimates, Office for National Statistics; ONS website: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates . Contains public sector information licensed under the Open Government Licence v1.0 http://www.nationalarchives.gov.uk/doc/open-government-licence/)

Note: all figures independently round to nearest 100

Key finding

- International migration has made only a modest contribution to population growth in all three districts.

6.0   Summary

6.1 Population growth between 2012 and 2014 did not occur to the extent predicted by the 2012-based projections particularly in North Devon and West Somerset.

6.2 The 2015 Mid-Year Population Estimates show that net gains from internal UK migration in 2014-2015 were higher than in the previous year in all three districts. Five-year average gains for the period 2010-2015 are also higher than those for 2009-2014, but are lower than those for 2007-2012 in North Devon and West Somerset; in Torridge, they are slightly higher.

6.3 The 2014 official Population and Household Projections point to lower growth during the period 2011-2031 than the 2012-based projections in all of the constituent districts. However the difference in Torridge is proportionately much smaller than in North Devon or West Somerset.

6.4 The slower growth in households in CLG's 2014-based projections, compared with the 2012-based projections, is caused by differences in

the underlying population projections rather than by differences in household formation trends.

6.5   In all districts the slower population growth in the 2014-based projections, compared with the 2012-based projections, stems mainly from smaller net gains from internal migration from the rest of the UK; the 2014 SNPP also show greater losses through natural change. In North Devon and Torridge, these reductions are offset in part by greater projected gains through net international migration.

6.6   Both the 2012 and 2014-based projections point to ageing population structures in all districts. However, the growth in those aged 75 or older is lower in the 2014-based projections.

PART TWO: THE IMPLICATIONS FOR HOUSING NEED OF THE 2014-BASED SUBNATIONAL HOUSEHOLD PROJECTIONS

7. Introduction

7.1 This section of the report provides the following for North Devon, Torridge and West Somerset Councils, for the North Devon and West Somerset Local Planning Authorities; for Exmoor National Park in North Devon and West Somerset and for the Exmoor National Park:

- household and housing projections by age band for the period 2011-31;

- totals for all housing and for 1, 2 and 3 bed housing for each year between 2011 and 2031;

- totals for all housing and for 1, 2 and 3 bed housing for the period 2011-31

- totals for all housing for the period 2011-31 adjusted to take account of vacant homes, second and holiday homes and the backlog of affordable housing.

7.2 Projections have been allocated between local planning authority areas on the same basis as in previous SHMA Reports and Updates[19]:

- North Devon Local Planning Authority:

  o 97.22% of households

- North Devon in Exmoor National Park

  o 2.78% of households

- West Somerset Local Planning Authority

  o 76.41% of households

- West Somerset in Exmoor National Park

  o 23.59% of households

- Exmoor National Park

---

[19] The following reports applied these allocations of household projections: Northern Peninsula Housing Market Area SHMA: the Implications of 2012-based Household Projections, December 2015, Housing Vision; Strategic Housing Market Assessment Update - Exmoor National Park: Implications of 2012-based Household Projections, December 2015, Housing Vision

o 2.78% of North Devon DC's households; and
o 23.59% of West Somerset DC's households.

7.3 A number of principles and assumptions have been applied in translating household into housing projections as follows.

7.4 The CLG methodology for estimating household projections is based on the following 8 household types:

1. One person male
2. One person female
3. Couple no dependent children
4. Couple and 1 or more adults no dependent children
5. Households with one dependent child
6. Households with two dependent children
7. Households with three dependent children
8. Other multi-person households

7.5 The following table identifies the housing by bedsize suitable for these different household types. Whilst we are not advocating this practice, the minimum bedroom requirement has been assumed in all cases. In some cases, it is not possible to predict this with accuracy, for example, where there are 3 children in a household, the bedroom requirement will be determined according to their age and sex. No assumptions have been applied in modelling concerning the provision of a spare bedroom which is additional to that required to meet a household's need. In most cases it can be assumed that the minimum requirement should be supplemented by a further bedroom.

Table 7.1: household types and associated minimum bedsize

Household type	Persons	Minimum Bedsize
One person (male/female)	1	1
Couple no dependent children	2	1
Couple and 1 or more adults no dependent children	2+	2
Household with one dependent child	2+	2
Other multi-person households	2+	2
Households with two dependent children	3+	3
Households with three dependent children	4+	3

 (Source: Housing Vision)

Minor inconsistencies between household and housing projections

7.6 **Please note:** there are very small inconsistencies between household and associated housing projections for the period 2011-2031, for example, in the outputs of Tables 8.1 (households) and 8.3 (housing). This is as a result of small inconsistencies within the spreadsheets providing Stage 2 Subnational Household Projections as follows. Numbers in cells in the Excel spreadsheets have been rounded to

whole numbers. When the numbers in the cells are summed, they may exceed or be less than the given total. When summed totals are combined, many of these discrepancies will cancel each other out but the net effect may be slight variations between overall summed and given totals. These discrepancies are evident in differences between household projection totals derived by age band and housing projection totals derived by age band and household type. They are not, however, of any significance in terms of calculating the OAHN for which Tables 8.1, A2.1, A3.1, A 4.1, A5.1, A6.1, A7.1, A8.1 and A9.1 provide the demographic starting point.

Minor inconsistencies between summed and total housing projections for sub areas

7.7   **Please note:** disaggregating projections by planning authority and for Exmoor National Park in North Devon and West Somerset may lead to very small discrepancies between overall and summed totals.

8. The Implications for Housing Need of 2014-based Household Projections: overview across the Northern Peninsula area

8.1 This chapter compares with previous projections the outcome for housing need of 2014-based Household Projections and provides projections of housing need adjusted for vacant dwellings, second and holiday homes and the backlog of the need for affordable housing.

The implications of 2014-based household projections compared with previous population and household projections

8.2 The following table compares the outcome of 2014-based Household Projections compared with previous population and household projections with differences between 2014-based and 2014-based household projections highlighted.

Table 8.1: the outcome of <u>household projections</u> for the Northern Peninsula, totals, 2011-2031

Scenario	North Devon DC	North Devon LPA	Torridge DC	West Somerset DC	West Somerset LPA	ENP in North Devon	ENP in West Somerset	ENP
2008-based CLG projections								
Households	8,510	8,269	9,676	3,165	2,452	241	713	954
2012-based scenarios								
Population	7,900	7,676	11,100	5,400	4,183	224	1,217	1,441
1. Households @ 2008 average household size	6,656	6,468	7,486	2,108	1,633	188	475	664
3. Households @ CLG 2011 to 2021+2008 post -2021	5,817	5,652	6,939	1,674	1,297	165	377	542
4. Households @ CLG 2008 adjusted to 2011 Census	7,043	6,844	7,502	2,135	1,654	199	481	681
5. Households @ constant household formation rates	5,748	5,585	6,787	1,869	1,448	163	421	584
2012-based CLG projections								
Number of households	5,382	5,232	6,727	1,704	1,302	150	402	552
2014-based CLG projections								
Number of households	4,359	4,239	6,203	1,218	929	120	289	409
Variation of 2014-based CLG household projections from 2012-based CLG population projections (no.)	1,023	993	524	486	373	30	113	143
Variation of 2014-based CLG household projections from 2012-based CLG population projections (%)	-19.01	-18.98	-7.79	-28.52	-28.65	-20.00	-28.11	-25.91

Key findings

- Compared with 2012-based Household Projections, 2014-based Household Projections <u>are lower for all areas</u>, ranging from 7.8% lower in Torridge to 28.7% lower in West Somerset.

Adjusted housing projections

8.3   As the 2014-based projections relate to households, it is appropriate to apply a conversion factor allowing for such 'market signals' as vacant dwellings, second homes and homes occupied by non-residents to provide a net dwelling requirement. Three adjustments have been made:

1.   Vacancy rates

8.4   The level of vacant homes has been applied to household projections data using CLG Live Table 615, 'All vacant dwellings by local authority district' calculated at 5th October 2015 measured in relation to Table 125, 'Dwelling stock estimates by local authority district, 2001-2014' at 31st March 2015. This produces the following vacancy rates:

- North Devon 3.34%
- Torridge: 3.36%
- West Somerset: 2.79%

2.   Second and holiday homes including vacant dwellings

8.5   These are a feature of the area, especially in the Exmoor National Park. Using Census Table KS401, 'Dwellings, household spaces and accommodation', the proportion of 'Household spaces with no usual residents' has been applied to include both vacant dwellings and to take account of second and holiday homes.

3.   The backlog of affordable housing

8.6   The principal sources of data and information enabling the impact of the backlog of affordable housing to be calculated are the housing registers maintained by Devon HomeChoice and Homefinder Somerset.

8.7   The backlogs of affordable housing in the North Devon Local Planning Authority and Torridge Council areas can be quantified by identifying all those registered with Devon HomeChoice who had no permanent home of their own, i.e., applicants in one of the following circumstances:

- in temporary accommodation/hostel;
- lodger;
- rough sleeping;
- sharing with family/friends; and
- sofa surfing/no fixed abode.

8.8   These categories overlap on the housing register and to avoid double counting, those rough sleeping and of no fixed abode should be subtracted from those in temporary accommodation/hostel; lodgers and sharing with family/friends.

8.9   The backlogs of affordable housing in the North Devon LPA and in the
        Exmoor National Park Authority in the North Devon Council area can be
        apportioned as a proportion of total households by reducing the North Devon
        Council backlog of applicant households by 2.78% which should be allocated
        to the Exmoor National Park Authority.

8.10   For West Somerset and for Exmoor National Park in West Somerset, the
        backlog of affordable housing has been quantified by identifying all those
        registered with Homefinder Somerset allocated to the Gold and Silver housing
        needs categories which include those lodging or sharing with families.
        Separate data can then be provided for the LPA and ENP areas.

8.11   The following table identifies the current backlog of affordable housing

**Table 8.2: backlog of affordable housing, North Devon, Torridge, West Somerset and
Exmoor National Park Areas, September 2016**

Housing circumstances	North Devon LPA	Torridge Council and LPA	West Somerset LPA	Exmoor National Park in North Devon	Exmoor National Park in West Somerset	Exmoor National Park
Gold and Silver Band Applicants	-	-	193	-	37	37
In temporary accommodation/hostel	96	45	-	3	-	3
Lodger	70	21	-	2	-	2
Rough sleeping	10	14	-	0	-	0
Sharing with family/friends	420	215	-	12	-	12
Sofa surfing/of no fixed abode	87	47	-	3	-	3
Totals	683	342	193	20	37	57

(Source: Devon Home Choice and Homefinder Somerset)

Key findings:

- There are backlogs of affordable housing of 683 units in North Devon LPA;
  342 units in Torridge Council and LPA areas; 193 in West Somerset LPA and
  57 in the Exmoor National Park area (20 within North Devon and 37 within
  West Somerset).

8.12   The following tables draw from 2014-based household projections to assess
        the implications for housing needs for each council and planning authority
        area. The table is in four parts:

  1. Part 1 presents the unadjusted household projections.

  2. Part 2 presents the household projections adjusted for vacancy rates.

  3. Part 3 presents the household projections adjusted for second and holiday
     homes including vacant homes; and

4. Part 4 sets out the backlog of affordable housing which can be added to any of the totals above.

Please note that for both of the following tables:

- Vacancy rates for the North Devon and West Somerset areas have been applied to areas of the Exmoor National Park within each Council area; and

- The effect of disaggregating Exmoor National Park figures for North Devon and West Somerset then summing them has created variations of 1-2 in some totals when compared with the total for the National Park. The accurate total is placed in brackets in the final column where appropriate.

Table 8.3: the impact on <u>housing projections</u> of 2014-based household projections (highlighted) and previous projections and scenarios, North Devon, Torridge and West Somerset LPAs and the Exmoor National Park Authority, 2011-2031

Household projection scenarios	North Devon LPA 2011-2031	Torridge LPA 2011-2031	West Somerset LPA 2011-2031	Exmoor NPA 2011-2031
1. Unadjusted				
2008-based CLG household projections	8,269	9,676	2,452	954
2012-based @ 2008 average household size	6,468	7,486	1,633	664
2012-based @ CLG 2011 to 2021+2008 post -2021	5,652	6,939	1,297	542
2012-based @ CLG 2008 adjusted to 2011 Census	6,844	7,502	1,654	681
2012-based @ constant household formation rates	5,585	6,787	1,448	584
2012-based CLG household projections	5,232	6,727	1,302	552
2014-based CLG household projections	4,231	6,208	934	406
2. Adjusted for vacant dwellings rates of:	**3.34%**	**3.36%**	**2.79%**	**3.36% & 2.79%***
2008-based CLG household projections	8,551	10,001	2,521	976
2012-based @ 2008 average household size	6,689	7,738	1,680	678
2012-based @ CLG 2011 to 2021+2008 post -2021	5,845	7,172	1,333	553
2012-based @ CLG 2008 adjusted to 2011 Census	7,078	7,754	1,701	696
2012-based @ constant household formation rates	5,776	7,015	1,488	597
2012-based CLG household projections	5,405	6,953	1,341	569
2014-based CLG household projections	4,372	6,417	960	418
3. Adjusted for vacant dwellings, second & holiday homes rates of:	**10.26%**	**8.94%**	**11.22%**	**19.20%**
2008-based CLG household projections	9,124	10,541	2,728	1,129
2012-based @ 2008 average household size	7,137	8,155	1,817	784
2012-based @ CLG 2011 to 2021+2008 post -2021	6,236	7,559	1,443	640
2012-based @ CLG 2008 adjusted to 2011 Census	7,552	8,173	1,841	805
2012-based @ constant household formation rates	6,162	7,394	1,610	690
2012-based CLG household projections	5,767	7,328	1,451	658
2014-based CLG household projections	4,665	6,763	1,039	484
4. The backlog of affordable housing:				
At September 2016	683	342	193	57

Table 8.4: the impact on <u>housing projections</u> of 2014-based household projections (highlighted) and previous projections and scenarios, North Devon and West Somerset Councils in the Exmoor National Park and the Exmoor National Park Authority, 2011-2031

Household projection scenarios	North Devon in the Exmoor National Park	West Somerset in the Exmoor National Park	Exmoor NPA 2011-2031
1. Unadjusted			
2008-based CLG household projections	241	713	954
2012-based @ 2008 average household size	188	475	663 (664)
2012-based @ CLG 2011 to 2021+2008 post -2021	165	377	542
2012-based @ CLG 2008 adjusted to 2011 Census	199	481	680 (681)
2012-based @ constant household formation rates	163	421	584
2012-based CLG household projections	150	402	552
2014-based CLG household projections	119	287	406
2. Adjusted for vacant dwellings rates of:	**3.34%**	**2.79%**	**3.34% & 2.79%***
2008-based households	249	737	986 (983)
2012-based @ 2008 average household size	194	491	685 (684)
2012-based @ CLG 2011 to 2021+2008 post -2021	171	390	560
2012-based @ CLG 2008 adjusted to 2011 Census	206	497	703 (701)
2012-based @ constant household formation rates	168	435	604 (602)
2012-based CLG household projections	155	416	571 (569)
2014-based CLG household projections	123	297	420 (422)
3. Adjusted for vacant dwellings, second & holiday homes rates of:	**19.20%**	**19.20%**	**19.20%**
2008-based households	287	850	1,137
2012-based @ 2008 average household size	224	566	790 (791)
2012-based @ CLG 2011 to 2021+2008 post -2021	197	449	646
2012-based @ CLG 2008 adjusted to 2011 Census	237	573	811 (812)
2012-based @ constant household formation rates	194	502	696
2012-based CLG household projections	179	479	658
2014-based CLG household projections	142	342	484
4. The backlog of affordable housing:			
At September 2016	20	37	57

Conclusions

8.13   Household and housing projections based on the 2014-based Subnational Household Projections imply significant reductions when compared with the application of 2012-based household projections. This is a continuation of a trend identifiable when comparing 2012-based with 2008-based Subnational Household Projections.

Affordable housing need in Exmoor National Park

8.14   In view of the special circumstances of the National Parks and the important role that National Park Authorities have to play as planning authorities in the delivery of affordable housing, an updated assessment has been made of the affordable housing requirement in the Exmoor National Park as follows.

8.15   Developed for the 2014 Strategic Housing Market Assessment Update: Exmoor National Park in West Somerset, a Housing Requirements Toolkit has been applied to assess the affordability of a typical entry level property, a 2 bed house, which is especially relevant to meeting the typical requirements of additional households, the majority of which are small, and can be considered an 'average' housing type. The cost of accessing this property for all tenures (local authority renting to new build home ownership and including Affordable Rent) is compared against the maximum housing costs available per household. The maximum costs affordable are based on the affordability threshold selected which is in turn determined in relation to the CACI PayCheck household incomes provided. The Toolkit calculates the household incomes required to access each tenure for an archetype 2 bed house and the absolute numbers and percentages of the households on the CACI profile that can afford each tenure.

8.16   All tenures have been included in terms of a hierarchy of affordability. Affordable Rent has been treated as a full cost market product though access to Housing Benefit may make it more accessible to lower income groups. It is not possible to assess with any accuracy how many households on the CACI PayCheck Profile will be in receipt of sufficient Housing Benefit to be able to afford Affordable Rent but it does indicate the level of household income required to access an Affordable Rented product. Private rent has been separately identified as it now constitutes a major element of housing supply, though in terms of new housing required, this is likely to be provided by the home ownership sector then transferred to the private rental sector.

8.17   The Toolkit identified the household income levels required to access each tenure at September 2016 and the proportion of households that can afford them. The following table lists the outcome and provides a hierarchy of affordability from those who can only afford social rented housing to the cumulative percentages who can afford other options.

Table 8.5: affordability by sector, proportion of households who can afford each tenure, Exmoor National Park, September 2016

Tenure	Proportion of households
Social rent only	49.38%
Affordable Rent	6.03%
Shared equity/ownership	3.48%
Private rent	14.79%
Owner occupier	26.32%

(Source: Housing Vision, Exmoor National Park Housing Requirements Toolkit)

Key findings:

- The implications of this assessment are that there is:

  - an affordable housing requirement (social rent only) of 49.38%;
  - an intermediate housing requirement (shared equity/ownership and Affordable Rent) of 9.51%;

  - an overall affordable housing requirement of 58.89%;

  - a market sector requirement (owner occupier and private rent) of 41.11%

8.18   Applying these proportions to housing projections set out in Table 2.4, Part One above implies a requirement for:

- 59 social rented; 7 Affordable Rent and 4 shared equity/ownership homes, a total of 70 affordable homes in Exmoor National Park in North Devon;

- 142 social rented; 17 Affordable Rent and 10 shared equity/ownership homes, a total of 169 affordable homes in Exmoor National Park in West Somerset;

- a total of 201 social rented, 24 Affordable Rent and 14 shared equity/ownership homes, an overall total of 239 affordable homes in Exmoor National Park.

9. The Implications for Housing Need of 2014-based Household Projections: projections by area

9.1 This chapter provides for each area, projections arising from 2014-based Household Projections of the need for housing by age band and bedsize for 5 year periods and overall from 2011-2031.

Housing projections for North Devon Council

9.2 The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.1: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and 5 year time period, North Devon Council, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	1,142	-101	-56	58	73	1,116	**-26**
25-34	3,946	-4	63	-271	-336	3,398	**-548**
35-44	6,100	-624	49	408	228	6,161	**61**
45-54	7,452	325	-608	-607	83	6,645	**-807**
55-59	3,401	387	362	-86	-574	3,490	**89**
60-64	4,207	-679	417	379	-37	4,287	**80**
65-74	6,817	987	-398	-303	767	7,870	**1,053**
75-84	4,977	335	935	1,163	50	7,460	**2,483**
85+	2,134	210	318	476	963	4,101	**1,967**
Total	**40,176**	**836**	**1,082**	**1,217**	**1,217**	**44,528**	**4,352**

Key findings:

- There is a projected need for 4,352 homes in the period 2011-2031, with declines in need from the 15-34 and 45-54 age groups; small increases in the 35-44 and 55-64 age groups and large increases in the 65+ age groups.

9.3 The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.2: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, North Devon Council, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	517	581	818	1,073	**2,989**
2 bed	358	384	298	172	**1,212**
3 bed	-39	117	101	-28	**151**
Total	**836**	**1,082**	**1,217**	**1,217**	**4,352**

Key findings:

- The greatest need is for 1 bed then 2 bed housing with only a small requirement for 3 bed or larger housing.

Housing projections for North Devon Local Planning Authority

9.4   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.3: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, North Devon Local Planning Authority, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	1,110	-98	-54	56	71	1,085	**-25**
25-34	3,836	-4	61	-263	-327	3,304	**-532**
35-44	5,930	-607	48	397	222	5,990	**60**
45-54	7,245	316	-591	-590	81	6,460	**-785**
55-59	3,306	376	352	-84	-558	3,393	**87**
60-64	4,090	-660	405	368	-36	4,168	**78**
65-74	6,627	960	-387	-295	746	7,651	**1,024**
75-84	4,839	326	909	1,131	49	7,253	**2,414**
85+	2,075	204	309	463	936	3,987	**1,912**
Total	**39,058**	**813**	**1052**	**1183**	**1184**	**43,291**	**4,231**

Key findings:

- There is a projected need for 4,231 homes in the period 2011-2031, with declines in need from the 15-34 and 45-54 age groups; small increases in the 35-44 and 55-64 age groups and large increases in the 65+ age groups.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

9.5   The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.4: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, North Devon Local Planning Authority, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	503	565	795	1,043	**2,906**
2 bed	348	373	290	167	**1,178**
3 bed	-38	114	98	-27	**147**
Total	**813**	**1,052**	**1,183**	**1,183**	**4,231**

Key findings:

- The greatest need is for 1 bed then 2 bed housing with only a small requirement for 3 bed or larger housing.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

  Housing projections for Torridge District Council and Local Planning Authority

9.6   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.5: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	619	-14	-13	64	78	734	**115**
25-34	2,236	211	163	-154	-200	2,256	**20**
35-44	4,029	-320	171	445	268	4,593	**564**
45-54	5,131	279	-386	-329	84	4,779	**-352**
55-59	2,575	264	315	-69	-410	2,675	**100**
60-64	3,310	-457	242	304	-60	3,339	**29**
65-74	5,291	1,074	66	-115	757	7,073	**1,782**
75-84	3,503	343	840	1,085	253	6,024	**2,521**
85+	1,366	111	250	358	710	2,795	**1,429**
Total	**28,060**	**1,491**	**1,648**	**1,589**	**1,480**	**34,268**	**6,208**

Key findings:

- There is a projected need for 6,208 homes in the period 2011-2031, with declines in need from the 45-54 age groups; small increases in the 15-34 and 55-64 age groups and large increases in the 65+ age groups.

9.7   The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.6: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, Torridge District Council and Local Planning Authority, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	970	1,110	1,072	1,210	**4,362**
2 bed	408	376	347	244	**1,375**
3 bed	113	162	170	26	**471**
Total	**1,491**	**1,648**	**1,589**	**1,480**	**6,208**

Key findings:

- The greatest need is for 1 bed then 2 bed housing with a smaller requirement for 3 bed or larger housing.

Housing projections for West Somerset Council

9.8   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.7: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, West Somerset Council, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	292	-32	-18	13	19	274	**-18**
25-34	985	5	-40	-76	-81	793	**-192**
35-44	1,691	-287	60	116	-2	1,578	**-113**
45-54	2,622	-53	-361	-247	52	2,013	**-609**
55-59	1,445	40	124	-109	-232	1,268	**-177**
60-64	1,791	-229	20	111	-112	1,581	**-210**
65-74	3,263	484	-16	-147	290	3,874	**611**
75-84	2,412	88	356	528	89	3,473	**1,061**
85+	1,096	78	156	204	430	1,964	**868**
Total	**15,597**	**94**	**281**	**393**	**453**	**16,818**	**1,221**

Key findings:

- There is a projected need for 1,221 homes in the period 2011-2031, with declines in need from every age group from 15-64, especially 45-54, and large increases in the 65+ age groups.

9.9   The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.8: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, West Somerset Council, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	113	240	321	429	1,103
2 bed	33	40	49	34	156
3 bed	-52	1	23	-10	-38
Total	**94**	**281**	**393**	**453**	**1,221**

Key findings:

- The greatest need is for 1 bed with a smaller need for 2 bed housing and a surplus of 3 bed or larger housing.

Housing projections for West Somerset Local Planning Authority

9.10   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.9: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, West Somerset Local Planning Authority, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	223	-24	-14	10	15	209	**-14**
25-34	753	4	-31	-58	-62	606	**-147**
35-44	1,292	-219	46	89	-2	1,206	**-86**
45-54	2,003	-40	-276	-189	40	1,538	**-465**
55-59	1,104	31	95	-83	-177	969	**-135**
60-64	1,369	-175	15	85	-86	1,208	**-161**
65-74	2,493	370	-12	-112	222	2,960	**467**
75-84	1,843	67	272	403	68	2,654	**811**
85+	837	60	119	156	329	1,501	**664**
Total	**11,917**	**74**	**214**	**301**	**347**	**12,851**	**934**

Key findings:

- There is a projected need for 934 homes in the period 2011-2031, with declines in need from every age group from 15-64, especially 45-54, and large increases in the 65+ age groups.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

9.11 The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.10: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, West Somerset Local Planning Authority, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	86	183	245	328	**843**
2 bed	25	31	37	26	**119**
3 bed	-40	1	18	-8	**-29**
Total	**72**	**215**	**300**	**346**	**933**

Key findings:

- The greatest need is for 1 bed with a smaller need for 2 bed housing and a surplus of 3 bed or larger housing.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

  Housing projections for Exmoor National Park in North Devon

9.12 The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.11: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, Exmoor National Park in North Devon, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	32	-3	-2	2	2	31	**-1**
25-34	110	0	2	-8	-9	94	**-16**
35-44	170	-17	1	11	6	171	**1**
45-54	207	9	-17	-17	2	185	**-22**
55-59	95	11	10	-2	-16	97	**2**
60-64	117	-19	12	11	-1	119	**2**
65-74	190	27	-11	-8	21	219	**29**
75-84	138	9	26	32	1	207	**69**
85+	59	6	9	13	27	114	**55**
Total	**1,118**	**23**	**30**	**34**	**33**	**1,237**	**119**

Key findings:

- There is a projected need for 119 homes in the period 2011-2031, with declines in need from the 15-34 and 45-54 age groups and increases in the 65+ age groups.

   Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

9.13   The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.12: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, Exmoor National Park in North Devon, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	14	16	23	30	**83**
2 bed	10	11	8	5	**34**
3 bed	-1	3	3	-1	**4**
Total	**23**	**30**	**34**	**34**	**121**

Key findings:

- The greatest need is for 1 bed then 2 bed housing with only a very small requirement for 3 bed or larger housing.

   Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

   Housing projections for Exmoor National Park in West Somerset

9.14   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.13: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, Exmoor National Park in West Somerset, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	69	-8	-4	3	4	65	**-4**
25-34	232	1	-9	-18	-19	187	**-45**
35-44	399	-68	14	27	0	372	**-27**
45-54	619	-13	-85	-58	12	475	**-144**
55-59	341	9	29	-26	-55	299	**-42**
60-64	422	-54	5	26	-26	373	**-49**
65-74	770	114	-4	-35	68	914	**144**
75-84	569	21	84	125	21	819	**250**
85+	259	18	37	48	101	463	**204**
Total	**3,680**	**20**	**67**	**92**	**106**	**3,967**	**287**

Key findings:

- There is a projected need for 287 homes in the period 2011-2031, with declines in need from every age group from 15-64, especially 45-54, and large increases in the 65+ age groups.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

9.15   The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.14: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, Exmoor National Park in West Somerset, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	27	57	76	101	**260**
2 bed	8	9	12	8	**37**
3 bed	-12	0	5	-2	**-9**
Total	**22**	**66**	**93**	**107**	**288**

Key findings:

- The greatest need is for 1 bed with a smaller need for 2 bed housing and a surplus of 3 bed or larger housing.

  Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

  Housing projections for Exmoor National Park

9.16   The following table provides housing projections by age band by for 5 year periods from 2011-2031.

Table 9.15: 2014-based CLG Subnational Household Projections, projections of the need for housing by age band and time period, Exmoor National Park, 2011-2031

Age band	2011	2011-16	2016-21	2021-26	2026-31	2031	2011-31
15-24	101	-11	-6	5	6	96	**-5**
25-34	342	1	-7	-26	-28	281	**-61**
35-44	569	-85	15	38	6	543	**-26**
45-54	826	-4	-102	-75	14	660	**-166**
55-59	436	20	39	-28	-71	396	**-40**
60-64	539	-73	17	37	-27	492	**-47**
65-74	960	141	-15	-43	89	1,133	**173**
75-84	707	30	110	157	22	1,026	**319**
85+	318	24	46	61	128	577	**259**
Total	**4,798**	**43**	**97**	**126**	**139**	**5,204**	**406**

Key findings:

- There is a projected need for 406 homes in the period 2011-2031, with declines in need from every age group from 15-64, especially 45-54, and large increases in the 65+ age groups.

    Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

9.17 The following table provides housing projections by bedsize by for 5 year periods from 2011-2031.

Table 9.16: 2014-based CLG Subnational Household Projections, projections of the need for housing by bedsize and 5 year time period, Exmoor National Park, 2011-2031

Bedsize	2011-16	2016-21	2021-26	2026-31	2011-31
1 bed	41	72	99	131	**343**
2 bed	18	20	20	13	**71**
3 bed	-13	3	8	-3	**-5**
Total	**46**	**95**	**127**	**141**	**409**

Key findings:

- The greatest need is for 1 bed with a smaller need for 2 bed housing and a small surplus of 3 bed or larger housing.

    Please note: due to disaggregating by Planning Area, the sum of the sub-totals may vary slightly from totals for the period 2011-31.

Appendix 1: 2014-based Household Projections and Annual Projections of Total Housing Need by Age Band, 2011-2031

A1   Introduction

This appendix provides for each local authority and planning authority area, for the Exmoor National Park in North Devon and West Somerset and for the Exmoor National Park area:

- 2014-based Household Projections by age band for 5 year periods and for the whole period, 2011-2031; and

- detailed household projections by age band and by bedsize of the need for housing arising from the 2014-based Household Projections. **Please note:** that these projections show the total required for each year and that figures for need for each years are not in addition to the need for the year before.

A2   Projections for North Devon Council

HOUSEHOLDS

A2.1   The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A2.1: 2014-based CLG Subnational Household Projections, household projections by age band, North Devon Council, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change
15-24	-102	-55	58	74	**-25**	**-2.2**
25-34	-5	64	-272	-335	**-548**	**-13.9**
35-44	-623	48	408	229	**62**	**1.0**
45-54	326	-607	-608	84	**-805**	**-10.8**
55-59	387	362	-87	-573	**89**	**2.6**
60-64	-677	416	380	-38	**81**	**1.9**
65-74	986	-397	-303	768	**1,054**	**15.5**
75-84	337	933	1,164	50	**2,484**	**49.9**
85+	210	318	476	963	**1,967**	**92.2**
Total	**839**	**1,082**	**1,216**	**1,222**	**4,359**	**10.9**

Key findings

- The projections identify large growth in households aged 60+ and declines in the 25-34 and 45-54 age bands. These patterns are reflected in the following tables of projections of the need for housing.

HOUSING

Table A2.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, North Devon Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	645	631	616	608	595	584	569	556	546	544	542
25-34	1,681	1,667	1,665	1,659	1,656	1,653	1,658	1,661	1,663	1,654	1,631
35-44	1,721	1,667	1,634	1,603	1,588	1,561	1,544	1,531	1,532	1,541	1,566
45-54	3,008	2,999	2,975	2,984	2,960	2,936	2,890	2,816	2,718	2,617	2,515
55-59	2,125	2,114	2,123	2,138	2,156	2,218	2,211	2,232	2,266	2,279	2,268
60-64	3,352	3,109	2,925	2,869	2,856	2,800	2,864	2,918	2,953	3,009	3,116
65-74	5,966	6,308	6,520	6,663	6,726	6,830	6,816	6,736	6,656	6,562	6,477
75-84	4,435	4,490	4,518	4,609	4,664	4,710	4,813	4,999	5,217	5,398	5,512
85+	1,880	1,908	1,958	1,974	1,995	2,038	2,098	2,131	2,144	2,200	2,284
Total	**24,813**	**24,893**	**24,934**	**25,107**	**25,196**	**25,330**	**25,463**	**25,580**	**25,695**	**25,804**	**25,911**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	540	543	545	550	561	573	583	590	598	603	**-42**
25-34	1,621	1,583	1,553	1,517	1,481	1,444	1,411	1,384	1,369	1,357	**-324**
35-44	1,579	1,618	1,639	1,659	1,681	1,712	1,743	1,777	1,803	1,820	**99**
45-54	2,404	2,323	2,254	2,210	2,157	2,119	2,097	2,094	2,104	2,129	**-879**
55-59	2,269	2,220	2,171	2,114	2,076	2,006	1,949	1,865	1,789	1,691	**-434**
60-64	3,142	3,210	3,299	3,366	3,400	3,453	3,433	3,412	3,377	3,364	**12**
65-74	6,270	6,163	6,116	6,150	6,205	6,301	6,434	6,580	6,724	6,877	**911**
75-84	5,855	6,106	6,279	6,382	6,509	6,544	6,537	6,538	6,534	6,528	**2,093**
85+	2,361	2,433	2,512	2,594	2,659	2,777	2,938	3,112	3,286	3,433	**1,553**
Total	**26,041**	**26,199**	**26,368**	**26,542**	**26,729**	**26,929**	**27,125**	**27,352**	**27,584**	**27,802**	**2,989**

Table A2.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, North Devon Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	376	369	360	352	343	335	325	319	314	314	315
25-34	1,138	1,148	1,162	1,167	1,173	1,180	1,196	1,217	1,238	1,252	1,256
35-44	1,594	1,557	1,534	1,502	1,487	1,461	1,447	1,445	1,455	1,476	1,512
45-54	2,874	2,926	2,953	3,001	3,014	3,026	3,024	2,994	2,938	2,879	2,813
55-59	1,135	1,168	1,211	1,255	1,302	1,378	1,413	1,469	1,537	1,590	1,629
60-64	805	749	708	698	695	685	703	720	731	749	780
65-74	814	859	884	901	906	917	912	898	885	870	857
75-84	538	550	559	575	588	598	617	646	680	709	730
85+	252	261	273	282	291	304	319	331	340	356	376
Total	9,526	9,587	9,644	9,733	9,799	9,884	9,956	10,039	10,118	10,195	10,268

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	319	321	323	327	335	342	346	349	349	349	**-27**
25-34	1,273	1,260	1,255	1,240	1,226	1,207	1,188	1,168	1,155	1,148	**10**
35-44	1,540	1,584	1,614	1,638	1,664	1,695	1,719	1,741	1,749	1,750	**156**
45-54	2,737	2,684	2,641	2,622	2,587	2,566	2,555	2,561	2,576	2,612	**-262**
55-59	1,677	1,685	1,692	1,690	1,701	1,681	1,668	1,629	1,592	1,532	**397**
60-64	790	811	837	857	868	885	883	878	871	869	**64**
65-74	828	812	803	807	812	823	836	853	867	884	**70**
75-84	782	822	851	872	895	906	911	918	922	927	**389**
85+	396	415	436	459	478	507	545	587	630	667	**415**
Total	10,342	10,394	10,452	10,512	10,566	10,612	10,651	10,684	10,711	10,738	1,212

Table A2.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, North Devon Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	121	122	122	123	122	122	122	122	123	126	128
25-34	1,127	1,128	1,131	1,121	1,115	1,109	1,113	1,120	1,126	1,128	1,118
35-44	2,785	2,705	2,646	2,568	2,519	2,454	2,412	2,389	2,389	2,406	2,447
45-54	1,570	1,639	1,688	1,743	1,779	1,815	1,844	1,859	1,857	1,853	1,841
55-59	141	150	160	168	178	192	201	213	229	241	253
60-64	50	47	45	44	43	43	43	45	46	47	49
65-74	37	42	47	50	54	57	61	64	66	69	72
75-84	4	4	4	4	4	4	4	5	5	5	5
85+	2	2	2	2	2	2	2	2	2	2	2
Total	**5,837**	**5,839**	**5,845**	**5,823**	**5,816**	**5,798**	**5,802**	**5,819**	**5,843**	**5,877**	**5,915**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	131	135	138	142	147	153	156	159	161	164	**43**
25-34	1,121	1,097	1,079	1,053	1,027	997	969	937	913	893	**-234**
35-44	2,475	2,524	2,553	2,568	2,588	2,610	2,624	2,629	2,615	2,591	**-194**
45-54	1,824	1,813	1,809	1,819	1,818	1,820	1,830	1,846	1,866	1,904	**334**
55-59	267	272	278	282	287	287	288	281	276	267	**126**
60-64	51	52	54	55	56	57	57	56	55	54	**4**
65-74	73	75	78	82	86	91	95	101	105	109	**72**
75-84	5	5	6	6	6	6	6	5	5	5	**1**
85+	1	1	1	1	1	1	1	1	1	1	**-1**
Total	**5,948**	**5,974**	**5,996**	**6,008**	**6,016**	**6,022**	**6,026**	**6,015**	**5,997**	**5,988**	**151**

Table A2.5: 2014-based CLG Subnational Household Projections, housing projections by age band, North Devon Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	1,142	1,122	1,098	1,083	1,060	1,041	1,016	997	983	984	985
25-34	3,946	3,943	3,958	3,947	3,944	3,942	3,967	3,998	4,027	4,034	4,005
35-44	6,100	5,929	5,814	5,673	5,594	5,476	5,403	5,365	5,376	5,423	5,525
45-54	7,452	7,564	7,616	7,728	7,753	7,777	7,758	7,669	7,513	7,349	7,169
55-59	3,401	3,432	3,494	3,561	3,636	3,788	3,825	3,914	4,032	4,110	4,150
60-64	4,207	3,905	3,678	3,611	3,594	3,528	3,610	3,683	3,730	3,805	3,945
65-74	6,817	7,209	7,451	7,614	7,686	7,804	7,789	7,698	7,607	7,501	7,406
75-84	4,977	5,044	5,081	5,188	5,256	5,312	5,434	5,650	5,902	6,112	6,247
85+	2,134	2,171	2,233	2,258	2,288	2,344	2,419	2,464	2,486	2,558	2,662
Total	40,176	40,319	40,423	40,663	40,811	41,012	41,221	41,438	41,656	41,876	42,094

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	990	999	1,006	1,019	1,043	1,068	1,085	1,098	1,108	1,116	**-26**
25-34	4,015	3,940	3,887	3,810	3,734	3,648	3,568	3,489	3,437	3,398	**-548**
35-44	5,594	5,726	5,806	5,865	5,933	6,017	6,086	6,147	6,167	6,161	**61**
45-54	6,965	6,820	6,704	6,651	6,562	6,505	6,482	6,501	6,546	6,645	**-807**
55-59	4,213	4,177	4,141	4,086	4,064	3,974	3,905	3,775	3,657	3,490	**89**
60-64	3,983	4,073	4,190	4,278	4,324	4,395	4,373	4,346	4,303	4,287	**80**
65-74	7,171	7,050	6,997	7,039	7,103	7,215	7,365	7,534	7,696	7,870	**1,053**
75-84	6,642	6,933	7,136	7,260	7,410	7,456	7,454	7,461	7,461	7,460	**2,483**
85+	2,758	2,849	2,949	3,054	3,138	3,285	3,484	3,700	3,917	4,101	**1,967**
Total	42,331	42,567	42,816	43,062	43,311	43,563	43,802	44,051	44,292	44,528	**4,352**

A3   Projections for North Devon Local Planning Authority

HOUSEHOLDS

A3.1   The following table provides household projections by age band for 5
       year periods from 2011-2031.

**Table A3.1: 2014-based CLG Subnational Household Projections, household
projections by age band, North Devon Local Planning Authority, 2011-2031**

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change
15-24	-99	-53	56	72	**-24**	**-2.2**
25-34	-5	62	-264	-326	**-533**	**-13.9**
35-44	-606	47	397	223	**61**	**1.0**
45-54	317	-590	-591	82	**-782**	**-10.8**
55-59	376	352	-85	-557	**86**	**2.6**
60-64	-658	404	369	-37	**78**	**1.9**
65-74	959	-386	-295	747	**1,025**	**15.5**
75-84	328	907	1,132	49	**2,416**	**49.9**
85+	204	309	463	936	**1,912**	**92.2**
Total	**816**	**1,052**	**1,182**	**1,189**	**4,239**	**10.9**

Key findings

- The projections identify large growth in households aged 65+ and
  declines in the 25-34 and 45-54 age bands.

HOUSING

Table A3.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, North Devon Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	627	613	599	591	578	568	553	541	531	529	527
25-34	1,634	1,621	1,619	1,613	1,610	1,607	1,612	1,615	1,617	1,608	1,586
35-44	1,673	1,621	1,589	1,558	1,544	1,518	1,501	1,488	1,489	1,498	1,522
45-54	2,924	2,916	2,892	2,901	2,878	2,854	2,810	2,738	2,642	2,544	2,445
55-59	2,066	2,055	2,064	2,079	2,096	2,156	2,150	2,170	2,203	2,216	2,205
60-64	3,259	3,023	2,844	2,789	2,777	2,722	2,784	2,837	2,871	2,925	3,029
65-74	5,800	6,133	6,339	6,478	6,539	6,640	6,627	6,549	6,471	6,380	6,297
75-84	4,312	4,365	4,392	4,481	4,534	4,579	4,679	4,860	5,072	5,248	5,359
85+	1,828	1,855	1,904	1,919	1,940	1,981	2,040	2,072	2,084	2,139	2,221
Total	**24,123**	**24,201**	**24,241**	**24,409**	**24,496**	**24,626**	**24,755**	**24,869**	**24,981**	**25,087**	**25,191**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	525	528	530	535	545	557	567	574	581	586	**-41**
25-34	1,576	1,539	1,510	1,475	1,440	1,404	1,372	1,346	1,331	1,319	**-315**
35-44	1,535	1,573	1,593	1,613	1,634	1,664	1,695	1,728	1,753	1,769	**96**
45-54	2,337	2,258	2,191	2,149	2,097	2,060	2,039	2,036	2,046	2,070	**-854**
55-59	2,206	2,158	2,111	2,055	2,018	1,950	1,895	1,813	1,739	1,644	**-422**
60-64	3,055	3,121	3,207	3,272	3,305	3,357	3,338	3,317	3,283	3,270	**11**
65-74	6,096	5,992	5,946	5,979	6,033	6,126	6,255	6,397	6,537	6,686	**886**
75-84	5,692	5,936	6,104	6,205	6,328	6,362	6,355	6,356	6,352	6,347	**2,035**
85+	2,295	2,365	2,442	2,522	2,585	2,700	2,856	3,025	3,195	3,338	**1,510**
Total	**25,317**	**25,471**	**25,635**	**25,804**	**25,986**	**26,180**	**26,371**	**26,592**	**26,817**	**27,029**	**2,906**

Table A3.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, North Devon Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	366	359	350	342	333	326	316	310	305	305	306
25-34	1,106	1,116	1,130	1,135	1,140	1,147	1,163	1,183	1,204	1,217	1,221
35-44	1,550	1,514	1,491	1,460	1,446	1,420	1,407	1,405	1,415	1,435	1,470
45-54	2,794	2,845	2,871	2,918	2,930	2,942	2,940	2,911	2,856	2,799	2,735
55-59	1,103	1,136	1,177	1,220	1,266	1,340	1,374	1,428	1,494	1,546	1,584
60-64	783	728	688	679	676	666	683	700	711	728	758
65-74	791	835	859	876	881	892	887	873	860	846	833
75-84	523	535	543	559	572	581	600	628	661	689	710
85+	245	254	265	274	283	296	310	322	331	346	366
Total	9,261	9,320	9,376	9,462	9,527	9,609	9,679	9,760	9,837	9,912	9,983

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	310	312	314	318	326	332	336	339	339	339	**-27**
25-34	1,238	1,225	1,220	1,206	1,192	1,173	1,155	1,136	1,123	1,116	**10**
35-44	1,497	1,540	1,569	1,592	1,618	1,648	1,671	1,693	1,700	1,701	**151**
45-54	2,661	2,609	2,568	2,549	2,515	2,495	2,484	2,490	2,504	2,539	**-255**
55-59	1,630	1,638	1,645	1,643	1,654	1,634	1,622	1,584	1,548	1,489	**386**
60-64	768	788	814	833	844	860	858	854	847	845	**62**
65-74	805	789	781	785	789	800	813	829	843	859	**68**
75-84	760	799	827	848	870	881	886	892	896	901	**378**
85+	385	403	424	446	465	493	530	571	612	648	**403**
Total	10,054	10,105	10,161	10,220	10,272	10,317	10,355	10,387	10,413	10,439	1,178

Table A3.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, North Devon Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	118	119	119	120	119	119	119	119	120	122	124
25-34	1,096	1,097	1,100	1,090	1,084	1,078	1,082	1,089	1,095	1,097	1,087
35-44	2,708	2,630	2,572	2,497	2,449	2,386	2,345	2,323	2,323	2,339	2,379
45-54	1,526	1,593	1,641	1,695	1,730	1,765	1,793	1,807	1,805	1,801	1,790
55-59	137	146	156	163	173	187	195	207	223	234	246
60-64	49	46	44	43	42	42	42	44	45	46	48
65-74	36	41	46	49	52	55	59	62	64	67	70
75-84	4	4	4	4	4	4	4	5	5	5	5
85+	2	2	2	2	2	2	2	2	2	2	2
Total	5,675	5,677	5,683	5,661	5,654	5,637	5,641	5,657	5,681	5,714	5,751

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	127	131	134	138	143	149	152	155	157	159	**41**
25-34	1,090	1,067	1,049	1,024	998	969	942	911	888	868	**-228**
35-44	2,406	2,454	2,482	2,497	2,516	2,537	2,551	2,556	2,542	2,519	**-189**
45-54	1,773	1,763	1,759	1,768	1,767	1,769	1,779	1,795	1,814	1,851	**325**
55-59	260	264	270	274	279	279	280	273	268	260	**123**
60-64	50	51	52	53	54	55	55	54	53	52	**3**
65-74	71	73	76	80	84	88	92	98	102	106	**70**
75-84	5	5	6	6	6	6	6	5	5	5	**1**
85+	1	1	1	1	1	1	1	1	1	1	**-1**
Total	5,783	5,808	5,829	5,841	5,849	5,855	5,858	5,848	5,830	5,822	**147**

Table A3.5: 2014-based CLG Subnational Household Projections, housing projections by age band, North Devon Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	1,110	1,091	1,067	1,053	1,031	1,012	988	969	956	957	958
25-34	3,836	3,833	3,848	3,837	3,834	3,832	3,857	3,887	3,915	3,922	3,894
35-44	5,930	5,764	5,652	5,515	5,438	5,324	5,253	5,216	5,227	5,272	5,371
45-54	7,245	7,354	7,404	7,513	7,537	7,561	7,542	7,456	7,304	7,145	6,970
55-59	3,306	3,337	3,397	3,462	3,535	3,683	3,719	3,805	3,920	3,996	4,035
60-64	4,090	3,796	3,576	3,511	3,494	3,430	3,510	3,581	3,626	3,699	3,835
65-74	6,627	7,009	7,244	7,402	7,472	7,587	7,572	7,484	7,396	7,292	7,200
75-84	4,839	4,904	4,940	5,044	5,110	5,164	5,283	5,493	5,738	5,942	6,073
85+	2,075	2,111	2,171	2,195	2,224	2,279	2,352	2,396	2,417	2,487	2,588
Total	**39,059**	**39,198**	**39,299**	**39,533**	**39,676**	**39,872**	**40,075**	**40,286**	**40,498**	**40,712**	**40,924**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	962	971	978	991	1,014	1,038	1,055	1,067	1,077	1,085	**-25**
25-34	3,903	3,830	3,779	3,704	3,630	3,547	3,469	3,392	3,341	3,304	**-532**
35-44	5,438	5,567	5,645	5,702	5,768	5,850	5,917	5,976	5,996	5,990	**60**
45-54	6,771	6,630	6,518	6,466	6,380	6,324	6,302	6,320	6,364	6,460	**-785**
55-59	4,096	4,061	4,026	3,972	3,951	3,864	3,796	3,670	3,555	3,393	**87**
60-64	3,872	3,960	4,074	4,159	4,204	4,273	4,251	4,225	4,183	4,168	**78**
65-74	6,972	6,854	6,802	6,843	6,906	7,014	7,160	7,325	7,482	7,651	**1,024**
75-84	6,457	6,740	6,938	7,058	7,204	7,249	7,247	7,254	7,254	7,253	**2,414**
85+	2,681	2,770	2,867	2,969	3,051	3,194	3,387	3,597	3,808	3,987	**1,912**
Total	**41,154**	**41,384**	**41,626**	**41,865**	**42,107**	**42,352**	**42,584**	**42,826**	**43,061**	**43,290**	**4,231**

A4 Projections for Torridge District Council and Local Planning Authority

HOUSEHOLDS

A4.1 The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A4.1: 2014-based CLG Subnational Household Projections, household projections by age band, Torridge District Council and Local Planning Authority, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-16	-12	64	78	**114**	**18.4**
25-34	211	163	-154	-202	**18**	**0.8**
35-44	-320	170	445	269	**564**	**14.0**
45-54	278	-387	-328	83	**-354**	**-6.9**
55-59	265	316	-69	-411	**101**	**3.9**
60-64	-456	241	302	-58	**29**	**0.9**
65-74	1,074	65	-115	758	**1,782**	**33.7**
75-84	341	839	1,088	252	**2,520**	**71.9**
85+	112	250	358	709	**1,429**	**104.6**
Total	**1,489**	**1,645**	**1,591**	**1,478**	**6,203**	**22.1**

Key findings

- The projections identify large growth in households aged 65+ but also growth in the 15-24 and 35-44 age bands. These patterns are reflected in the following tables of projections of the need for housing by bedsize.

HOUSING

Table A4.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, Torridge District Council and Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	316	322	316	311	304	300	296	293	288	286	286
25-34	1,009	1,018	1,051	1,076	1,104	1,124	1,156	1,178	1,206	1,215	1,224
35-44	1,178	1,140	1,100	1,083	1,073	1,054	1,040	1,040	1,047	1,062	1,075
45-54	2,160	2,170	2,131	2,097	2,089	2,091	2,053	1,997	1,927	1,853	1,787
55-59	1,716	1,709	1,748	1,803	1,833	1,847	1,889	1,911	1,926	1,970	2,002
60-64	2,624	2,454	2,351	2,312	2,253	2,223	2,221	2,258	2,312	2,348	2,368
65-74	4,658	4,916	5,106	5,307	5,472	5,614	5,666	5,708	5,693	5,683	5,680
75-84	3,165	3,209	3,274	3,313	3,373	3,456	3,569	3,698	3,881	4,037	4,190
85+	1,217	1,245	1,241	1,263	1,280	1,304	1,347	1,378	1,418	1,459	1,511
Total	**18,043**	**18,183**	**18,318**	**18,565**	**18,781**	**19,013**	**19,237**	**19,461**	**19,698**	**19,913**	**20,123**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	287	290	296	301	308	320	328	337	343	349	**33**
25-34	1,232	1,223	1,213	1,196	1,180	1,166	1,156	1,144	1,142	1,144	**135**
35-44	1,089	1,117	1,138	1,154	1,173	1,201	1,224	1,251	1,268	1,282	**104**
45-54	1,716	1,657	1,617	1,584	1,542	1,513	1,498	1,497	1,504	1,514	**-646**
55-59	2,013	1,987	1,955	1,921	1,911	1,868	1,831	1,775	1,714	1,636	**-80**
60-64	2,412	2,438	2,461	2,514	2,552	2,571	2,550	2,519	2,485	2,473	**-151**
65-74	5,530	5,510	5,534	5,548	5,586	5,698	5,825	5,971	6,139	6,270	**1,612**
75-84	4,487	4,679	4,856	5,006	5,134	5,200	5,255	5,277	5,302	5,334	**2,169**
85+	1,562	1,624	1,678	1,744	1,809	1,905	2,013	2,154	2,279	2,403	**1,186**
Total	**20,328**	**20,525**	**20,748**	**20,968**	**21,195**	**21,442**	**21,680**	**21,925**	**22,176**	**22,405**	**4,362**

Table A4.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, Torridge District Council and Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	235	244	242	240	235	232	231	230	228	228	230
25-34	579	594	615	629	642	650	668	681	696	703	710
35-44	1,042	1,039	1,020	1,016	1,014	1,004	1,004	1,015	1,038	1,068	1,099
45-54	1,985	2,057	2,067	2,071	2,096	2,134	2,136	2,116	2,081	2,043	2,012
55-59	758	767	795	828	849	865	894	915	933	965	993
60-64	631	599	581	579	569	568	574	591	611	629	642
65-74	606	638	659	683	701	715	719	721	716	713	710
75-84	336	345	356	364	374	388	403	423	448	470	493
85+	148	154	156	161	166	172	181	188	196	205	215
Total	6,320	6,437	6,491	6,571	6,646	6,728	6,810	6,880	6,947	7,024	7,104

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	235	240	246	252	260	269	274	280	284	286	51
25-34	716	711	703	690	680	666	653	639	629	622	43
35-44	1,133	1,178	1,215	1,247	1,279	1,314	1,342	1,369	1,383	1,396	354
45-54	1,975	1,945	1,931	1,924	1,903	1,887	1,886	1,896	1,915	1,937	-48
55-59	1,011	1,010	1,004	997	1,001	988	974	949	921	884	126
60-64	662	677	691	714	733	745	746	743	738	740	109
65-74	689	684	684	684	686	697	708	724	740	753	147
75-84	533	561	589	612	634	647	660	669	677	687	351
85+	225	238	249	262	275	294	315	341	365	390	242
Total	7,179	7,244	7,312	7,382	7,451	7,507	7,558	7,610	7,652	7,695	1,375

Table A4.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, Torridge District Council and Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	68	73	73	74	73	73	72	73	73	74	76
25-34	648	658	671	675	676	673	679	681	685	681	676
35-44	1,809	1,790	1,738	1,712	1,688	1,651	1,632	1,632	1,648	1,678	1,706
45-54	986	1,055	1,085	1,111	1,144	1,185	1,208	1,220	1,222	1,222	1,225
55-59	101	106	112	119	123	127	134	139	144	151	159
60-64	55	55	57	58	60	62	65	70	75	81	85
65-74	27	30	32	34	35	36	38	39	39	41	41
75-84	2	2	2	2	2	2	2	2	3	3	3
85+	1	1	1	1	1	1	1	1	1	1	1
Total	3,697	3,770	3,771	3,786	3,802	3,810	3,831	3,857	3,890	3,932	3,972

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	77	80	83	85	88	92	94	97	98	99	**31**
25-34	672	656	638	617	596	572	551	526	507	490	**-158**
35-44	1,740	1,790	1,824	1,848	1,873	1,901	1,916	1,929	1,922	1,915	**106**
45-54	1,225	1,225	1,235	1,247	1,250	1,253	1,264	1,280	1,303	1,328	**342**
55-59	165	167	168	169	173	172	170	165	161	155	**54**
60-64	91	96	101	108	114	119	121	122	123	126	**71**
65-74	41	41	43	43	44	46	47	48	49	50	**23**
75-84	3	3	3	3	3	3	3	3	3	3	**1**
85+	1	1	1	1	1	1	1	2	2	2	**1**
Total	4,015	4,059	4,096	4,121	4,142	4,159	4,167	4,172	4,168	4,168	**471**

Table A4.5: 2014-based CLG Subnational Household Projections, housing projections by age band, Torridge District Council and Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	619	639	631	625	612	605	599	596	589	588	592
25-34	2,236	2,270	2,337	2,380	2,422	2,447	2,503	2,540	2,587	2,599	2,610
35-44	4,029	3,969	3,858	3,811	3,775	3,709	3,676	3,687	3,733	3,808	3,880
45-54	5,131	5,282	5,283	5,279	5,329	5,410	5,397	5,333	5,230	5,118	5,024
55-59	2,575	2,582	2,655	2,750	2,805	2,839	2,917	2,965	3,003	3,086	3,154
60-64	3,310	3,108	2,989	2,949	2,882	2,853	2,860	2,919	2,998	3,058	3,095
65-74	5,291	5,584	5,797	6,024	6,208	6,365	6,423	6,468	6,448	6,437	6,431
75-84	3,503	3,556	3,632	3,679	3,749	3,846	3,974	4,123	4,332	4,510	4,686
85+	1,366	1,400	1,398	1,425	1,447	1,477	1,529	1,567	1,615	1,665	1,727
Total	28,060	28,390	28,580	28,922	29,229	29,551	29,878	30,198	30,535	30,869	31,199

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	599	610	625	638	656	681	696	714	725	734	115
25-34	2,620	2,590	2,554	2,503	2,456	2,404	2,360	2,309	2,278	2,256	20
35-44	3,962	4,085	4,177	4,249	4,325	4,416	4,482	4,549	4,573	4,593	564
45-54	4,916	4,827	4,783	4,755	4,695	4,653	4,648	4,673	4,722	4,779	-352
55-59	3,189	3,164	3,127	3,087	3,085	3,028	2,975	2,889	2,796	2,675	100
60-64	3,165	3,211	3,253	3,336	3,399	3,435	3,417	3,384	3,346	3,339	29
65-74	6,260	6,235	6,261	6,275	6,316	6,441	6,580	6,743	6,928	7,073	1,782
75-84	5,023	5,243	5,448	5,621	5,771	5,850	5,918	5,949	5,982	6,024	2,521
85+	1,788	1,863	1,928	2,007	2,085	2,200	2,329	2,497	2,646	2,795	1,429
Total	31,522	31,828	32,156	32,471	32,788	33,108	33,405	33,707	33,996	34,268	6,208

A5 Projections for West Somerset Council

HOUSEHOLDS

A5.1 The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A5.1: 2014-based CLG Subnational Household Projections, household projections by age band, West Somerset Council, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-31	-21	15	19	**-18**	**-6.2**
25-34	4	-38	-77	-81	**-192**	**-19.5**
35-44	-287	58	118	-2	**-113**	**-6.7**
45-54	-54	-361	-246	51	**-610**	**-23.3**
55-59	40	122	-107	-234	**-179**	**-12.4**
60-64	-230	22	110	-112	**-210**	**-11.7**
65-74	485	-16	-147	288	**610**	**18.7**
75-84	88	356	528	90	**1,062**	**44.0**
85+	78	157	202	431	**868**	**79.2**
Total	**93**	**279**	**396**	**450**	**1,218**	**7.8**

Key findings

- The projections identify large growth in households aged 60+ and declines in the 25-34 and 45-54 age bands. These patterns are reflected in the following tables of projections of the need for housing by bedsize.

HOUSING

Table A5.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, West Somerset Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	134	130	127	125	122	121	118	117	114	112	114
25-34	404	414	422	413	418	421	423	421	422	422	421
35-44	520	495	461	443	425	413	406	404	404	411	417
45-54	1,154	1,132	1,118	1,090	1,061	1,039	1,006	973	924	867	827
55-59	1,002	973	971	955	978	987	1,005	1,008	1,021	1,026	1,025
60-64	1,466	1,378	1,300	1,328	1,273	1,249	1,214	1,216	1,202	1,226	1,238
65-74	2,915	3,062	3,156	3,179	3,296	3,346	3,403	3,375	3,392	3,362	3,330
75-84	2,216	2,243	2,246	2,309	2,266	2,283	2,307	2,405	2,459	2,522	2,594
85+	991	991	1,005	1,021	1,030	1,056	1,087	1,096	1,122	1,151	1,189
Total	**10,802**	**10,818**	**10,806**	**10,863**	**10,869**	**10,915**	**10,969**	**11,015**	**11,060**	**11,099**	**11,155**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	113	114	116	118	121	125	128	131	133	135	**1**
25-34	417	415	415	409	403	398	395	391	389	391	**-13**
35-44	424	431	431	436	437	440	442	443	446	445	**-75**
45-54	789	752	724	701	682	668	663	660	669	674	**-480**
55-59	1,009	997	968	937	919	900	871	836	794	754	**-248**
60-64	1,257	1,263	1,280	1,290	1,293	1,280	1,269	1,239	1,206	1,184	**-282**
65-74	3,228	3,169	3,173	3,176	3,199	3,227	3,275	3,325	3,405	3,459	**544**
75-84	2,751	2,868	2,908	3,007	3,059	3,115	3,109	3,140	3,134	3,127	**911**
85+	1,219	1,255	1,309	1,322	1,363	1,411	1,499	1,570	1,651	1,736	**745**
Total	**11,207**	**11,264**	**11,324**	**11,396**	**11,476**	**11,564**	**11,651**	**11,735**	**11,827**	**11,905**	**1,103**

Table A5.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, West Somerset Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	121	119	113	112	107	104	100	97	95	92	92
25-34	285	293	295	288	290	289	288	282	282	282	279
35-44	415	405	381	372	362	353	350	350	356	366	375
45-54	936	942	945	944	935	929	913	897	869	830	804
55-59	387	387	396	401	421	434	452	465	483	496	508
60-64	302	292	280	293	287	288	285	290	294	306	315
65-74	336	353	362	365	379	384	390	385	386	383	380
75-84	196	201	205	213	212	217	222	235	243	252	262
85+	105	106	109	112	114	118	123	125	130	135	141
Total	**3,083**	**3,098**	**3,086**	**3,100**	**3,107**	**3,116**	**3,123**	**3,126**	**3,138**	**3,142**	**3,156**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	90	91	91	92	93	94	94	96	95	94	**-27**
25-34	275	272	269	264	258	251	245	238	232	230	**-55**
35-44	386	396	402	408	412	415	416	418	417	415	**0**
45-54	780	756	742	727	716	709	710	711	722	732	**-204**
55-59	510	516	511	505	505	504	496	483	464	448	**61**
60-64	327	335	347	356	364	366	369	366	362	360	**58**
65-74	367	360	359	360	361	364	368	373	380	386	**50**
75-84	281	296	303	316	325	334	336	342	345	346	**150**
85+	146	152	160	163	171	179	191	202	214	228	123
Total	**3,162**	**3,174**	**3,184**	**3,191**	**3,205**	**3,216**	**3,225**	**3,229**	**3,231**	**3,239**	**156**

Table A5.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, West Somerset Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	37	37	35	37	36	35	35	35	35	35	36
25-34	296	301	298	289	286	280	273	264	261	256	250
35-44	756	736	690	677	656	638	629	631	638	657	672
45-54	532	553	566	585	592	601	601	602	598	583	577
55-59	56	57	58	60	62	64	67	69	71	74	76
60-64	23	23	23	24	24	25	25	25	26	28	29
65-74	12	13	15	15	16	17	18	18	20	21	21
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	1,712	1,720	1,685	1,687	1,672	1,660	1,648	1,644	1,649	1,654	1,661

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	36	37	38	39	41	42	43	44	45	45	**8**
25-34	242	236	231	222	213	203	195	186	177	172	**-124**
35-44	691	709	716	725	731	734	731	730	724	718	**-38**
45-54	572	565	564	563	563	565	572	581	594	607	**75**
55-59	76	77	78	77	76	75	74	72	69	66	**10**
60-64	31	32	34	35	36	36	37	37	37	37	**14**
65-74	22	22	23	23	24	25	26	27	28	29	**17**
75-84	0	0	0	0	0	0	0	0	0	0	**0**
85+	0	0	0	0	0	0	0	0	0	0	**0**
Total	1,670	1,678	1,684	1,684	1,684	1,680	1,678	1,677	1,674	1,674	**-38**

Table A5.5: 2014-based CLG Subnational Household Projections, housing projections by age band, West Somerset Council, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	292	286	275	274	265	260	253	249	244	239	242
25-34	985	1,008	1,015	990	994	990	984	967	965	960	950
35-44	1,691	1,636	1,532	1,492	1,443	1,404	1,385	1,385	1,398	1,434	1,464
45-54	2,622	2,627	2,629	2,619	2,588	2,569	2,520	2,472	2,391	2,280	2,208
55-59	1,445	1,417	1,425	1,416	1,461	1,485	1,524	1,542	1,575	1,596	1,609
60-64	1,791	1,693	1,603	1,645	1,584	1,562	1,524	1,531	1,522	1,560	1,582
65-74	3,263	3,428	3,533	3,559	3,691	3,747	3,811	3,778	3,798	3,766	3,731
75-84	2,412	2,444	2,451	2,522	2,478	2,500	2,529	2,640	2,702	2,774	2,856
85+	1,096	1,097	1,114	1,133	1,144	1,174	1,210	1,221	1,252	1,286	1,330
Total	15,597	15,636	15,577	15,650	15,648	15,691	15,740	15,785	15,847	15,895	15,972

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	239	242	245	249	255	261	265	271	273	274	**-18**
25-34	934	923	915	895	874	852	835	815	798	793	**-192**
35-44	1,501	1,536	1,549	1,569	1,580	1,589	1,589	1,591	1,587	1,578	**-113**
45-54	2,141	2,073	2,030	1,991	1,961	1,942	1,945	1,952	1,985	2,013	**-609**
55-59	1,595	1,590	1,557	1,519	1,500	1,479	1,441	1,391	1,327	1,268	**-177**
60-64	1,615	1,630	1,661	1,681	1,693	1,682	1,675	1,642	1,605	1,581	**-210**
65-74	3,617	3,551	3,555	3,559	3,584	3,616	3,669	3,725	3,813	3,874	**611**
75-84	3,032	3,164	3,211	3,323	3,384	3,449	3,445	3,482	3,479	3,473	**1,061**
85+	1,365	1,407	1,469	1,485	1,534	1,590	1,690	1,772	1,865	1,964	**868**
Total	16,039	16,116	16,192	16,271	16,365	16,460	16,554	16,641	16,732	16,818	**1,221**

A6 Projections for West Somerset Local Planning Authority

HOUSEHOLDS

A6.1 The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A6.1: 2014-based CLG Subnational Household Projections, household projections by age band, West Somerset Local Planning Authority, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-24	-16	11	15	-14	**-6.2**
25-34	3	-29	-59	-62	-147	**-19.5**
35-44	-219	44	90	-2	-87	**-6.7**
45-54	-41	-276	-188	39	-466	**-23.3**
55-59	31	93	-82	-179	-137	**-12.4**
60-64	-176	17	84	-86	-161	**-11.7**
65-74	371	-12	-112	220	467	**18.7**
75-84	67	272	403	69	811	**44.0**
85+	60	120	154	329	663	**79.2**
Total	**72**	**213**	**301**	**343**	**929**	**7.8**

Key findings

- The projections identify large growth in households aged 60+ and declines in the 25-34 and 45-54 age bands. These patterns are reflected in the following tables of projections of the need for housing by bedsize.

HOUSING

Table A6.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, West Somerset Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	102	99	97	96	93	92	90	89	87	86	87
25-34	309	316	322	316	319	322	323	322	322	322	322
35-44	397	378	352	338	325	316	310	309	309	314	319
45-54	882	865	854	833	811	794	769	743	706	662	632
55-59	766	743	742	730	747	754	768	770	780	784	783
60-64	1,120	1,053	993	1,015	973	954	928	929	918	937	946
65-74	2,227	2,340	2,411	2,429	2,518	2,557	2,600	2,579	2,592	2,569	2,544
75-84	1,693	1,714	1,716	1,764	1,731	1,744	1,763	1,838	1,879	1,927	1,982
85+	757	757	768	780	787	807	831	837	857	879	909
Total	**8,254**	**8,266**	**8,257**	**8,300**	**8,305**	**8,340**	**8,381**	**8,417**	**8,451**	**8,481**	**8,524**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	86	87	89	90	92	96	98	100	102	103	**1**
25-34	319	317	317	313	308	304	302	299	297	299	**-10**
35-44	324	329	329	333	334	336	338	338	341	340	**-57**
45-54	603	575	553	536	521	510	507	504	511	515	**-367**
55-59	771	762	740	716	702	688	666	639	607	576	**-189**
60-64	960	965	978	986	988	978	970	947	922	905	**-215**
65-74	2,467	2,421	2,424	2,427	2,444	2,466	2,502	2,541	2,602	2,643	**416**
75-84	2,102	2,191	2,222	2,298	2,337	2,380	2,376	2,399	2,395	2,389	**696**
85+	931	959	1,000	1,010	1,041	1,078	1,145	1,200	1,262	1,326	**569**
Total	**8,563**	**8,607**	**8,653**	**8,708**	**8,769**	**8,836**	**8,903**	**8,967**	**9,037**	**9,097**	843

Table A6.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, West Somerset Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	92	91	86	86	82	79	76	74	73	70	70
25-34	218	224	225	220	222	221	220	215	215	215	213
35-44	317	309	291	284	277	270	267	267	272	280	287
45-54	715	720	722	721	714	710	698	685	664	634	614
55-59	296	296	303	306	322	332	345	355	369	379	388
60-64	231	223	214	224	219	220	218	222	225	234	241
65-74	257	270	277	279	290	293	298	294	295	293	290
75-84	150	154	157	163	162	166	170	180	186	193	200
85+	80	81	83	86	87	90	94	96	99	103	108
Total	2,356	2,367	2,358	2,369	2,374	2,381	2,386	2,389	2,398	2,401	2,411

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	69	70	70	70	71	72	72	73	73	72	-21
25-34	210	208	206	202	197	192	187	182	177	176	-42
35-44	295	303	307	312	315	317	318	319	319	317	0
45-54	596	578	567	556	547	542	543	543	552	559	-156
55-59	390	394	390	386	386	385	379	369	355	342	47
60-64	250	256	265	272	278	280	282	280	277	275	44
65-74	280	275	274	275	276	278	281	285	290	295	38
75-84	215	226	232	241	248	255	257	261	264	264	115
85+	112	116	122	125	131	137	146	154	164	174	94
Total	2,416	2,425	2,433	2,438	2,449	2,457	2,464	2,467	2,469	2,475	119

Table A6.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, West Somerset Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	28	28	27	28	28	27	27	27	27	27	28
25-34	226	230	228	221	219	214	209	202	199	196	191
35-44	578	562	527	517	501	487	481	482	487	502	513
45-54	407	423	432	447	452	459	459	460	457	445	441
55-59	43	44	44	46	47	49	51	53	54	57	58
60-64	18	18	18	18	18	19	19	19	20	21	22
65-74	9	10	11	11	12	13	14	14	15	16	16
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	1,308	1,314	1,288	1,289	1,278	1,268	1,259	1,256	1,260	1,264	1,269

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	28	28	29	30	31	32	33	34	34	34	6
25-34	185	180	177	170	163	155	149	142	135	131	-95
35-44	528	542	547	554	559	561	559	558	553	549	-29
45-54	437	432	431	430	430	432	437	444	454	464	57
55-59	58	59	60	59	58	57	57	55	53	50	8
60-64	24	24	26	27	28	28	28	28	28	28	11
65-74	17	17	18	18	18	19	20	21	21	22	13
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	1,276	1,282	1,287	1,287	1,287	1,284	1,282	1,281	1,279	1,279	-29

Table A6.5: 2014-based CLG Subnational Household Projections, housing projections by age band, West Somerset Local Planning Authority, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	223	219	210	209	202	199	193	190	186	183	185
25-34	753	770	776	756	760	756	752	739	737	734	726
35-44	1,292	1,250	1,171	1,140	1,103	1,073	1,058	1,058	1,068	1,096	1,119
45-54	2,003	2,007	2,009	2,001	1,977	1,963	1,926	1,889	1,827	1,742	1,687
55-59	1,104	1,083	1,089	1,082	1,116	1,135	1,164	1,178	1,203	1,220	1,229
60-64	1,369	1,294	1,225	1,257	1,210	1,194	1,164	1,170	1,163	1,192	1,209
65-74	2,493	2,619	2,700	2,719	2,820	2,863	2,912	2,887	2,902	2,878	2,851
75-84	1,843	1,867	1,873	1,927	1,893	1,910	1,932	2,017	2,065	2,120	2,182
85+	837	838	851	866	874	897	925	933	957	983	1,016
Total	11,918	11,947	11,902	11,958	11,957	11,989	12,027	12,061	12,109	12,145	12,204

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	183	185	187	190	195	199	202	207	209	209	**-14**
25-34	714	705	699	684	668	651	638	623	610	606	**-147**
35-44	1,147	1,174	1,184	1,199	1,207	1,214	1,214	1,216	1,213	1,206	**-86**
45-54	1,636	1,584	1,551	1,521	1,498	1,484	1,486	1,492	1,517	1,538	**-465**
55-59	1,219	1,215	1,190	1,161	1,146	1,130	1,101	1,063	1,014	969	**-135**
60-64	1,234	1,245	1,269	1,284	1,294	1,285	1,280	1,255	1,226	1,208	**-160**
65-74	2,764	2,713	2,716	2,719	2,739	2,763	2,803	2,846	2,914	2,960	**467**
75-84	2,317	2,418	2,454	2,539	2,586	2,635	2,632	2,661	2,658	2,654	**811**
85+	1,043	1,075	1,122	1,135	1,172	1,215	1,291	1,354	1,425	1,501	**663**
Total	12,255	12,314	12,372	12,433	12,504	12,577	12,649	12,715	12,785	12,851	**933***

Please note: variation of 1 (934) when compared with Table 3.5 due to rounding effect.

A7   Projections for Exmoor National Park in North Devon

HOUSEHOLDS

A7.1   The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A7.1: 2014-based CLG Subnational Household Projections, household projections by age band, Exmoor National Park in North Devon, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-3	-2	2	2	-1	**-2.2**
25-34	0	2	-8	-9	-15	**-13.9**
35-44	-17	1	11	6	1	**1.0**
45-54	9	-17	-17	2	-23	**-10.8**
55-59	11	10	-2	-16	3	**2.6**
60-64	-19	12	11	-1	3	**1.9**
65-74	27	-11	-8	21	29	**15.5**
75-84	9	26	32	1	68	**49.9**
85+	6	9	13	27	55	**92.2**
Total	**23**	**30**	**34**	**33**	**120**	**10.9**

Key findings

- The projections identify numerically large growth in households aged 60+ and declines in the 25-34 and 45-54 age bands. These patterns are reflected in the following tables of projections of the need for housing by bedsize.

HOUSING

Table A7.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, Exmoor National Park in North Devon, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	18	18	17	17	17	16	16	15	15	15	15
25-34	47	46	46	46	46	46	46	46	46	46	45
35-44	48	46	45	45	44	43	43	43	43	43	44
45-54	84	83	83	83	82	82	80	78	76	73	70
55-59	59	59	59	59	60	62	61	62	63	63	63
60-64	93	86	81	80	79	78	80	81	82	84	87
65-74	166	175	181	185	187	190	189	187	185	182	180
75-84	123	125	126	128	130	131	134	139	145	150	153
85+	52	53	54	55	55	57	58	59	60	61	63
Total	690	692	693	698	700	704	708	711	714	717	720

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	15	15	15	15	16	16	16	16	17	17	-1
25-34	45	44	43	42	41	40	39	38	38	38	-9
35-44	44	45	46	46	47	48	48	49	50	51	3
45-54	67	65	63	61	60	59	58	58	58	59	-25
55-59	63	62	60	59	58	56	54	52	50	47	-12
60-64	87	89	92	94	95	96	95	95	94	94	1
65-74	174	171	170	171	172	175	179	183	187	191	25
75-84	163	170	175	177	181	182	182	182	182	181	58
85+	66	68	70	72	74	77	82	87	91	95	43
Total	724	728	733	738	743	749	754	760	767	773	83

Table A7.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, Exmoor National Park in North Devon, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	10	10	10	10	10	9	9	9	9	9	9
25-34	32	32	32	32	33	33	33	34	34	35	35
35-44	44	43	43	42	41	41	40	40	40	41	42
45-54	80	81	82	83	84	84	84	83	82	80	78
55-59	32	32	34	35	36	38	39	41	43	44	45
60-64	22	21	20	19	19	19	20	20	20	21	22
65-74	23	24	25	25	25	25	25	25	25	24	24
75-84	15	15	16	16	16	17	17	18	19	20	20
85+	7	7	8	8	8	8	9	9	9	10	10
Total	**265**	**267**	**268**	**271**	**272**	**275**	**277**	**279**	**281**	**283**	**285**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	9	9	9	9	9	10	10	10	10	10	**0**
25-34	35	35	35	34	34	34	33	32	32	32	**0**
35-44	43	44	45	46	46	47	48	48	49	49	**5**
45-54	76	75	73	73	72	71	71	71	72	73	**-7**
55-59	47	47	47	47	47	47	46	45	44	43	**11**
60-64	22	23	23	24	24	25	25	24	24	24	**2**
65-74	23	23	22	22	23	23	23	24	24	25	**2**
75-84	22	23	24	24	25	25	25	26	26	26	**11**
85+	11	12	12	13	13	14	15	16	18	19	**12**
Total	**288**	**289**	**291**	**292**	**294**	**295**	**296**	**297**	**298**	**299**	**34**

Table A7.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, Exmoor National Park in North Devon, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	3	3	3	3	3	3	3	3	3	4	4
25-34	31	31	31	31	31	31	31	31	31	31	31
35-44	77	75	74	71	70	68	67	66	66	67	68
45-54	44	46	47	48	49	50	51	52	52	52	51
55-59	4	4	4	5	5	5	6	6	6	7	7
60-64	1	1	1	1	1	1	1	1	1	1	1
65-74	1	1	1	1	2	2	2	2	2	2	2
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	162	162	162	162	162	161	161	162	162	163	164

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	4	4	4	4	4	4	4	4	4	5	2
25-34	31	30	30	29	29	28	27	26	25	25	-6
35-44	69	70	71	71	72	73	73	73	73	72	-5
45-54	51	50	50	51	51	51	51	51	52	53	9
55-59	7	8	8	8	8	8	8	8	8	7	3
60-64	1	1	2	2	2	2	2	2	2	2	1
65-74	2	2	2	2	2	3	3	3	3	3	2
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	165	166	167	167	167	167	168	167	167	166	4

Table A7.5: 2014-based CLG Subnational Household Projections, housing projections by age band, Exmoor National Park in North Devon, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	32	31	31	30	29	29	28	28	27	27	27
25-34	110	110	110	110	110	110	110	111	112	112	111
35-44	170	165	162	158	156	152	150	149	149	151	154
45-54	207	210	212	215	216	216	216	213	209	204	199
55-59	95	95	97	99	101	105	106	109	112	114	115
60-64	117	109	102	100	100	98	100	102	104	106	110
65-74	190	200	207	212	214	217	217	214	211	209	206
75-84	138	140	141	144	146	148	151	157	164	170	174
85+	59	60	62	63	64	65	67	68	69	71	74
Total	**1,117**	**1,121**	**1,124**	**1,130**	**1,135**	**1,140**	**1,146**	**1,152**	**1,158**	**1,164**	**1,170**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	28	28	28	28	29	30	30	31	31	31	**-1**
25-34	112	110	108	106	104	101	99	97	96	94	**-16**
35-44	156	159	161	163	165	167	169	171	171	171	**1**
45-54	194	190	186	185	182	181	180	181	182	185	**-22**
55-59	117	116	115	114	113	110	109	105	102	97	**2**
60-64	111	113	116	119	120	122	122	121	120	119	**2**
65-74	199	196	195	196	197	201	205	209	214	219	**29**
75-84	185	193	198	202	206	207	207	207	207	207	**69**
85+	77	79	82	85	87	91	97	103	109	114	**55**
Total	**1,177**	**1,183**	**1,190**	**1,197**	**1,204**	**1,211**	**1,218**	**1,225**	**1,231**	**1,238**	**121**

Please note: variation of 2 (119) when compared with Table 3.6 due to rounding effect

A8   Projections for Exmoor National Park in West Somerset

HOUSEHOLDS

A8.1   The following table provides household projections by age band for 5 year periods from 2011-2031.

Table A8.1: 2014-based CLG Subnational Household Projections, household projections by age band, Exmoor National Park in West Somerset, 2011-2031

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-7	-5	4	4	-4	**-6.2**
25-34	1	-9	-18	-19	-45	**-19.5**
35-44	-68	14	28	0	-26	**-6.7**
45-54	-13	-85	-58	12	-144	**-23.3**
55-59	9	29	-25	-55	-42	**-12.4**
60-64	-54	5	26	-26	-49	**-11.7**
65-74	114	-4	-35	68	143	**18.7**
75-84	21	84	125	21	251	**44.0**
85+	18	37	48	102	205	**79.2**
Total	**21**	**66**	**95**	**107**	**289**	**7.8**

Key findings

- The projections identify large growth in households aged 65+ and declines in all other all other age bands. These patterns are reflected in the following tables of projections of the need for housing by bedsize.

HOUSING

Table A8.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, Exmoor National Park in West Somerset, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	32	31	30	29	29	29	28	28	27	26	27
25-34	95	98	100	97	99	99	100	99	100	100	99
35-44	123	117	109	105	100	97	96	95	95	97	98
45-54	272	267	264	257	250	245	237	230	218	205	195
55-59	236	230	229	225	231	233	237	238	241	242	242
60-64	346	325	307	313	300	295	286	287	284	289	292
65-74	688	722	745	750	778	789	803	796	800	793	786
75-84	523	529	530	545	535	539	544	567	580	595	612
85+	234	234	237	241	243	249	256	259	265	272	280
Total	**2,548**	**2,552**	**2,549**	**2,563**	**2,564**	**2,575**	**2,588**	**2,598**	**2,609**	**2,618**	**2,631**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	27	27	27	28	29	29	30	31	31	32	**0**
25-34	98	98	98	96	95	94	93	92	92	92	**-3**
35-44	100	102	102	103	103	104	104	105	105	105	**-18**
45-54	186	177	171	165	161	158	156	156	158	159	**-113**
55-59	238	235	228	221	217	212	205	197	187	178	**-58**
60-64	297	298	302	304	305	302	299	292	284	279	**-67**
65-74	761	748	749	749	755	761	773	784	803	816	**128**
75-84	649	677	686	709	722	735	733	741	739	738	**215**
85+	288	296	309	312	322	333	354	370	389	410	**176**
Total	**2,644**	**2,657**	**2,671**	**2,688**	**2,707**	**2,728**	**2,748**	**2,768**	**2,790**	**2,808**	**260**

Table A8.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, Exmoor National Park in West Somerset, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	29	28	27	26	25	25	24	23	22	22	22
25-34	67	69	70	68	68	68	68	67	67	67	66
35-44	98	96	90	88	85	83	83	83	84	86	88
45-54	221	222	223	223	221	219	215	212	205	196	190
55-59	91	91	93	95	99	102	107	110	114	117	120
60-64	71	69	66	69	68	68	67	68	69	72	74
65-74	79	83	85	86	89	91	92	91	91	90	90
75-84	46	47	48	50	50	51	52	55	57	59	62
85+	25	25	26	26	27	28	29	29	31	32	33
Total	727	731	728	731	733	735	737	737	740	741	745

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	21	21	21	22	22	22	22	23	22	22	**-7**
25-34	65	64	63	62	61	59	58	56	55	54	**-13**
35-44	91	93	95	96	97	98	98	99	98	98	**0**
45-54	184	178	175	171	169	167	167	168	170	173	**-48**
55-59	120	122	121	119	119	119	117	114	109	106	**15**
60-64	77	79	82	84	86	86	87	86	85	85	**14**
65-74	87	85	85	85	85	86	87	88	90	91	**12**
75-84	66	70	71	75	77	79	79	81	81	82	**36**
85+	34	36	38	38	40	42	45	48	50	54	**29**
Total	746	749	751	753	756	759	761	762	762	764	**37**

Table A8.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, Exmoor National Park in West Somerset, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	9	9	8	9	8	8	8	8	8	8	8
25-34	70	71	70	68	67	66	64	62	62	60	59
35-44	178	174	163	160	155	151	148	149	151	155	159
45-54	125	130	134	138	140	142	142	142	141	138	136
55-59	13	13	14	14	15	15	16	16	17	17	18
60-64	5	5	5	6	6	6	6	6	6	7	7
65-74	3	3	4	4	4	4	4	4	5	5	5
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	404	406	397	398	394	392	389	388	389	390	392

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	8	9	9	9	10	10	10	10	11	11	2
25-34	57	56	54	52	50	48	46	44	42	41	-29
35-44	163	167	169	171	172	173	172	172	171	169	-9
45-54	135	133	133	133	133	133	135	137	140	143	18
55-59	18	18	18	18	18	18	17	17	16	16	3
60-64	7	8	8	8	8	8	9	9	9	9	4
65-74	5	5	5	5	6	6	6	6	7	7	4
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	394	396	397	397	397	396	396	396	395	395	-9

Table A8.5: 2014-based CLG Subnational Household Projections, housing projections by age band, Exmoor National Park in West Somerset, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	69	67	65	65	63	61	60	59	58	56	57
25-34	232	238	239	234	234	234	232	228	228	226	224
35-44	399	386	361	352	340	331	327	327	330	338	345
45-54	619	620	620	618	611	606	594	583	564	538	521
55-59	341	334	336	334	345	350	360	364	372	376	380
60-64	422	399	378	388	374	368	360	361	359	368	373
65-74	770	809	833	840	871	884	899	891	896	888	880
75-84	569	577	578	595	585	590	597	623	637	654	674
85+	259	259	263	267	270	277	285	288	295	303	314
Total	3,679	3,689	3,675	3,692	3,691	3,702	3,713	3,724	3,738	3,750	3,768

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	56	57	58	59	60	62	63	64	64	65	-4
25-34	220	218	216	211	206	201	197	192	188	187	-45
35-44	354	362	365	370	373	375	375	375	374	372	-27
45-54	505	489	479	470	463	458	459	460	468	475	-144
55-59	376	375	367	358	354	349	340	328	313	299	-42
60-64	381	385	392	397	399	397	395	387	379	373	-49
65-74	853	838	839	840	845	853	866	879	899	914	144
75-84	715	746	757	784	798	814	813	821	821	819	250
85+	322	332	347	350	362	375	399	418	440	463	204
Total	3,784	3,802	3,820	3,838	3,861	3,883	3,905	3,926	3,947	3,967	288

Please note: variation of 1 (287) when compared with Table 3.7 due to rounding effect

A9   Projections for Exmoor National Park

HOUSEHOLDS

A9.1   The following table provides household projections by age band for 5
year periods from 2011-2031.

**Table A9.1: 2014-based CLG Subnational Household Projections, household
projections by age band, Exmoor National Park, 2011-2031**

Age band	2011-16	2016-21	2021-26	2026-31	2011-31	% change 2011-31
15-24	-10	-7	6	6	-5	**-5.0**
25-34	1	-7	-26	-28	-60	**-17.8**
35-44	-85	15	39	6	-25	**-4.6**
45-54	-4	-102	-75	14	-167	**-20.1**
55-59	20	39	-27	-71	-39	**-9.2**
60-64	-73	17	37	-27	-46	**-8.7**
65-74	141	-15	-43	89	172	**18.0**
75-84	30	110	157	22	319	**45.1**
85+	24	46	61	129	260	**81.4**
Total	**44**	**96**	**129**	**140**	**409**	**8.5**

Key findings

- The projections identify large growth in households aged 65+ and
declines in all other all other age bands. These patterns are reflected in
the following tables of projections of the need for housing by bedsize.

HOUSING

Table A9.2: 2014-based CLG Subnational Household Projections, projections of the need for 1 bed housing by age band, Exmoor National Park, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	50	49	47	46	46	45	44	43	42	41	42
25-34	142	144	146	143	145	145	146	145	146	146	144
35-44	171	163	154	150	144	140	139	138	138	140	142
45-54	356	350	347	340	332	327	317	308	294	278	265
55-59	295	289	288	284	291	295	298	300	304	305	305
60-64	439	411	388	393	379	373	366	368	366	373	379
65-74	854	897	926	935	965	979	992	983	985	975	966
75-84	646	654	656	673	665	670	678	706	725	745	765
85+	286	287	291	296	298	306	314	318	325	333	343
Total	3,238	3,244	3,242	3,261	3,264	3,279	3,296	3,309	3,323	3,335	3,351

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	42	42	42	43	45	45	46	47	48	49	-1
25-34	143	142	141	138	136	134	132	130	130	130	-12
35-44	144	147	148	149	150	152	152	154	155	156	-15
45-54	253	242	234	226	221	217	214	214	216	218	-138
55-59	301	297	288	280	275	268	259	249	237	225	-70
60-64	384	387	394	398	400	398	394	387	378	373	-66
65-74	935	919	919	920	927	936	952	967	990	1,007	153
75-84	812	847	861	886	903	917	915	923	921	919	273
85+	354	364	379	384	396	410	436	457	480	505	219
Total	3,368	3,385	3,404	3,426	3,450	3,477	3,502	3,528	3,557	3,581	343

Table A9.3: 2014-based CLG Subnational Household Projections, projections of the need for 2 bed housing by age band, Exmoor National Park, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	39	38	37	36	35	34	33	32	31	31	31
25-34	99	101	102	100	101	101	101	101	101	102	101
35-44	142	139	133	130	126	124	123	123	124	127	130
45-54	301	303	305	306	305	303	299	295	287	276	268
55-59	123	123	127	130	135	140	146	151	157	161	165
60-64	93	90	86	88	87	87	87	88	89	93	96
65-74	102	107	110	111	114	116	117	116	116	114	114
75-84	61	62	64	66	66	68	69	73	76	79	82
85+	32	32	34	34	35	36	38	38	40	42	43
Total	**992**	**998**	**996**	**1,002**	**1,005**	**1,010**	**1,014**	**1,016**	**1,021**	**1,024**	**1,030**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	30	30	30	31	31	32	32	33	32	32	**-7**
25-34	100	99	98	96	95	93	91	88	87	86	**-13**
35-44	134	137	140	142	143	145	146	147	147	147	**5**
45-54	260	253	248	244	241	238	238	239	242	246	**-55**
55-59	167	169	168	166	166	166	163	159	153	149	**26**
60-64	99	102	105	108	110	111	112	110	109	109	**16**
65-74	110	108	107	107	108	109	110	112	114	116	**14**
75-84	88	93	95	99	102	104	104	107	107	108	**47**
85+	45	48	50	51	53	56	60	64	68	73	**41**
Total	**1,034**	**1,038**	**1,042**	**1,045**	**1,050**	**1,054**	**1,057**	**1,059**	**1,060**	**1,063**	**71**

Table A9.4: 2014-based CLG Subnational Household Projections, projections of the need for 3 bed or larger housing by age band, Exmoor National Park, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	12	12	11	12	11	11	11	11	11	12	12
25-34	101	102	101	99	98	97	95	93	93	91	90
35-44	255	249	237	231	225	219	215	215	217	222	227
45-54	169	176	181	186	189	192	193	194	193	190	187
55-59	17	17	18	19	20	20	22	22	23	24	25
60-64	6	6	6	7	7	7	7	7	7	8	8
65-74	4	4	5	5	6	6	6	6	7	7	7
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	566	568	559	560	556	553	550	550	551	553	556

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	12	13	13	13	14	14	14	14	15	16	4
25-34	88	86	84	81	79	76	73	70	67	66	-35
35-44	232	237	240	242	244	246	245	245	244	241	-14
45-54	186	183	183	184	184	184	186	188	192	196	27
55-59	25	26	26	26	26	26	25	25	24	23	6
60-64	8	9	10	10	10	10	11	11	11	11	5
65-74	7	7	7	7	8	9	9	9	10	10	6
75-84	0	0	0	0	0	0	0	0	0	0	0
85+	0	0	0	0	0	0	0	0	0	0	0
Total	559	562	564	564	564	563	564	563	562	561	-5

Table A9.5: 2014-based CLG Subnational Household Projections, housing projections by age band Exmoor National Park, 2011-2031

Age band	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
15-24	101	98	96	95	92	90	88	87	85	83	84
25-34	342	348	349	344	344	344	342	339	340	338	335
35-44	569	551	523	510	496	483	477	476	479	489	499
45-54	826	830	832	833	827	822	810	796	773	742	720
55-59	436	429	433	433	446	455	466	473	484	490	495
60-64	539	508	480	488	474	466	460	463	463	474	483
65-74	960	1,009	1,040	1,052	1,085	1,101	1,116	1,105	1,107	1,097	1,086
75-84	707	717	719	739	731	738	748	780	801	824	848
85+	318	319	325	330	334	342	352	356	364	374	388
Total	**4,796**	**4,810**	**4,799**	**4,822**	**4,826**	**4,842**	**4,859**	**4,876**	**4,896**	**4,914**	**4,938**

Age band	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2011-31
15-24	84	85	86	87	89	92	93	95	95	96	**-5**
25-34	332	328	324	317	310	302	296	289	284	281	**-61**
35-44	510	521	526	533	538	542	544	546	545	543	**-26**
45-54	699	679	665	655	645	639	639	641	650	660	**-166**
55-59	493	491	482	472	467	459	449	433	415	396	**-40**
60-64	492	498	508	516	519	519	517	508	499	492	**-47**
65-74	1,052	1,034	1,034	1,036	1,042	1,054	1,071	1,088	1,113	1,133	**173**
75-84	900	939	955	986	1,004	1,021	1,020	1,028	1,028	1,026	**319**
85+	399	411	429	435	449	466	496	521	549	577	**259**
Total	**4,961**	**4,985**	**5,010**	**5,035**	**5,065**	**5,094**	**5,123**	**5,151**	**5,178**	**5,205**	**409**

Please note: variation of 3 (406) when compared with Table 3.8 due to rounding effect