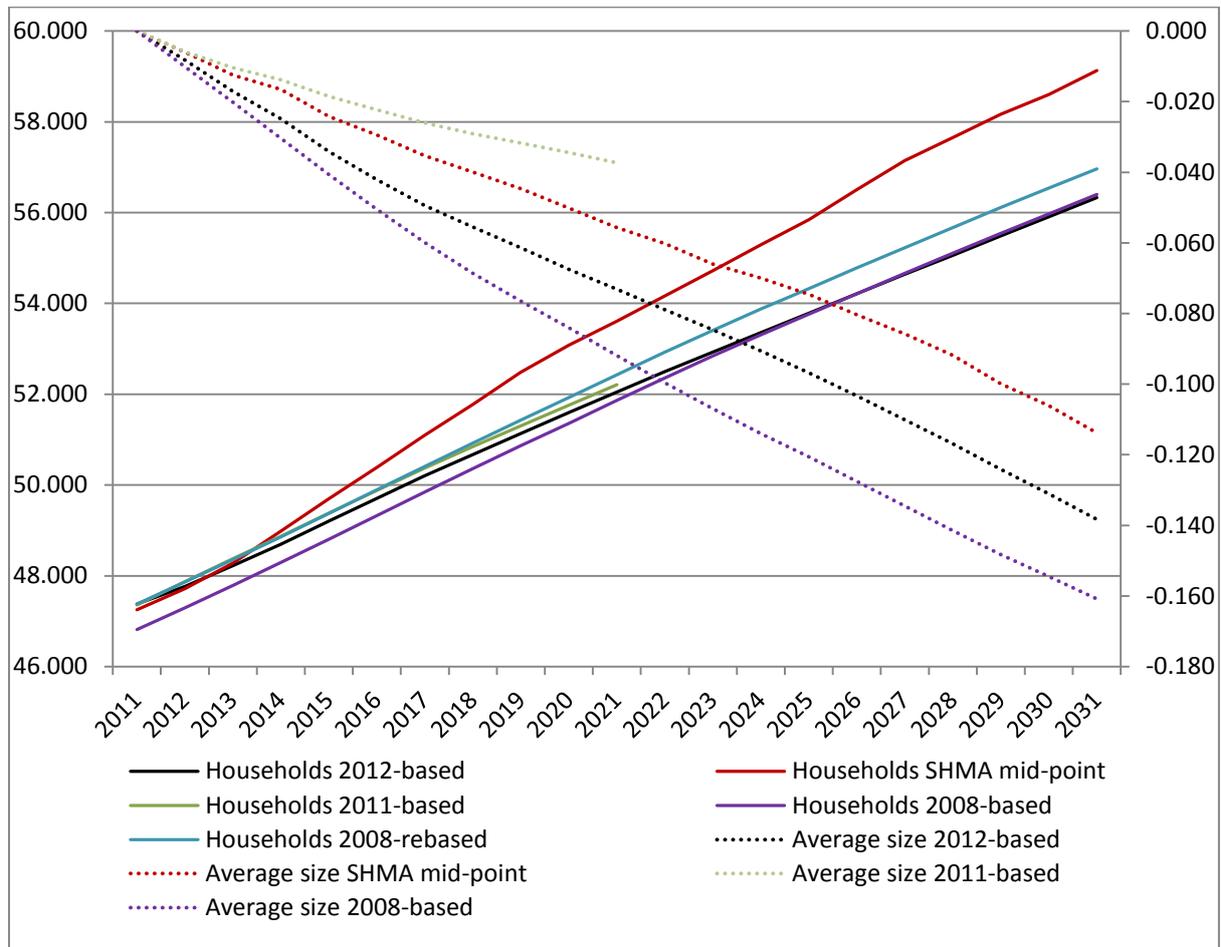


Impact of the DCLG 2012-based Household Projections

DCLG published 2012-based Household Projections on 27th February 2015. These correspond with the 2012-based Population Projections published by ONS on 29th May 2014.

The following graph compares the projection for East Staffordshire with the Council's Strategic Housing Market Assessment (SHMA) and previous DCLG projections.



The 2012-based DCLG household projection is shown by the solid black line. It:

1. Is lower than the Council's employment-led 'mid-point' household projection (red line).
2. Is slightly lower than the 2011-based projection to 2021 (green line).
3. Projects lower growth than the 2008-based projection (purple line) but from a higher start, so that it projects a similar number of households by 2031.

DCLG have not yet published Headship Rates, which means it is not possible to apply these to the Council's employment-led population projection to determine the impact on the Council's household projection.

In the meantime the dashed lines show changes in average household size derived from the population and household projections. The black dashed line reflects the 2012-based household projection. It sits about half way between the line derived from the SHMA mid-point calculation (red dashes) and the line derived from the DCLG 2008-based household projection (purple dashes).

The corresponding annual housing requirement numbers in the SHMA are 613 (mid-point) and 630 (2008-based changes in headship). The graph suggests that the 2012-based Headship Rates are likely to produce an answer somewhere between the two but certainly not higher than 630. Half-way between the two would require an additional 8 or 9 dwellings pa, a negligible number for which planning applications have already been approved.

The new DCLG 2012-based Household Projections do not indicate any significant impact on the objectively assessed housing need and requirement.