

Wyre Forest District Housing Topic Paper – Addendum 1/07/2020

1. The Office for National Statistics released the 2018-based household projections on 29th June 2020 following on from the release of the 2018-based sub-national population projections on 24th March 2020. This release came after the Housing Topic Paper (June 2020) was finalised.

2. This note compares these latest projections with the previous 2014 and 2016-based projections for Wyre Forest District. The table below shows that, as predicted in the Housing Topic Paper, the projected number of households in 2036 (the end of the Wyre Forest Local Plan period) is higher using the 2018-based projections than either the 2014 or 2016-based ones. This provides further justification for using a housing requirement of 276 dwellings per annum in the Local Plan and deviating from the Standard Method.

Wyre Forest District	2036 projected population	2036 projected number of households	2036 projected household population
2014-based	104,300	47,582	102,775
2016-based	105,202	48,405	103,564
2018-based	109,529	50,513	108,025

3. The 2018-based projections show that household numbers are projected to rise by 5,458 2018-36. This equates to an average growth of 303 households per annum over the remainder of the plan period.

4. Analysis of the age bands of the heads of households over the next 25 years shows that the biggest growth will come from those households headed by those aged 75 and over. This aligns with the population projections from 2018 which show that the largest increase will be among those aged 75 and over.

5. In terms of household type over the 25 years 2018-43, as expected most growth will come from single person households (+3485), then those households with 2 or more adults (+3303). This equates to 47% and 45% of the household growth leaving only 8% for households with children.

6. The 2018-based household projections for other districts in Worcestershire have also been analysed for comparison with Wyre Forest District. The County of Worcestershire as a whole is projected to see household growth up to 2036 of 15%. Growth ranges from only 5% in Redditch to 26% in Wychavon where households headed up by someone aged 75-84 by 2043 are expected to double in number. Wyre Forest District is expected to show a 60% increase in households headed up by people in that age range and a 102% growth in those headed up by people of 85 and older. The following table shows the projected number of households for each district in Worcestershire by 2036 and the average change in the number from 2018-36.

District	2018	2036	% change	Average Change per annum
Bromsgrove	40,600	47,410	17	378
Malvern Hills	34,335	41,020	19	371
Redditch	35,124	36,733	5	89
Worcester City	43,701	47,121	8	190
Wychavon	53,856	67,847	26	777
Wyre Forest	45,055	50,513	12	303