





Housing Projections

WBC/32
March 2012




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Population Statistics from Topic paper

(Set out in Appendix 1)

Year	Estimated Population
2008	91,600
2009	92,100
2010	92,600
2011	93,200
2012	93,800
2013	94,500
2014	95,200
2015	95,800
2016	96,500
2017	97,200
2018	97,900
2019	98,600
2020	99,400
2021	100,100
2022	100,800
2023	101,500
2024	102,200
2025	102,800
2026	103,500
2027	104,100
Pop. Change 2010-2027	11,500

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Using Local Data: Average number of persons per households based on existing Council tax records

	2007	2008	2009	2010	Average (mean)
overall pop	91,400	91,600	92,100	92,600	91925
# of dwellings on the valuation list	39261	39632	40093	40390	39844
# of registered second homes	294	300	268	249	277.75
# of vacant properties	349	351	204	228	283
# of 'occupied' homes	38618	38981	39621	39913	39283.25
mean average # of people per home	2.36 (3sf)	2.35 (3sf)	2.32 (3sf)	2.33 (3sf) (2.28)	2.34 (3sf)

- Overall population taken from Population Topic Paper
- Valuation list is set by the valuation office
- Data in rows 3-6 from Council Tax records
- The Chelmer Housing and population model, SEP dwelling control (Appendix 2 of the Population Topic Paper) estimated the average number of households to be lower than that shown by local data



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Ave. number of additional households per year based on previous assumptions

Estimated increased population between 2010-2027:	11,500
Ave. increase in population per year:	676.4705882
Average number of people per home:	2.340301425
Ave. number of additional households per year based on above assumptions	289.1



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(#2) Population Based on revised ONS projections

(supersede that of the Topic Paper)

Year	Estimated Population
2008	92.6
2009	93.2
2010	93.8
2011	94.5
2012	95.2
2013	95.8
2014	96.5
2015	97.2
2016	97.9
2017	98.6
2018	99.4
2019	100.1
2020	100.8
2021	101.5
2022	102.2
2023	102.8
2024	103.5
2025	104.1
2026	104.7
2027	105.3
Pop. Change 2010-2027	11,801 (301 more than pop topic paper)



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(#2) Assumptions based on revised ONS projections

	2007	2008	2009	2010	Average
Overall Population (estimate from ONS)	92,100	92,600	93,200	93,800	92925
number of dwellings on the valuation list*	39261	39632	40093	40390	39844
Number of registered second homes	294	300	268	249	277.75
Number of vacant properties	349	351	204	228	283
Number of 'occupied' homes	38618	38981	39621	39913	39283.25
Mean average number of people per home	2.38 (3sf)	2.38 (3sf)	2.35 (3sf)	2.35 (3sf)	2.37 (3sf) 2.34

That shown based on population in Topic Paper



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(#2) Ave. number of additional households per year based on ONS population data

Estimated increased population between 2010-2027:	11,500
Ave. increase in population per year:	676.4705882
Average number of people per home:	2.365703483
Ave. number of additional households per year based on above assumptions	285.9 (289.1)

Comparison with that based on Population Projections of Topic Paper



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Average Households

The previous calculations have been made based using the existing average size of households. However (and as set out in the Population Topic paper) the average size of households is set to decrease.

	Based on Council Tax Records	Based on Chelmer Housing and population model
Estimated increased population between 2010-2027 Based on ONS projections:	11,500	676.4705882
Ave. increase in population per year:	676.4705882	676.4705882
Average number of people per home:	2.36 (3sf)	2.2*
Ave. number of additional households per year based on above assumptions	285.9	304.7

*Average between 2010-2027- Based on Chelmer Housing and population Model, SEP dwelling control- set out in Appendix 2 of Population Topic Paper



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