Ipswich Housing Market Area

Strategic Housing Market Assessment - Partial Part 2 update

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Scope

1 PBA prepared the May 2017 Ipswich and Waveney Strategic Housing Market Assessment ('the 2017 SHMA') on behalf of Ipswich, Babergh, Mid Suffolk, Suffolk Coastal and Waveney councils. The SHMA identified two housing market areas (HMA): Ipswich HMA (comprising Ipswich, Babergh, Mid Suffolk and Suffolk Coastal) and Waveney HMA (comprising Waveney), and findings were reported separately for each HMA.

2 The client authorities that make up the Ipswich HMA have commissioned an update of the Part 2 of the SHMA to reflect that latest iteration of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance[1] (PPG) which sets out a standard method for assessing local housing need (LHN). The effect of this change is that, because none of the Ipswich HMA authorities will be submitting their emerging plans for examination by 24 January 2019, the Part 1 of SHMA which was prepared in line with the previous iteration of the NPPF (2012) and associated PPG is no longer relevant in relation to the identification of housing need to inform the emerging local plans of the four authorities. The LHN as assessed under the standard method underpins this update Part 2 SHMA.

3 However, a consultation[2] to revise the standard method was undertaken at the end of 2018. The key difference between the two approaches is the underlying sub-national household projections (SNHP): while the adopted method uses the latest 2016-based SNHP (published September 2018), the draft revisions propose reverting back to the 2014-based SNHP (published July 2016). The main justification for this proposed change is the 'significant reduction in the overall numbers generated by the standard method for assessing local housing need' when using the 2016-based SNHP rather than the 2014-based SNHP.

4 Because the client authorities are keen to progress their plans and the timescales within which these proposed revisions to the standard method might be adopted remain unclear, this update considers the implications of both the adopted and consultation standard methods for the Part 2 update.

Approach

5 Local authorities are required by the PPG to disaggregate the LHN by size and tenure, and provide the affordable housing mix and composition. To do this, local authorities need to know the age and gender structure of the population which makes up the LHN. For the vast majority of local authorities, because the standard method results in an uplift in the number of households and therefore homes within an area from the relevant SNHP, the structure of the population is not known. No guidance is provided as to how this gap between the underlying sub-national populations and the LHN should be filled.

6 This update therefore comprises two main parts:

[1] Reference ID: 2a-003-20180913

[2] Closed 7 December 2018 https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need

i. Firstly, demographic modelling to estimate the population of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal (Appendix A). The appendix has an explanation of the method and assumptions; detailed spreadsheets then set out the results for the LHN as adopted (using the 2016-based SNHP) or as proposed under the Government consultation (using the 2014-based SNHP).

ii. Secondly, the SHMA Part 2 Update which takes the findings from Appendix A to provide updated parts of Chapters 4, 6 and 7 which supersede those same chapters in Part 2 of the 2017 SHMA (Appendix B). As with Appendix A, there are two parts to Appendix B based on either the adopted or proposed standard method for assessing LHN.

7 While the 2017 SHMA covered the period 2014 to 2036, the new standard method means that the base year for plan-making purposes is now 'the current year'[3] i.e. 2018. All findings therefore relate to this period.

[3] Reference ID: 2a-003-20180913 (Step 1 – Setting the baseline)

APPENDIX A DEMOGRAPHIC MODELLING

ASSUMPTIONS MADE IN ESTIMATING THE LHN POPULATIONS OF BABERGH, IPSWICH, MID SUFFOLK AND SUFFOLK COASTAL

1. The most recent adopted local plan housing requirements[1] are:

	Plan	Date
Babergh	325	25/02/2014
Ipswich	489	22/02/2017
Mid Suffolk	430	04/09/2008
Suffolk Coastal	465	05/07/2013

2. The LHNs have been calculated using the 2017 median workplace affordability index and the average household growth over the period 2018-28 using both the 2016 SNHP and the 2014 SNHP. (Unusually the 2016 SNHP gives higher household growth figures for these four authorities.) This produces the following LHNs[2]:

Table 1: Standard formula Local Housing Need figures based on 2016 SNHP

Formulae	A	B	C = (B-4) x 6.25%	D = A x (1+C)		
	Average household growth projected over 10 year period	Workplace based median affordability ratio	Affordabilty adjustment factor	Local housing need before cap	Cap?	Local Housing Need
Babergh	324	11.00	44%	466	40% above plan	**455**
Ipswich	408	6.77	17%	479	No cap	**479**
Mid Suffolk	426	10.17	39%	590	No cap	**590**
Suffolk Coastal	445	8.95	31%	582	No cap	**582**

Table 2: Standard formula Local Housing Need figures based on 2014 SNHP

Formulae	A	B	C = (B-4) x 6.25%	D = A x (1+C)		
	Average household growth projected over 10 year period	Workplace based median affordability ratio	Affordabilty adjustment factor	Local housing need before cap	Cap?	Local Housing Need
Babergh	298	11.00	44%	428	No cap	**428**
Ipswich	379	6.77	17%	445	No cap	**445**
Mid Suffolk	422	10.17	39%	585	No cap	**585**
Suffolk Coastal	394	8.95	31%	515	No cap	**515**

[1] For Babergh, for applying any caps, the Core Strategy target of 325 dpa (2017-31) which was less than five years old at the point of calculation, has been used as the starting point for this evidence.

3. The proportions of empty and second homes are as follows, based on 2011 census figures:

2011 Census KS401: HH spaces	Total	Occupied	Other	% empty and second homes
Babergh	39,026	37,522	1,504	3.854%
Ipswich	59,448	57,298	2,150	3.617%
Mid Suffolk	41,929	40,306	1,623	3.871%
Suffolk Coastal	58,385	53,558	4,827	8.268%

4. If housing is built in line with the LHN over the period 2018-36 more homes will be added to the stock than are needed to accommodate the 2016 SNPP population projection. Two extreme options have been considered for how those extra homes are filled (in both cases it has been assumed that there is no change in the proportions of empty and second homes):

    a. There is no change in the 2016 SNPP projected population: all the extra homes are filled by the population that would have been there forming more households, i.e. household formation rates increase.

    b. There is no change in household formation rates: net migration from the rest of the UK increases to fill the extra homes.

5. In the second scenario it has been assumed that:

    a. The age profile of the extra migrants from the rest of the UK is the same as that envisaged in the 2016 SNPP.

    b. Allowing for a lag before the extra homes are delivered, it is assumed that the extra migrants start arriving in 2021-22.

    c. The extra migrants are assumed to behave in the same way as the existing population, i.e. they are aged on year by year and have the same fertility and mortality rates and the same tendencies to move away from the area.

6. The balance between the two scenarios will vary from area to area. As the four authorities are neither particularly high nor particularly low demand areas it has been assumed that the actual scenario will be mid-way between the two extreme cases.

Babergh **2014 SNHP** Second and empty homes 2014-16 CTB 3.37% E07000200

Second and empty homes assumption used in this model run **3.85%** **Uplift factor** **1.0836**

Start year **2018** **End year** **2036**

LHN 100% additional UK in migration scenario

Homes a year	428
Population change	11961
Population per extra home	2.34

2016 SNHP

Homes a year	317
Population change	7281
Population per home at end of perioc	2.09

Average household growth 2018-28

2014 SNHP	298
2016 SNHP	324

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	34,737	34,971	35,357	35,582	35,842	36,219	36,458	36,735	36,906	37,175	37,474	37,741	38,108	38,547	38,879	39,152	39,480	39,791	40,118	40,438	40,737	41,255	41,745	42,228	42,691	43,137	43,595	44,034	44,448	44,860	45,272	45,671	46,064	46,440	46,812	47,198	47,564	47,925	48,287	48,641	49,008
2016 SNHP	34,737	34,971	35,357	35,582	35,842	36,219	36,458	36,735	36,906	37,175	37,474	37,741	38,108	38,547	38,879	39,152	39,480	39,791	40,118	40,438	40,737	41,098	41,436	41,772	42,092	42,401	42,726	43,034	43,322	43,612	43,903	44,185	44,465	44,730	44,994	45,274	45,537	45,798	46,063	46,322	46,596

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	83,538	84,112	85,066	85,622	85,957	86,698	86,916	87,260	87,411	87,467	87,901	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	93,162	93,974	94,780	95,573	96,339	97,069	97,796	98,505	99,179	99,844	100,498	101,142	101,764	102,353	102,940	103,509	104,060	104,601	105,131	105,655
2016 SNHP	83,538	84,112	85,066	85,622	85,957	86,698	86,916	87,260	87,411	87,467	87,901	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	92,741	93,156	93,583	94,015	94,435	94,834	95,243	95,648	96,029	96,413	96,797	97,181	97,553	97,903	98,260	98,608	98,949	99,288	99,626	99,964

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	7,987	7,992	7,964	7,984	7,982	7,960	7,965	7,966	7,966	7,963	7,953	7,960	7,960	7,958	7,957	7,958	7,964	7,974	7,987	8,006
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,918	1,965	2,008	2,013	2,040	2,057	2,035	2,039	2,024	2,007	2,012	2,001	1,998	1,996	1,995	2,006	2,007	2,008	2,008	2,007
20_24	M	2,060	1,971	1,967	1,994	2,028	2,028	2,010	1,929	1,904	1,807	1,743	1,728	1,730	1,724	1,743	1,792	1,853	1,868	1,900	1,937	1,946	1,941	1,950	1,949	1,939	1,921	1,915	1,912	1,910	1,905
25_29	M	1,895	1,982	2,117	2,117	2,180	2,200	2,107	2,132	2,134	2,155	2,159	2,149	2,100	2,083	2,016	1,957	1,936	1,935	1,938	1,970	2,026	2,091	2,122	2,162	2,203	2,226	2,228	2,234	2,231	2,219
30_34	M	1,975	2,018	1,980	1,977	1,877	1,870	1,947	2,036	2,053	2,089	2,119	2,071	2,092	2,093	2,100	2,094	2,082	2,046	2,029	1,975	1,921	1,901	1,896	1,899	1,932	1,986	2,047	2,083	2,126	2,167
35_39	M	2,401	2,276	2,171	2,123	2,130	2,153	2,184	2,146	2,146	2,105	2,109	2,179	2,256	2,279	2,323	2,351	2,317	2,330	2,326	2,319	2,309	2,293	2,259	2,239	2,186	2,131	2,108	2,100	2,105	2,142
40_44	M	3,062	3,041	2,976	2,863	2,757	2,560	2,457	2,382	2,349	2,374	2,417	2,464	2,451	2,462	2,438	2,444	2,507	2,574	2,598	2,644	2,672	2,644	2,654	2,644	2,629	2,615	2,596	2,560	2,536	2,482
45_49	M	3,396	3,351	3,290	3,286	3,294	3,277	3,229	3,146	3,032	2,897	2,726	2,634	2,578	2,566	2,605	2,657	2,709	2,706	2,719	2,703	2,710	2,771	2,832	2,857	2,903	2,931	2,906	2,913	2,899	2,878
50_54	M	2,996	3,141	3,294	3,422	3,464	3,508	3,455	3,418	3,426	3,418	3,401	3,360	3,281	3,175	3,047	2,889	2,801	2,755	2,755	2,800	2,858	2,914	2,917	2,933	2,922	2,932	2,930	2,990	3,047	3,073	3,119
55_59	M	2,786	2,779	2,802	2,874	3,005	3,116	3,239	3,384	3,477	3,520	3,571	3,537	3,515	3,525	3,523	3,503	3,462	3,383	3,280	3,154	3,008	2,925	2,888	2,897	2,948	3,012	3,070	3,078	3,096	3,090
60_64	M	3,178	3,037	2,949	2,829	2,805	2,819	2,823	2,873	2,946	3,065	3,183	3,305	3,447	3,548	3,602	3,655	3,630	3,617	3,625	3,624	3,602	3,563	3,484	3,387	3,265	3,129	3,051	3,024	3,042	3,098
65_69	M	3,112	3,287	3,358	3,452	3,363	3,169	3,072	2,996	2,874	2,872	2,898	2,920	2,980	3,062	3,188	3,309	3,430	3,570	3,675	3,734	3,791	3,775	3,769	3,776	3,777	3,755	3,717	3,640	3,547	3,428
70_74	M	2,207	2,327	2,438	2,515	2,749	3,030	3,192	3,222	3,326	3,266	3,089	3,002	2,940	2,840	2,847	2,878	2,908	2,971	3,057	3,181	3,302	3,421	3,557	3,664	3,726	3,785	3,776	3,775	3,782	3,785
75_79	M	1,730	1,784	1,904	1,963	1,947	1,989	2,091	2,216	2,306	2,513	2,781	2,937	2,974	3,067	3,023	2,867	2,793	2,743	2,664	2,676	2,712	2,750	2,813	2,898	3,017	3,135	3,249	3,378	3,481	3,545
80_84	M	1,188	1,223	1,255	1,295	1,331	1,398	1,438	1,529	1,576	1,581	1,625	1,714	1,827	1,914	2,088	2,321	2,456	2,495	2,572	2,542	2,422	2,368	2,335	2,282	2,300	2,339	2,382	2,442	2,521	2,630
85-89	M	660	675	699	750	773	796	821	848	893	928	983	1,019	1,089	1,129	1,137	1,176	1,245	1,339	1,413	1,541	1,724	1,831	1,867	1,923	1,908	1,828	1,797	1,781	1,755	1,776
90+	M	278	317	347	355	402	422	454	473	510	543	571	604	630	678	717	764	807	862	910	935	986	1,054	1,144	1,219	1,309	1,459	1,564	1,637	1,707	1,744
0_15	F	7,785	7,739	7,713	7,663	7,657	7,659	7,656	7,665	7,594	7,624	7,669	7,683	7,689	7,701	7,718	7,689	7,677	7,677	7,681	7,689	7,656	7,662	7,660	7,658	7,657	7,657	7,662	7,670	7,683	7,700
16_19	F	1,902	1,986	1,950	1,906	1,876	1,777	1,768	1,752	1,824	1,812	1,801	1,797	1,802	1,834	1,846	1,884	1,898	1,903	1,885	1,854	1,875	1,866	1,860	1,863	1,854	1,863	1,864	1,864	1,863	1,862
20_24	F	1,822	1,848	1,856	1,849	1,853	1,843	1,800	1,713	1,661	1,588	1,551	1,544	1,564	1,555	1,566	1,600	1,639	1,657	1,690	1,727	1,751	1,758	1,766	1,764	1,763	1,741	1,733	1,731	1,730	1,721
25_29	F	1,897	1,902	1,977	2,056	2,087	2,068	2,055	2,078	2,039	2,032	2,030	2,017	1,972	1,941	1,894	1,846	1,828	1,837	1,841	1,870	1,918	1,972	2,006	2,048	2,087	2,121	2,130	2,135	2,130	2,126
30_34	F	2,071	2,073	2,069	2,057	2,117	2,122	2,129	2,164	2,228	2,255	2,254	2,248	2,260	2,230	2,214	2,203	2,188	2,147	2,116	2,071	2,019	1,996	1,997	2,005	2,039	2,093	2,154	2,196	2,244	2,285
35_39	F	2,471	2,400	2,282	2,289	2,281	2,370	2,385	2,361	2,339	2,379	2,393	2,417	2,465	2,523	2,557	2,555	2,546	2,546	2,511	2,484	2,468	2,450	2,408	2,375	2,329	2,271	2,244	2,242	2,252	2,290
40_44	F	3,288	3,214	3,107	2,952	2,790	2,639	2,552	2,502	2,514	2,514	2,608	2,636	2,623	2,610	2,651	2,666	2,694	2,744	2,795	2,828	2,825	2,811	2,805	2,767	2,734	2,713	2,692	2,649	2,613	2,565
45_49	F	3,444	3,481	3,503	3,515	3,518	3,449	3,381	3,247	3,114	2,952	2,815	2,736	2,700	2,723	2,742	2,835	2,868	2,859	2,848	2,883	2,901	2,933	2,984	3,031	3,063	3,061	3,042	3,031	2,991	2,954
50_54	F	3,103	3,144	3,357	3,449	3,510	3,564	3,595	3,649	3,657	3,619	3,560	3,499	3,378	3,261	3,108	2,976	2,901	2,871	2,900	2,930	3,023	3,062	3,058	3,049	3,080	3,099	3,134	3,186	3,229	3,261
55_59	F	3,039	3,073	3,069	3,112	3,186	3,256	3,341	3,484	3,594	3,670	3,732	3,769	3,820	3,828	3,799	3,743	3,680	3,564	3,453	3,303	3,176	3,103	3,082	3,117	3,158	3,253	3,298	3,297	3,290	3,318
60_64	F	3,386	3,218	3,189	3,126	3,094	3,152	3,181	3,201	3,233	3,324	3,406	3,504	3,655	3,775	3,863	3,929	3,965	4,010	4,013	3,987	3,933	3,870	3,758	3,654	3,507	3,385	3,315	3,300	3,342	3,392
65_69	F	3,366	3,563	3,605	3,638	3,644	3,396	3,262	3,207	3,169	3,160	3,221	3,260	3,291	3,335	3,434	3,521	3,624	3,776	3,900	3,990	4,058	4,095	4,135	4,135	4,112	4,061	3,999	3,890	3,792	3,649
70_74	F	2,246	2,413	2,614	2,804	2,965	3,312	3,509	3,555	3,579	3,604	3,371	3,249	3,203	3,173	3,172	3,233	3,277	3,313	3,363	3,465	3,554	3,661	3,813	3,937	4,030	4,100	4,137	4,174	4,172	4,153
75_79	F	1,897	1,951	2,002	1,995	2,088	2,152	2,279	2,445	2,640	2,807	3,142	3,331	3,382	3,413	3,439	3,226	3,117	3,078	3,055	3,059	3,121	3,169	3,208	3,262	3,364	3,455	3,562	3,710	3,832	3,925
80_84	F	1,592	1,613	1,596	1,656	1,604	1,648	1,716	1,760	1,774	1,843	1,906	2,020	2,169	2,341	2,492	2,795	2,967	3,017	3,052	3,075	2,895	2,809	2,780	2,767	2,779	2,839	2,889	2,930	2,986	3,085
85-89	F	1,035	1,009	1,086	1,126	1,137	1,181	1,183	1,188	1,228	1,215	1,262	1,316	1,361	1,382	1,430	1,486	1,579	1,699	1,831	1,950	2,200	2,339	2,382	2,412	2,431	2,305	2,252	2,240	2,241	2,262
90+	F	716	773	826	836	826	829	846	881	900	924	950	961	987	1,024	1,044	1,090	1,133	1,180	1,219	1,258	1,319	1,401	1,503	1,603	1,698	1,898	2,029	2,112	2,182	2,238
	Total	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	92,952	93,565	94,182	94,794	95,387	95,951	96,520	97,076	97,604	98,128	98,647	99,161	99,658	100,128	100,600	101,058	101,505	101,944	102,378	102,809

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	8,007	8,031	8,023	8,062	8,079	8,075	8,097	8,114	8,129	8,142	8,145	8,166	8,178	8,187	8,197	8,207	8,221	8,238	8,259	8,284
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,921	1,971	2,018	2,026	2,057	2,077	2,059	2,066	2,054	2,039	2,047	2,037	2,037	2,038	2,040	2,054	2,058	2,061	2,064	2,065
20_24	M	2,060	1,971	1,967	1,994	2,028	2,028	2,010	1,929	1,904	1,807	1,753	1,746	1,753	1,751	1,773	1,825	1,888	1,905	1,940	1,980	1,992	1,988	2,000	2,000	1,991	1,974	1,969	1,968	1,967	1,963
25_29	M	1,895	1,982	2,117	2,117	2,180	2,200	2,107	2,132	2,134	2,155	2,167	2,165	2,124	2,115	2,055	2,001	1,984	1,986	1,992	2,026	2,085	2,152	2,186	2,228	2,272	2,297	2,301	2,308	2,305	2,294
30_34	M	1,975	2,018	1,980	1,977	1,877	1,870	1,947	2,036	2,053	2,089	2,127	2,087	2,115	2,122	2,134	2,133	2,125	2,093	2,080	2,029	1,978	1,960	1,957	1,962	1,996	2,053	2,117	2,155	2,200	2,242
35_39	M	2,401	2,276	2,171	2,123	2,130	2,153	2,184	2,146	2,146	2,105	2,117	2,194	2,278	2,308	2,358	2,392	2,363	2,382	2,381	2,378	2,371	2,358	2,326	2,308	2,257	2,203	2,181	2,174	2,180	2,219
40_44	M	3,062	3,041	2,976	2,863	2,757	2,560	2,457	2,382	2,349	2,374	2,424	2,478	2,472	2,489	2,471	2,483	2,552	2,625	2,654	2,705	2,738	2,715	2,728	2,721	2,708	2,696	2,678	2,645	2,622	2,568
45_49	M	3,396	3,351	3,290	3,286	3,294	3,277	3,229	3,146	3,032	2,897	2,731	2,645	2,594	2,588	2,633	2,691	2,749	2,751	2,770	2,758	2,771	2,837	2,903	2,932	2,983	3,015	2,994	3,004	2,991	2,972
50_54	M	2,996	3,141	3,294	3,422	3,464	3,508	3,455	3,418	3,426	3,418	3,407	3,371	3,297	3,196	3,072	2,918	2,834	2,793	2,797	2,848	2,912	2,973	2,981	3,001	2,995	3,007	3,072	3,134	3,163	3,214
55_59	M	2,786	2,779	2,802	2,874	3,005	3,116	3,239	3,384	3,477	3,520	3,577	3,547	3,531	3,546	3,549	3,533	3,497	3,421	3,322	3,199	3,055	2,975	2,943	2,956	3,012	3,081	3,144	3,157	3,178	3,176
60_64	M	3,178	3,037	2,949	2,829	2,805	2,819	2,823	2,873	2,946	3,065	3,188	3,315	3,462	3,568	3,627	3,685	3,665	3,656	3,668	3,671	3,653	3,617	3,592	3,516	3,447	3,326	3,192	3,116	3,093	3,115
65_69	M	3,112	3,287	3,358	3,452	3,363	3,169	3,072	2,996	2,874	2,872	2,902	2,928	2,993	3,080	3,210	3,336	3,462	3,607	3,717	3,781	3,843	3,831	3,829	3,839	3,844	3,825	3,790	3,715	3,624	3,506
70_74	M	2,207	2,327	2,438	2,515	2,749	3,030	3,192	3,222	3,326	3,266	3,092	3,008	2,948	2,852	2,862	2,897	2,931	2,998	3,088	3,217	3,343	3,467	3,608	3,719	3,786	3,849	3,844	3,847	3,857	3,863
75_79	M	1,730	1,784	1,904	1,963	1,947	1,989	2,091	2,216	2,306	2,513	2,784	2,942	2,981	3,077	3,036	2,881	2,809	2,761	2,685	2,700	2,740	2,781	2,848	2,937	3,061	3,184	3,302	3,436	3,544	3,611
80_84	M	1,188	1,223	1,255	1,295	1,331	1,398	1,438	1,529	1,576	1,581	1,627	1,717	1,831	1,920	2,096	2,332	2,469	2,510	2,590	2,562	2,442	2,390	2,359	2,309	2,328	2,370	2,417	2,480	2,563	2,676
85-89	M	660	675	699	750	773	796	821	848	893	928	984	1,022	1,093	1,134	1,143	1,183	1,254	1,349	1,424	1,554	1,740	1,849	1,887	1,944	1,931	1,851	1,821	1,806	1,783	1,887
90+	M	278	317	347	355	402	422	454	473	510	543	572	606	633	682	722	771	815	871	920	946	999	1,068	1,160	1,236	1,328	1,481	1,589	1,665	1,736	1,775
0_15	F	7,785	7,739	7,713	7,663	7,657	7,659	7,656	7,665	7,594	7,624	7,688	7,722	7,747	7,777	7,812	7,800	7,805	7,821	7,840	7,862	7,842	7,861	7,871	7,879	7,888	7,896	7,910	7,925	7,944	7,967
16_19	F	1,902	1,986	1,950	1,906	1,876	1,777	1,768	1,752	1,824	1,812	1,806	1,804	1,812	1,847	1,863	1,904	1,921	1,929	1,914	1,885	1,908	1,901	1,906	1,903	1,897	1,909	1,912	1,914	1,916	1,918
20_24	F	1,822	1,848	1,856	1,849	1,853	1,843	1,800	1,713	1,661	1,588	1,565	1,568	1,595	1,590	1,604	1,641	1,682	1,702	1,738	1,777	1,802	1,811	1,819	1,818	1,819	1,797	1,789	1,788	1,788	1,780
25_29	F	1,897	1,902	1,977	2,056	2,087	2,068	2,055	2,078	2,039	2,032	2,041	2,038	2,002	1,980	1,940	1,897	1,884	1,896	1,903	1,934	1,984	2,041	2,077	2,121	2,161	2,197	2,207	2,213	2,208	2,204
30_34	F	2,071	2,073	2,069	2,057	2,117	2,122	2,129	2,164	2,228	2,255	2,264	2,268	2,288	2,265	2,256	2,251	2,241	2,204	2,178	2,137	2,087	2,066	2,069	2,079	2,114	2,171	2,235	2,278	2,329	2,371
35_39	F	2,471	2,400	2,282	2,289	2,281	2,370	2,385	2,361	2,339	2,379	2,400	2,432	2,488	2,553	2,595	2,600	2,597	2,603	2,573	2,550	2,537	2,523	2,484	2,453	2,410	2,353	2,327	2,326	2,337	2,377
40_44	F	3,288	3,214	3,107	2,952	2,790	2,639	2,552	2,502	2,514	2,514	2,614	2,648	2,641	2,634	2,680	2,702	2,736	2,793	2,850	2,889	2,892	2,882	2,881	2,846	2,816	2,798	2,780	2,738	2,704	2,657
45_49	F	3,444	3,481	3,503	3,515	3,518	3,449	3,381	3,247	3,114	2,952	2,820	2,745	2,714	2,743	2,766	2,864	2,903	2,899	2,893	2,933	2,957	2,994	3,051	3,104	3,141	3,144	3,128	3,121	3,084	3,049
50_54	F	3,103	3,144	3,357	3,449	3,510	3,564	3,595	3,649	3,657	3,619	3,566	3,511	3,395	3,283	3,133	3,003	2,933	2,908	2,941	2,975	3,074	3,118	3,118	3,113	3,148	3,172	3,212	3,269	3,318	3,354
55_59	F	3,039	3,073	3,069	3,112	3,186	3,256	3,341	3,484	3,594	3,670	3,738	3,781	3,838	3,852	3,828	3,777	3,718	3,605	3,499	3,351	3,226	3,156	3,138	3,177	3,222	3,323	3,373	3,375	3,372	3,403
60_64	F	3,386	3,218	3,189	3,126	3,094	3,152	3,181	3,201	3,233	3,324	3,412	3,515	3,671	3,798	3,891	3,963	4,005	4,054	4,062	4,040	3,991	3,931	3,821	3,720	3,575	3,454	3,386	3,374	3,420	3,475
65_69	F	3,366	3,563	3,605	3,638	3,644	3,396	3,262	3,207	3,169	3,160	3,225	3,268	3,302	3,351	3,456	3,547	3,655	3,814	3,943	4,039	4,112	4,154	4,198	4,202	4,184	4,136	4,076	3,969	3,873	3,731
70_74	F	2,246	2,413	2,614	2,804	2,965	3,312	3,509	3,555	3,579	3,604	3,374	3,255	3,212	3,185	3,188	3,252	3,301	3,340	3,394	3,501	3,596	3,707	3,865	3,996	4,094	4,169	4,210	4,251	4,253	4,237
75_79	F	1,897	1,951	2,002	1,995	2,088	2,152	2,279	2,445	2,640	2,807	3,144	3,337	3,390	3,423	3,453	3,242	3,135	3,079	3,086	3,150	3,245	3,303	3,410	3,506	3,618	3,771	3,899	3,997		
80_84	F	1,592	1,613	1,596	1,656	1,604	1,648	1,716	1,760	1,774	1,843	1,908	2,025	2,176	2,350	2,503	2,810	2,984	3,037	3,075	3,101	2,922	2,837	2,810	2,799	2,814	2,876	2,930	2,974	3,034	3,137
85-89	F	1,035	1,009	1,086	1,126	1,137	1,181	1,183	1,188	1,228	1,215	1,264	1,321	1,368	1,391	1,441	1,498	1,593	1,715	1,849	1,970	2,224	2,366	2,411	2,443	2,464	2,338	2,286	2,276	2,279	2,302
90+	F	716	773	826	836	826	829	846	881	900	924	952	965	994	1,033	1,056	1,103	1,148	1,198	1,238	1,278	1,341	1,425	1,530	1,632	1,729	1,933	2,068	2,154	2,226	2,285
	Total	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	92,741	93,156	93,583	94,015	94,435	94,834	95,243	95,648	96,029	96,413	96,797	97,181	97,553	97,903	98,260	98,608	98,949	99,288	99,626	99,964

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	7,967	7,952	7,905	7,905	7,884	7,845	7,834	7,818	7,802	7,784	7,760	7,754	7,741	7,728	7,718	7,710	7,707	7,709	7,716	7,728
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,914	1,958	1,998

Babergh **2016 SNHP** Second and empty homes 2014-16 CTB 3.37% E07000200

Second and empty homes assumption used in this model run **3.85%** **Uplift factor** **1.1039**

Start year **2018** **End year** **2036**

LHN 100% additional UK in migration scenario

Homes a year	455	**Average household growth 2018-28**	
Population change	13098	2014 SNHP	298
Population per extra home	2.34	2016 SNHP	324

2016 SNHP

Homes a year	317
Population change	7281
Population per home at end of perioc	2.09

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	34,737	34,971	35,357	35,582	35,842	36,219	36,458	36,735	36,906	37,175	37,474	37,741	38,108	38,547	38,879	39,152	39,480	39,791	40,118	40,438	40,737	41,293	41,820	42,339	42,836	43,316	43,807	44,277	44,721	45,164	45,604	46,031	46,452	46,856	47,254	47,665	48,056	48,441	48,828	49,205	49,594
2016 SNHP	34,737	34,971	35,357	35,582	35,842	36,219	36,458	36,735	36,906	37,175	37,474	37,741	38,108	38,547	38,879	39,152	39,480	39,791	40,118	40,438	40,737	41,098	41,436	41,772	42,092	42,401	42,726	43,034	43,322	43,612	43,903	44,185	44,465	44,730	44,994	45,274	45,537	45,798	46,063	46,322	46,596

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	83,538	84,112	85,066	85,622	85,957	86,698	86,916	87,260	87,411	87,467	87,901	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	93,264	94,173	95,071	95,951	96,802	97,612	98,416	99,199	99,944	100,677	101,397	102,104	102,786	103,434	104,077	104,699	105,302	105,891	106,468	107,037
2016 SNHP	83,538	84,112	85,066	85,622	85,957	86,698	86,916	87,260	87,411	87,467	87,901	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	92,741	93,156	93,583	94,015	94,435	94,834	95,243	95,648	96,029	96,413	96,797	97,181	97,553	97,903	98,260	98,608	98,949	99,288	99,626	99,964

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	7,992	8,001	7,978	8,003	8,005	7,988	7,997	8,002	8,005	8,006	8,000	8,010	8,013	8,013	8,016	8,019	8,027	8,038	8,053	8,073
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,919	1,966	2,010	2,017	2,044	2,062	2,041	2,045	2,032	2,015	2,021	2,009	2,007	2,006	2,006	2,018	2,020	2,021	2,022	2,021
20_24	M	2,060	1,971	1,967	1,994	2,028	2,028	2,010	1,929	1,904	1,807	1,746	1,732	1,735	1,730	1,751	1,800	1,862	1,877	1,909	1,948	1,957	1,952	1,962	1,961	1,951	1,934	1,928	1,926	1,923	1,919
25_29	M	1,895	1,982	2,117	2,117	2,180	2,200	2,107	2,132	2,134	2,155	2,161	2,153	2,106	2,091	2,026	1,968	1,948	1,947	1,951	1,984	2,041	2,106	2,137	2,178	2,220	2,243	2,246	2,252	2,249	2,237
30_34	M	1,975	2,018	1,980	1,977	1,877	1,870	1,947	2,036	2,053	2,089	2,121	2,074	2,097	2,100	2,108	2,104	2,093	2,057	2,041	1,988	1,935	1,915	1,911	1,914	1,947	2,002	2,064	2,101	2,144	2,185
35_39	M	2,401	2,276	2,171	2,123	2,130	2,153	2,184	2,146	2,146	2,105	2,111	2,183	2,261	2,286	2,331	2,361	2,328	2,343	2,339	2,333	2,324	2,309	2,275	2,256	2,203	2,148	2,125	2,118	2,123	2,161
40_44	M	3,062	3,041	2,976	2,863	2,757	2,560	2,457	2,382	2,349	2,374	2,419	2,468	2,456	2,468	2,446	2,453	2,518	2,586	2,612	2,659	2,688	2,661	2,672	2,663	2,648	2,634	2,616	2,581	2,557	2,503
45_49	M	3,396	3,351	3,290	3,286	3,294	3,277	3,229	3,146	3,032	2,897	2,727	2,637	2,582	2,572	2,612	2,665	2,719	2,717	2,731	2,716	2,725	2,787	2,849	2,875	2,922	2,951	2,927	2,935	2,921	2,901
50_54	M	2,996	3,141	3,294	3,422	3,464	3,508	3,455	3,418	3,426	3,418	3,403	3,363	3,285	3,180	3,053	2,896	2,809	2,765	2,765	2,812	2,871	2,928	2,933	2,949	2,940	2,949	3,010	3,068	3,095	3,142
55_59	M	2,786	2,779	2,802	2,874	3,005	3,116	3,239	3,384	3,477	3,520	3,573	3,539	3,519	3,531	3,529	3,510	3,471	3,392	3,291	3,165	3,019	2,937	2,902	2,911	2,964	3,028	3,088	3,098	3,116	3,111
60_64	M	3,178	3,037	2,949	2,829	2,805	2,819	2,823	2,873	2,946	3,065	3,184	3,307	3,451	3,553	3,608	3,662	3,639	3,626	3,635	3,635	3,614	3,576	3,498	3,401	3,280	3,144	3,067	3,041	3,059	3,117
65_69	M	3,112	3,287	3,358	3,452	3,363	3,169	3,072	2,996	2,874	2,872	2,899	2,922	2,983	3,067	3,193	3,315	3,438	3,579	3,686	3,746	3,804	3,789	3,784	3,791	3,793	3,772	3,735	3,658	3,566	3,447
70_74	M	2,207	2,327	2,438	2,515	2,749	3,030	3,192	3,222	3,326	3,266	3,090	3,003	2,942	2,843	2,850	2,882	2,914	2,978	3,064	3,189	3,312	3,432	3,570	3,677	3,741	3,800	3,793	3,793	3,800	3,804
75_79	M	1,730	1,784	1,904	1,963	1,947	1,989	2,091	2,216	2,306	2,513	2,782	2,938	2,976	3,070	3,026	2,871	2,797	2,747	2,669	2,682	2,719	2,757	2,821	2,907	3,028	3,147	3,262	3,392	3,496	3,561
80_84	M	1,188	1,223	1,255	1,295	1,331	1,398	1,438	1,529	1,576	1,581	1,626	1,715	1,828	1,915	2,090	2,324	2,459	2,499	2,576	2,547	2,427	2,374	2,340	2,289	2,307	2,346	2,390	2,451	2,531	2,641
85-89	M	660	675	699	750	773	796	821	848	893	928	983	1,020	1,090	1,131	1,138	1,178	1,247	1,341	1,415	1,544	1,728	1,835	1,872	1,928	1,914	1,833	1,803	1,787	1,762	1,783
90+	M	278	317	347	355	402	422	454	473	510	543	571	604	631	679	718	766	809	864	912	937	989	1,058	1,148	1,223	1,313	1,464	1,570	1,644	1,714	1,752
0_15	F	7,785	7,739	7,713	7,663	7,657	7,659	7,656	7,665	7,594	7,624	7,674	7,692	7,703	7,720	7,741	7,716	7,708	7,712	7,720	7,731	7,701	7,710	7,711	7,711	7,713	7,715	7,722	7,732	7,746	7,765
16_19	F	1,902	1,986	1,950	1,906	1,876	1,777	1,768	1,752	1,824	1,812	1,802	1,799	1,804	1,837	1,850	1,889	1,904	1,909	1,892	1,861	1,883	1,874	1,878	1,872	1,865	1,874	1,875	1,876	1,876	1,876
20_24	F	1,822	1,848	1,856	1,849	1,853	1,843	1,800	1,713	1,661	1,588	1,554	1,550	1,572	1,563	1,575	1,610	1,649	1,668	1,702	1,739	1,763	1,771	1,779	1,777	1,777	1,755	1,746	1,744	1,744	1,735
25_29	F	1,897	1,902	1,977	2,056	2,087	2,068	2,055	2,078	2,039	2,032	2,032	2,022	1,979	1,950	1,905	1,858	1,842	1,851	1,856	1,885	1,934	1,989	2,023	2,066	2,105	2,140	2,149	2,154	2,149	2,145
30_34	F	2,071	2,073	2,069	2,057	2,117	2,122	2,129	2,164	2,228	2,255	2,256	2,253	2,267	2,238	2,224	2,215	2,201	2,161	2,131	2,087	2,035	2,013	2,015	2,023	2,057	2,112	2,174	2,216	2,265	2,306
35_39	F	2,471	2,400	2,282	2,289	2,281	2,370	2,385	2,361	2,339	2,379	2,395	2,420	2,471	2,530	2,566	2,566	2,558	2,560	2,526	2,500	2,484	2,468	2,427	2,394	2,349	2,291	2,264	2,262	2,272	2,311
40_44	F	3,288	3,214	3,107	2,952	2,790	2,639	2,552	2,502	2,514	2,514	2,610	2,639	2,627	2,616	2,658	2,675	2,704	2,756	2,808	2,842	2,842	2,828	2,824	2,786	2,754	2,734	2,714	2,670	2,635	2,587
45_49	F	3,444	3,481	3,503	3,515	3,518	3,449	3,381	3,247	3,114	2,952	2,816	2,738	2,703	2,728	2,748	2,842	2,877	2,869	2,859	2,895	2,915	2,948	3,001	3,049	3,082	3,081	3,063	3,053	3,014	2,977
50_54	F	3,103	3,144	3,357	3,449	3,510	3,564	3,595	3,649	3,657	3,619	3,562	3,502	3,382	3,266	3,114	2,983	2,908	2,880	2,910	2,941	3,035	3,076	3,072	3,064	3,096	3,117	3,153	3,206	3,251	3,283
55_59	F	3,039	3,073	3,069	3,112	3,186	3,256	3,341	3,484	3,594	3,670	3,733	3,772	3,824	3,834	3,806	3,751	3,689	3,574	3,464	3,315	3,188	3,116	3,095	3,132	3,173	3,270	3,316	3,316	3,310	3,339
60_64	F	3,386	3,218	3,189	3,126	3,094	3,152	3,181	3,201	3,233	3,324	3,408	3,506	3,659	3,781	3,870	3,937	3,975	4,020	4,025	4,000	3,947	3,885	3,773	3,670	3,524	3,401	3,332	3,318	3,361	3,413
65_69	F	3,366	3,563	3,605	3,638	3,644	3,396	3,262	3,207	3,169	3,160	3,222	3,262	3,294	3,339	3,440	3,527	3,631	3,785	3,910	4,002	4,071	4,109	4,150	4,151	4,130	4,079	4,018	3,909	3,812	3,669
70_74	F	2,246	2,413	2,614	2,804	2,965	3,312	3,509	3,555	3,579	3,604	3,372	3,251	3,205	3,176	3,176	3,238	3,283	3,319	3,370	3,474	3,564	3,672	3,825	3,952	4,046	4,117	4,155	4,193	4,192	4,173
75_79	F	1,897	1,951	2,002	1,995	2,088	2,152	2,279	2,445	2,640	2,807	3,143	3,333	3,384	3,415	3,442	3,230	3,122	3,083	3,061	3,066	3,128	3,177	3,217	3,272	3,375	3,468	3,576	3,725	3,848	3,943
80_84	F	1,592	1,613	1,596	1,656	1,604	1,648	1,716	1,760	1,774	1,843	1,907	2,021	2,171	2,343	2,495	2,799	2,971	3,022	3,057	3,082	2,902	2,816	2,788	2,775	2,787	2,848	2,899	2,940	2,997	3,098
85-89	F	1,035	1,009	1,086	1,126	1,137	1,181	1,183	1,188	1,228	1,215	1,262	1,317	1,363	1,384	1,433	1,489	1,582	1,703	1,835	1,955	2,206	2,346	2,389	2,419	2,439	2,313	2,260	2,249	2,250	2,272
90+	F	716	773	826	836	826	829	846	881	900	924	951	962	988	1,026	1,047	1,094	1,137	1,185	1,223	1,263	1,324	1,407	1,510	1,610	1,705	1,906	2,039	2,123	2,193	2,250
	Total	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	93,003	93,664	94,327	94,983	95,619	96,223	96,830	97,423	97,987	98,545	99,097	99,642	100,170	100,668	101,168	101,654	102,126	102,590	103,047	103,500

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	8,017	8,051	8,052	8,101	8,126	8,130	8,161	8,186	8,209	8,228	8,239	8,266	8,284	8,298	8,313	8,327	8,346	8,367	8,391	8,419
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,923	1,974	2,022	2,033	2,065	2,087	2,071	2,079	2,068	2,055	2,063	2,055	2,056	2,058	2,062	2,077	2,083	2,087	2,091	2,094
20_24	M	2,060	1,971	1,967	1,994	2,028	2,028	2,010	1,929	1,904	1,807	1,758	1,754	1,764	1,764	1,788	1,841	1,905	1,924	1,960	2,001	2,014	2,011	2,024	2,025	2,016	2,000	1,995	1,995	1,994	1,991
25_29	M	1,895	1,982	2,117	2,117	2,180	2,200	2,107	2,132	2,134	2,155	2,172	2,173	2,136	2,130	2,073	2,022	2,007	2,011	2,018	2,053	2,113	2,182	2,217	2,261	2,305	2,331	2,336	2,343	2,341	2,330
30_34	M	1,975	2,018	1,980	1,977	1,877	1,870	1,947	2,036	2,053	2,089	2,131	2,094	2,126	2,136	2,151	2,152	2,146	2,116	2,105	2,056	2,006	1,989	1,986	1,992	2,027	2,085	2,150	2,189	2,236	2,279
35_39	M	2,401	2,276	2,171	2,123	2,130	2,153	2,184	2,146	2,146	2,105	2,120	2,201	2,289	2,322	2,375	2,413	2,386	2,407	2,408	2,406	2,401	2,389	2,358	2,342	2,291	2,238	2,216	2,210	2,217	2,257
40_44	M	3,062	3,041	2,976	2,863	2,757	2,560	2,457	2,382	2,349	2,374	2,427	2,485	2,481	2,501	2,487	2,501	2,574	2,649	2,681	2,735	2,771	2,749	2,765	2,758	2,746	2,735	2,718	2,686	2,664	2,610
45_49	M	3,396	3,351	3,290	3,286	3,294	3,277	3,229	3,146	3,032	2,897	2,734	2,650	2,602	2,599	2,646	2,707	2,768	2,773	2,794	2,785	2,800	2,869	2,937	2,969	3,022	3,056	3,036	3,048	3,036	3,018
50_54	M	2,996	3,141	3,294	3,422	3,464	3,508	3,455	3,418	3,426	3,418	3,410	3,377	3,305	3,207	3,084	2,932	2,850	2,811	2,818	2,871	2,938	3,002	3,012	3,034	3,030	3,045	3,112	3,176	3,207	3,260
55_59	M	2,786	2,779	2,802	2,874	3,005	3,116	3,239	3,384	3,477	3,520	3,579	3,553	3,539	3,557	3,562	3,548	3,514	3,440	3,343	3,221	3,078	2,999	2,969	2,984	3,043	3,114	3,180	3,195	3,218	3,218
60_64	M	3,178	3,037	2,949	2,829	2,805	2,819	2,823	2,873	2,946	3,065	3,191	3,320	3,469	3,578	3,639	3,699	3,682	3,675	3,689	3,694	3,678	3,644	3,569	3,476	3,356	3,223	3,148	3,126	3,150	3,214
65_69	M	3,112	3,287	3,358	3,452	3,363	3,169	3,072	2,996	2,874	2,872	2,904	2,932	2,999	3,088	3,221	3,349	3,478	3,625	3,738	3,804	3,868	3,858	3,858	3,870	3,876	3,859	3,825	3,751	3,661	3,543
70_74	M	2,207	2,327	2,438	2,515	2,749	3,030	3,192	3,222	3,326	3,266	3,093	3,010	2,952	2,857	2,869	2,906	2,943	3,011	3,103	3,235	3,363	3,489	3,633	3,746	3,815	3,880	3,877	3,882	3,894	3,901
75_79	M	1,730	1,784	1,904	1,963	1,947	1,989	2,091	2,216	2,306	2,513	2,782	2,938	2,976	3,070	3,026	2,871	2,797	2,747	2,669	2,682	2,719	2,757	2,821	2,907	3,028	3,147	3,262	3,392	3,496	3,561
80_84	M	1,188	1,223	1,255	1,295	1,331	1,398	1,438	1,529	1,576	1,581	1,626	1,715	1,828	1,915	2,090	2,324	2,459	2,499	2,576	2,547	2,427	2,374	2,340	2,289	2,307	2,346	2,390	2,451	2,531	2,641
85-89	M	660	675	699	750	773	796	821	848	893	928	983	1,020	1,090	1,131	1,138	1,178	1,247	1,341	1,415	1,544	1,728	1,835	1,872	1,928	1,914	1,833	1,803	1,787	1,762	1,783
90+	M	278	317	347	355	402	422	454	473	510	543	572	607	635	684	725	774	819	875	925	952	1,005	1,075	1,168	1,245	1,338	1,492	1,602	1,678	1,750	1,790
0_15	F	7,785	7,739	7,713	7,663	7,657	7,659	7,656	7,665	7,594	7,624	7,698	7,740	7,775	7,814	7,858	7,854	7,867	7,890	7,917	7,946	7,933	7,958	7,973	7,987	8,000	8,012	8,030	8,049	8,071	8,097
16_19	F	1,902	1,986	1,950	1,906	1,876	1,777	1,768	1,752	1,824	1,812	1,808	1,808	1,817	1,854	1,871	1,913	1,933	1,942	1,928	1,900	1,924	1,918	1,924	1,922	1,918	1,931	1,935	1,939	1,942	1,944
20_24	F	1,822	1,848	1,856	1,849	1,853	1,843	1,800	1,713	1,661	1,588	1,572	1,580	1,611	1,607	1,622	1,661	1,702	1,724	1,761	1,800	1,827	1,836	1,846	1,845	1,846	1,824	1,816	1,815	1,816	1,808
25_29	F	1,897	1,902	1,977	2,056	2,087	2,068	2,055	2,078	2,039	2,032	2,046	2,048	2,017	1,999	1,963	1,922	1,911	1,925	1,932	1,964	2,016	2,074	2,111	2,156	2,197	2,234	2,245	2,250	2,246	2,242
30_34	F	2,071	2,073	2,069	2,057	2,117	2,122	2,129	2,164	2,228	2,255	2,269	2,277	2,302	2,282	2,276	2,274	2,267	2,233	2,208	2,169	2,120	2,100	2,104	2,114	2,151	2,209	2,274	2,318	2,370	2,413
35_39	F	2,471	2,400	2,282	2,289	2,281	2,370	2,385	2,361	2,339	2,379	2,404	2,439	2,499	2,568	2,613	2,622	2,621	2,631	2,603	2,582	2,571	2,559	2,521	2,492	2,449	2,392	2,367	2,366	2,378	2,419
40_44	F	3,288	3,214	3,107	2,952	2,790	2,639	2,552	2,502	2,514	2,514	2,617	2,653	2,649	2,645	2,695	2,719	2,756	2,816	2,877	2,918	2,925	2,917	2,918	2,885	2,856	2,839	2,822	2,781	2,748	2,702
45_49	F	3,444	3,481	3,503	3,515	3,518	3,449	3,381	3,247	3,114	2,952	2,822	2,750	2,721	2,752	2,778	2,879	2,920	2,919	2,915	2,958	2,984	3,024	3,084	3,139	3,179	3,184	3,170	3,165	3,129	3,095
50_54	F	3,103	3,144	3,357	3,449	3,510	3,564	3,595	3,649	3,657	3,619	3,554	3,487	3,361	3,240	3,083	2,947	2,868	2,835	2,860	2,884	2,972	3,007	2,998	2,985	3,011	3,026	3,056	3,103	3,141	3,168
55_59	F	3,039	3,073	3,069	3,112	3,186	3,256	3,341	3,484	3,594	3,670	3,726	3,757	3,802	3,805	3,771	3,709	3,642	3,522	3,408	3,256	3,126	3,051	3,025	3,057	3,093	3,183	3,224	3,218	3,208	3,232
60_64	F	3,386	3,218	3,189	3,126	3,094	3,152	3,181	3,201	3,233	3,324	3,401	3,493	3,638	3,753	3,834	3,895	3,926	3,965	3,964	3,934	3,876	3,810	3,694	3,588	3,440	3,316	3,244	3,226	3,264	3,310
65_69	F	3,366	3,563	3,605	3,638	3,644	3,396	3,262	3,207	3,169	3,160	3,217	3,253	3,279	3,319	3,413	3,494	3,592	3,738	3,856	3,941	4,003	4,036	4,071	4,068	4,041	3,986	3,922	3,811	3,711	3,568
70_74	F	2,246	2,413	2,614	2,804	2,965	3,312	3,509	3,555	3,579	3,604	3,368	3,243	3,193	3,160	3,156	3,214	3,254	3,285	3,331	3,429	3,513	3,614	3,760	3,879	3,967	4,031	4,064	4,097	4,092	4,069
75_79	F	1,897	1,951	2,002	1,995	2,088	2,152	2,279	2,445	2,640	2,807	3,139	3,326	3,374	3,402	3,425	3,210	3,099	3,057	3,032	3,033	3,091	3,135	3,171	3,220	3,318	3,405	3,507	3,648	3,765	3,853
80_84	F	1,592	1,613	1,596	1,656	1,604	1,648	1,716	1,760	1,774	1,843	1,904	2,016	2,163	2,332	2,480	2,781	2,949	2,997	3,029	3,050	2,869	2,781	2,751	2,735	2,745	2,802	2,849	2,886	2,938	3,033
85-89	F	1,035	1,009	1,086	1,126	1,137	1,181	1,183	1,188	1,228	1,215	1,259	1,311	1,354	1,373	1,420	1,474	1,565	1,683	1,813	1,929	2,176	2,313	2,352	2,380	2,398	2,272	2,218	2,205	2,204	2,223
90+	F	716	773	826	836	826	829	846	881	900	924	948	956	980	1,015	1,033	1,077	1,118	1,163	1,200	1,237	1,296	1,376	1,477	1,574	1,666	1,862	1,990	2,070	2,137	2,191
	Total	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	92,741	93,156	93,583	94,015	94,435	94,834	95,243	95,648	96,029	96,413	96,797	97,181	97,553	97,903	98,260	98,608	98,949	99,288	99,626	99,964

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	7,990	7,891	7,913	7,908	7,852	7,878	7,926	7,970	7,954	7,953	7,967	7,952	7,905	7,905	7,884	7,845	7,834	7,818	7,802	7,784	7,760	7,754	7,741	7,728	7,718	7,710	7,707	7,709	7,716	7,728
16_19	M	2,114	2,204	2,152	2,148	2,060	1,950	1,897	1,830	1,837	1,883	1,914	1,958	1,998	2

Ipswich **2014 SNHP** Second and empty homes 2014-16 CTB 2.94% E07000202

Second and empty homes assumption used in this model run 3.62% **Uplift factor** 1.0095

Start year 2018 **End year** 2036

LHN 100% additional UK in migration scenario

Homes a year	445	**Average household growth 2018-28**	
Population change	11709	2014 SNHP	379
Population per extra home	2.36	2016 SNHP	408

2016 SNHP

Homes a year	428
Population change	11014
Population per home at end of perioc	2.16

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	49,359	49,749	50,341	51,079	52,420	52,870	53,307	54,099	54,889	55,902	56,792	57,405	57,780	58,259	58,858	59,274	59,778	60,194	60,585	60,988	61,354	61,833	62,250	62,685	63,114	63,542	63,997	64,422	64,859	65,288	65,730	66,181	66,622	67,055	67,486	67,909	68,311	68,711	69,102	69,481	69,854
2016 SNHP	49,359	49,749	50,341	51,079	52,420	52,870	53,307	54,099	54,889	55,902	56,792	57,405	57,780	58,259	58,858	59,274	59,778	60,194	60,585	60,988	61,354	61,811	62,204	62,618	63,026	63,434	63,869	64,274	64,693	65,103	65,528	65,962	66,386	66,803	67,218	67,625	68,012	68,398	68,774	69,139	69,498

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	117,156	117,818	119,210	121,175	124,028	124,753	125,471	127,387	129,320	131,729	133,729	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,319	144,030	144,716	145,378	146,028	146,653	147,263	147,867	148,459	149,043	149,622	150,203	150,777	151,341	151,900	152,451	152,996	153,534	154,066	154,592
2016 SNHP	117,156	117,818	119,210	121,175	124,028	124,753	125,471	127,387	129,320	131,729	133,729	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,259	143,913	144,545	145,154	145,753	146,330	146,893	147,451	148,000	148,542	149,079	149,620	150,155	150,682	151,205	151,722	152,233	152,738	153,239	153,735

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,734	14,702	14,636	14,577	14,528	14,444	14,359	14,293	14,249	14,175	14,119	14,101	14,076	14,056	14,044	14,040	14,052	14,073	14,103	14,142
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,401	3,517	3,608	3,669	3,712	3,755	3,772	3,775	3,759	3,747	3,719	3,678	3,662	3,627	3,605	3,612	3,600	3,587	3,574	3,561
20_24	M	4,564	4,581	4,614	4,689	4,600	4,539	4,425	4,415	4,409	4,344	4,194	4,162	4,160	4,186	4,275	4,419	4,564	4,656	4,725	4,807	4,862	4,866	4,861	4,876	4,848	4,783	4,754	4,740	4,712	4,688
25_29	M	5,565	5,549	5,456	5,316	5,326	5,378	5,417	5,478	5,491	5,425	5,360	5,256	5,215	5,186	5,092	4,937	4,889	4,877	4,900	4,997	5,152	5,311	5,418	5,511	5,607	5,678	5,691	5,692	5,699	5,667
30_34	M	5,288	5,438	5,533	5,770	5,710	5,700	5,741	5,663	5,582	5,620	5,667	5,680	5,716	5,701	5,639	5,582	5,489	5,436	5,395	5,291	5,142	5,089	5,078	5,102	5,201	5,354	5,514	5,624	5,725	5,825
35_39	M	4,673	4,542	4,593	4,658	4,856	4,977	5,091	5,218	5,268	5,225	5,220	5,267	5,232	5,188	5,233	5,271	5,272	5,299	5,277	5,223	5,174	5,094	5,042	4,998	4,901	4,770	4,721	4,710	4,730	4,822
40_44	M	4,861	4,845	4,682	4,582	4,441	4,457	4,371	4,332	4,406	4,548	4,658	4,761	4,860	4,901	4,874	4,871	4,923	4,912	4,885	4,930	4,961	4,958	4,981	4,957	4,907	4,861	4,792	4,740	4,697	4,606
45_49	M	4,666	4,660	4,785	4,834	4,863	4,795	4,752	4,630	4,495	4,379	4,364	4,275	4,245	4,312	4,441	4,548	4,646	4,731	4,768	4,750	4,750	4,803	4,804	4,788	4,833	4,864	4,859	4,879	4,853	4,804
50_54	M	4,124	4,170	4,208	4,392	4,524	4,607	4,626	4,739	4,773	4,768	4,702	4,659	4,538	4,406	4,288	4,256	4,168	4,146	4,213	4,331	4,435	4,528	4,603	4,638	4,626	4,629	4,682	4,690	4,682	4,728
55_59	M	3,636	3,760	3,838	3,899	3,939	4,015	4,109	4,132	4,293	4,418	4,498	4,517	4,611	4,638	4,633	4,572	4,532	4,418	4,291	4,174	4,130	4,046	4,029	4,093	4,204	4,306	4,397	4,465	4,499	4,492
60_64	M	3,390	3,315	3,324	3,341	3,409	3,512	3,620	3,715	3,779	3,820	3,901	3,995	4,032	4,184	4,298	4,376	4,394	4,475	4,498	4,494	4,438	4,399	4,291	4,171	4,058	4,010	3,930	3,920	3,985	4,091
65_69	M	2,917	3,115	3,238	3,223	3,287	3,158	3,092	3,090	3,117	3,175	3,268	3,370	3,460	3,526	3,575	3,658	3,749	3,793	3,935	4,041	4,114	4,134	4,205	4,226	4,225	4,176	4,142	4,044	3,935	3,831
70_74	M	2,093	2,074	2,166	2,335	2,430	2,652	2,837	2,945	2,944	3,012	2,894	2,835	2,835	2,861	2,914	3,000	3,095	3,180	3,247	3,302	3,383	3,471	3,520	3,652	3,751	3,821	3,842	3,908	3,928	3,930
75_79	M	1,779	1,848	1,861	1,843	1,818	1,828	1,820	1,911	2,060	2,160	2,367	2,535	2,633	2,697	2,596	2,549	2,554	2,579	2,629	2,709	2,798	2,879	2,944	3,002	3,081	3,166	3,218	3,241	3,432
80_84	M	1,402	1,356	1,303	1,347	1,354	1,393	1,461	1,458	1,452	1,444	1,463	1,469	1,549	1,675	1,763	1,942	2,082	2,167	2,178	2,227	2,149	2,118	2,127	2,151	2,197	2,267	2,346	2,418	2,479	2,536
85-89	M	699	773	826	840	857	873	867	858	888	904	942	995	1,001	1,003	1,003	1,028	1,047	1,113	1,210	1,278	1,421	1,528	1,591	1,607	1,639	1,589	1,573	1,588	1,610	1,650
90+	M	336	326	352	362	380	380	395	429	438	452	463	471	489	514	534	561	595	610	627	639	671	705	754	817	860	962	1,036	1,090	1,123	1,155
0_15	F	12,615	12,717	12,853	13,105	13,264	13,453	13,636	13,794	13,889	13,970	13,943	13,984	13,933	13,931	13,835	13,768	13,671	13,595	13,546	13,497	13,415	13,397	13,374	13,356	13,344	13,342	13,353	13,373	13,402	13,439
16_19	F	3,367	3,240	3,096	3,035	3,063	2,926	2,847	2,800	2,811	2,894	3,073	3,150	3,263	3,316	3,400	3,485	3,533	3,582	3,542	3,518	3,508	3,458	3,439	3,421	3,379	3,385	3,374	3,363	3,351	3,340
20_24	F	5,030	4,957	4,744	4,609	4,288	4,274	4,278	4,219	4,182	4,132	4,001	3,938	3,944	3,956	4,083	4,190	4,342	4,419	4,553	4,617	4,713	4,736	4,758	4,733	4,735	4,664	4,629	4,614	4,603	4,570
25_29	F	5,345	5,371	5,449	5,535	5,589	5,459	5,390	5,277	5,182	5,009	4,969	4,940	4,862	4,798	4,722	4,582	4,518	4,517	4,537	4,650	4,773	4,926	5,018	5,143	5,221	5,317	5,342	5,360	5,337	5,330
30_34	F	4,996	5,087	5,103	5,083	5,109	5,141	5,172	5,284	5,333	5,352	5,264	5,200	5,112	5,026	4,895	4,852	4,814	4,737	4,671	4,595	4,467	4,408	4,405	4,428	4,527	4,646	4,789	4,880	4,995	5,071
35_39	F	4,380	4,313	4,392	4,574	4,653	4,860	4,909	4,908	4,856	4,870	4,895	4,935	5,029	5,074	5,094	5,028	4,972	4,898	4,820	4,708	4,664	4,626	4,553	4,490	4,418	4,299	4,243	4,238	4,260	4,349
40_44	F	4,628	4,540	4,527	4,488	4,375	4,288	4,242	4,252	4,367	4,474	4,651	4,703	4,703	4,658	4,670	4,692	4,736	4,823	4,865	4,885	4,831	4,780	4,714	4,641	4,541	4,497	4,460	4,391	4,331	4,262
45_49	F	4,528	4,542	4,515	4,449	4,515	4,576	4,529	4,469	4,426	4,303	4,210	4,158	4,164	4,269	4,372	4,532	4,586	4,586	4,547	4,559	4,582	4,626	4,707	4,747	4,768	4,722	4,673	4,612	4,544	4,451
50_54	F	4,137	4,261	4,346	4,469	4,484	4,517	4,529	4,512	4,445	4,512	4,558	4,507	4,440	4,388	4,259	4,162	4,106	4,110	4,208	4,310	4,459	4,515	4,516	4,480	4,492	4,517	4,562	4,640	4,678	4,699
55_59	F	3,796	3,887	3,899	3,954	4,077	4,048	4,149	4,262	4,394	4,410	4,447	4,460	4,445	4,381	4,438	4,473	4,422	4,352	4,295	4,165	4,068	4,011	4,015	4,109	4,207	4,348	4,405	4,408	4,377	4,389
60_64	F	3,531	3,532	3,610	3,632	3,594	3,696	3,729	3,753	3,817	3,932	3,916	4,014	4,126	4,253	4,276	4,312	4,327	4,317	4,259	4,307	4,335	4,285	4,215	4,158	4,032	3,937	3,884	3,890	3,980	4,076
65_69	F	2,993	3,162	3,294	3,387	3,481	3,339	3,376	3,449	3,465	3,436	3,531	3,567	3,593	3,657	3,769	3,764	3,860	3,970	4,093	4,121	4,160	4,176	4,169	4,116	4,158	4,182	4,134	4,067	4,012	3,892
70_74	F	2,279	2,283	2,292	2,395	2,536	2,822	2,963	3,079	3,161	3,257	3,127	3,156	3,219	3,235	3,213	3,300	3,338	3,369	3,432	3,538	3,542	3,635	3,743	3,860	3,892	3,931	3,948	3,944	3,899	3,937
75_79	F	2,124	2,108	2,177	2,134	2,100	2,104	2,106	2,132	2,233	2,366	2,634	2,769	2,879	2,961	3,047	2,926	2,948	3,005	3,019	3,004	3,085	3,126	3,161	3,225	3,327	3,340	3,430	3,536	3,650	3,687
80_84	F	1,819	1,816	1,771	1,750	1,773	1,785	1,811	1,856	1,818	1,786	1,801	1,817	1,852	1,945	2,065	2,312	2,432	2,526	2,596	2,668	2,568	2,586	2,635	2,650	2,644	2,717	2,761	2,801	2,861	2,955
85-89	F	1,299	1,302	1,332	1,344	1,328	1,303	1,296	1,277	1,287	1,301	1,317	1,348	1,387	1,370	1,354	1,375	1,400	1,441	1,521	1,620	1,825	1,922	1,998	2,057	2,111	2,039	2,052	2,090	2,103	2,107
90+	F	830	850	870	837	858	861	859	853	857	855	857	859	858	881	900	920	948	978	989	996	1,028	1,070	1,123	1,183	1,248	1,401	1,479	1,543	1,597	1,650
	Total	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,289	143,972	144,631	145,266	145,891	146,492	147,078	147,659	148,229	148,792	149,351	149,912	150,466	151,011	151,553	152,086	152,615	153,136	153,652	154,163

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,736	14,707	14,644	14,587	14,541	14,460	14,377	14,314	14,273	14,201	14,148	14,133	14,110	14,093	14,082	14,081	14,095	14,118	14,149	14,190
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,401	3,518	3,610	3,672	3,714	3,759	3,775	3,779	3,764	3,751	3,724	3,683	3,668	3,633	3,612	3,619	3,608	3,595	3,582	3,570
20_24	M	4,564	4,581	4,614	4,689	4,600	4,539	4,425	4,415	4,409	4,344	4,196	4,166	4,165	4,192	4,282	4,427	4,573	4,665	4,735	4,817	4,872	4,877	4,872	4,888	4,860	4,795	4,766	4,753	4,724	4,701
25_29	M	5,565	5,549	5,456	5,316	5,326	5,378	5,417	5,478	5,491	5,425	5,362	5,260	5,221	5,194	5,101	4,947	4,901	4,890	4,913	5,011	5,167	5,327	5,434	5,528	5,625	5,696	5,709	5,711	5,718	5,686
30_34	M	5,288	5,438	5,533	5,770	5,710	5,700	5,741	5,663	5,582	5,620	5,669	5,683	5,722	5,708	5,648	5,592	5,500	5,449	5,409	5,305	5,157	5,105	5,095	5,118	5,219	5,373	5,533	5,643	5,745	5,846
35_39	M	4,673	4,542	4,593	4,658	4,856	4,977	5,091	5,218	5,268	5,225	5,221	5,270	5,236	5,193	5,239	5,279	5,281	5,310	5,288	5,235	5,187	5,108	5,056	5,014	4,917	4,786	4,737	4,727	4,748	4,840
40_44	M	4,861	4,845	4,682	4,582	4,441	4,457	4,371	4,332	4,406	4,548	4,659	4,763	4,863	4,905	4,878	4,877	4,929	4,919	4,894	4,939	4,972	4,970	4,994	4,970	4,920	4,876	4,807	4,756	4,713	4,622
45_49	M	4,666	4,660	4,785	4,834	4,863	4,795	4,752	4,630	4,495	4,379	4,365	4,276	4,247	4,315	4,445	4,552	4,651	4,737	4,774	4,758	4,758	4,812	4,814	4,799	4,845	4,877	4,872	4,893	4,867	4,819
50_54	M	4,124	4,170	4,208	4,392	4,524	4,607	4,626	4,739	4,773	4,768	4,703	4,660	4,540	4,408	4,291	4,259	4,172	4,151	4,218	4,337	4,442	4,536	4,611	4,647	4,635	4,639	4,693	4,702	4,695	4,741
55_59	M	3,636	3,760	3,838	3,899	3,939	4,015	4,109	4,132	4,293	4,418	4,498	4,517	4,611	4,638	4,633	4,572	4,532	4,418	4,291	4,174	4,130	4,046	4,029	4,093	4,204	4,306	4,397	4,465	4,499	4,492
60_64	M	3,390	3,315	3,324	3,341	3,409	3,512	3,620	3,715	3,779	3,820	3,901	3,994	4,030	4,182	4,296	4,373	4,390	4,471	4,493	4,489	4,432	4,393	4,285	4,165	4,052	4,003	3,923	3,913	3,977	4,082
65_69	M	2,917	3,115	3,238	3,223	3,287	3,158	3,092	3,090	3,117	3,175	3,268	3,370	3,459	3,525	3,574	3,656	3,747	3,790	3,932	4,037	4,110	4,129	4,200	4,221	4,219	4,170	4,135	4,037	3,928	3,824
70_74	M	2,093	2,074	2,166	2,335	2,430	2,652	2,837	2,945	2,944	3,012	2,894	2,835	2,835	2,861	2,913	2,999	3,094	3,178	3,245	3,299	3,380	3,468	3,516	3,648	3,746	3,816	3,837	3,902	3,922	3,923
75_79	M	1,779	1,848	1,861	1,843	1,818	1,828	1,820	1,911	2,060	2,160	2,366	2,535	2,632	2,639	2,696	2,595	2,548	2,553	2,578	2,628	2,707	2,796	2,876	2,942	2,999	3,078	3,162	3,214	3,336	3,427
80_84	M	1,402	1,356	1,303	1,347	1,354	1,393	1,461	1,458	1,452	1,444	1,463	1,469	1,549	1,675	1,763	1,941	2,081	2,166	2,177	2,225	2,147	2,116	2,125	2,149	2,195	2,265	2,343	2,415	2,476	2,533
85-89	M	699	773	826	840	857	873	867	858	888	904	941	995	1,001	1,003	1,003	1,027	1,046	1,112	1,209	1,277	1,420	1,527	1,589	1,605	1,638	1,587	1,571	1,586	1,608	1,648
90+	M	336	326	352	362	380	380	395	429	438	452	463	471	489	514	533	561	594	610	627	639	670	704	753	816	859	960	1,034	1,088	1,121	1,153
0_15	F	12,615	12,717	12,853	13,105	13,264	13,453	13,636	13,794	13,889	13,970	13,940	13,979	13,926	13,921	13,822	13,753	13,653	13,574	13,523	13,471	13,387	13,367	13,341	13,321	13,307	13,303	13,312	13,330	13,357	13,393
16_19	F	3,367	3,240	3,096	3,035	3,063	2,926	2,847	2,800	2,811	2,894	3,072	3,148	3,261	3,313	3,397	3,482	3,528	3,578	3,537	3,513	3,502	3,452	3,433	3,415	3,372	3,378	3,367	3,355	3,342	3,331
20_24	F	5,030	4,957	4,744	4,609	4,288	4,274	4,278	4,219	4,182	4,132	3,998	3,933	3,936	3,947	4,073	4,179	4,330	4,407	4,540	4,604	4,699	4,722	4,744	4,718	4,721	4,650	4,614	4,598	4,587	4,555
25_29	F	5,345	5,371	5,449	5,535	5,589	5,459	5,390	5,277	5,182	5,009	4,967	4,936	4,855	4,789	4,712	4,571	4,505	4,502	4,522	4,634	4,756	4,908	5,000	5,125	5,201	5,298	5,322	5,340	5,317	5,310
30_34	F	4,996	5,087	5,103	5,083	5,109	5,141	5,172	5,284	5,333	5,352	5,262	5,196	5,108	5,020	4,887	4,843	4,804	4,726	4,659	4,582	4,452	4,393	4,390	4,411	4,510	4,628	4,770	4,861	4,975	5,051
35_39	F	4,380	4,313	4,392	4,574	4,653	4,860	4,909	4,908	4,856	4,870	4,894	4,933	5,026	5,070	5,088	5,021	4,964	4,889	4,810	4,697	4,652	4,613	4,540	4,476	4,403	4,284	4,227	4,222	4,243	4,332
40_44	F	4,628	4,540	4,527	4,488	4,375	4,288	4,242	4,252	4,367	4,474	4,651	4,702	4,701	4,655	4,666	4,688	4,731	4,817	4,857	4,877	4,822	4,770	4,703	4,629	4,529	4,484	4,446	4,377	4,316	4,246
45_49	F	4,528	4,542	4,515	4,449	4,515	4,576	4,529	4,469	4,426	4,303	4,209	4,157	4,163	4,267	4,369	4,529	4,582	4,582	4,542	4,553	4,576	4,619	4,699	4,738	4,759	4,711	4,661	4,600	4,531	4,438
50_54	F	4,137	4,261	4,346	4,469	4,484	4,517	4,529	4,512	4,445	4,512	4,557	4,506	4,438	4,385	4,256	4,159	4,103	4,106	4,204	4,305	4,454	4,509	4,509	4,473	4,484	4,508	4,553	4,630	4,667	4,688
55_59	F	3,796	3,887	3,899	3,954	4,077	4,048	4,149	4,262	4,394	4,410	4,446	4,459	4,443	4,379	4,435	4,470	4,418	4,348	4,291	4,161	4,063	4,006	4,010	4,103	4,201	4,341	4,397	4,400	4,368	4,380
60_64	F	3,531	3,532	3,610	3,632	3,594	3,696	3,729	3,753	3,817	3,932	3,916	4,013	4,125	4,252	4,274	4,310	4,324	4,314	4,256	4,303	4,330	4,280	4,209	4,152	4,026	3,931	3,877	3,883	3,973	4,068
65_69	F	2,993	3,162	3,294	3,387	3,481	3,339	3,376	3,449	3,465	3,436	3,530	3,566	3,592	3,656	3,768	3,763	3,858	3,968	4,090	4,118	4,156	4,172	4,164	4,111	4,153	4,176	4,128	4,061	4,006	3,886
70_74	F	2,279	2,283	2,292	2,395	2,536	2,822	2,963	3,079	3,161	3,257	3,126	3,155	3,219	3,234	3,212	3,299	3,337	3,367	3,430	3,536	3,540	3,632	3,739	3,856	3,888	3,926	3,943	3,939	3,893	3,931
75_79	F	2,124	2,108	2,177	2,134	2,100	2,104	2,106	2,132	2,233	2,366	2,634	2,768	2,878	2,960	3,046	2,924	2,947	3,003	3,017	3,002	3,083	3,124	3,159	3,222	3,323	3,336	3,427	3,532	3,645	3,682
80_84	F	1,819	1,816	1,771	1,750	1,773	1,785	1,811	1,856	1,818	1,786	1,801	1,816	1,851	1,944	2,064	2,311	2,431	2,524	2,595	2,666	2,566	2,584	2,633	2,647	2,641	2,714	2,758	2,798	2,858	2,951
85-89	F	1,299	1,302	1,332	1,344	1,328	1,303	1,296	1,277	1,287	1,301	1,317	1,347	1,386	1,370	1,353	1,374	1,399	1,439	1,519	1,618	1,823	1,920	1,996	2,054	2,109	2,036	2,049	2,088	2,100	2,104
90+	F	830	850	870	837	858	861	859	853	857	855	857	859	858	881	899	919	946	976	987	994	1,026	1,068	1,122	1,181	1,246	1,398	1,476	1,540	1,593	1,646
	Total	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,259	143,913	144,545	145,154	145,753	146,330	146,893	147,451	148,000	148,542	149,079	149,620	150,155	150,682	151,205	151,722	152,233	152,738	153,239	153,735

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,731	14,698	14,629	14,567	14,515	14,429	14,341	14,272	14,226	14,148	14,089	14,070	14,042	14,020	14,005	14,000	14,009	14,028	14,056	14,094
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,400	3,515	3,606	3,667	3,709	3,752	3,768	3,771	3,755	3,742	3,714	3,672	3,657	3,621

Ipswich | **2016 SNHP** | Second and empty homes 2014-16 CTB | 2.94% | E07000202

Second and empty homes assumption used in this model run **3.62%** **Uplift factor** **1.0295**

Start year **2018** **End year** **2036**

LHN 100% additional UK in migration scenario

Homes a year	479	**Average household growth 2018-28**	
Population change	13171	2014 SNHP	379
Population per extra home	2.36	2016 SNHP	408

2016 SNHP

Homes a year	428
Population change	11014
Population per home at end of perioc	2.16

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	49,359	49,749	50,341	51,079	52,420	52,870	53,307	54,099	54,889	55,902	56,792	57,405	57,780	58,259	58,858	59,274	59,778	60,194	60,585	60,988	61,354	61,882	62,345	62,826	63,299	63,771	64,267	64,733	65,209	65,676	66,155	66,643	67,119	67,587	68,051	68,506	68,940	69,371	69,792	70,201	70,603
2016 SNHP	49,359	49,749	50,341	51,079	52,420	52,870	53,307	54,099	54,889	55,902	56,792	57,405	57,780	58,259	58,858	59,274	59,778	60,194	60,585	60,988	61,354	61,811	62,204	62,618	63,026	63,434	63,869	64,274	64,693	65,103	65,528	65,962	66,386	66,803	67,218	67,625	68,012	68,398	68,774	69,139	69,498

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	117,156	117,818	119,210	121,175	124,028	124,753	125,471	127,387	129,320	131,729	133,729	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,445	144,276	145,077	145,849	146,606	147,334	148,042	148,741	149,426	150,100	150,765	151,430	152,084	152,727	153,362	153,987	154,603	155,208	155,807	156,397
2016 SNHP	117,156	117,818	119,210	121,175	124,028	124,753	125,471	127,387	129,320	131,729	133,729	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,259	143,913	144,545	145,154	145,753	146,330	146,893	147,451	148,000	148,542	149,079	149,620	150,155	150,682	151,205	151,722	152,233	152,738	153,239	153,735

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,739	14,713	14,652	14,598	14,555	14,477	14,397	14,337	14,299	14,230	14,180	14,168	14,148	14,133	14,125	14,126	14,143	14,167	14,201	14,243
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,402	3,520	3,612	3,674	3,718	3,762	3,779	3,783	3,769	3,757	3,729	3,689	3,674	3,639	3,619	3,627	3,616	3,604	3,592	3,580
20_24	M	4,564	4,581	4,614	4,689	4,600	4,539	4,425	4,415	4,409	4,344	4,199	4,170	4,171	4,199	4,290	4,436	4,582	4,675	4,746	4,829	4,884	4,889	4,885	4,901	4,873	4,809	4,780	4,767	4,739	4,716
25_29	M	5,565	5,549	5,456	5,316	5,326	5,378	5,417	5,478	5,491	5,425	5,364	5,265	5,228	5,203	5,112	4,959	4,914	4,904	4,927	5,027	5,183	5,344	5,452	5,546	5,644	5,715	5,729	5,731	5,738	5,706
30_34	M	5,288	5,438	5,533	5,770	5,710	5,700	5,741	5,663	5,582	5,620	5,671	5,687	5,728	5,716	5,657	5,603	5,513	5,463	5,424	5,321	5,174	5,122	5,112	5,137	5,238	5,393	5,554	5,665	5,768	5,869
35_39	M	4,673	4,542	4,593	4,658	4,856	4,977	5,091	5,218	5,268	5,225	5,222	5,273	5,240	5,198	5,247	5,287	5,291	5,321	5,300	5,248	5,202	5,124	5,073	5,031	4,934	4,804	4,755	4,745	4,767	4,859
40_44	M	4,861	4,845	4,682	4,582	4,441	4,457	4,371	4,332	4,406	4,548	4,660	4,765	4,866	4,909	4,884	4,883	4,936	4,927	4,903	4,950	4,984	4,982	5,008	4,985	4,936	4,892	4,823	4,773	4,731	4,640
45_49	M	4,666	4,660	4,785	4,834	4,863	4,795	4,752	4,630	4,495	4,379	4,366	4,278	4,249	4,318	4,448	4,557	4,657	4,743	4,782	4,766	4,767	4,822	4,825	4,811	4,858	4,891	4,887	4,908	4,883	4,835
50_54	M	4,124	4,170	4,208	4,392	4,524	4,607	4,626	4,739	4,773	4,768	4,704	4,662	4,542	4,411	4,294	4,263	4,176	4,156	4,224	4,343	4,449	4,544	4,619	4,656	4,646	4,650	4,705	4,715	4,708	4,756
55_59	M	3,636	3,760	3,838	3,899	3,939	4,015	4,109	4,132	4,293	4,418	4,499	4,519	4,614	4,643	4,639	4,579	4,540	4,427	4,301	4,185	4,142	4,058	4,043	4,108	4,220	4,323	4,416	4,484	4,520	4,514
60_64	M	3,390	3,315	3,324	3,341	3,409	3,512	3,620	3,715	3,779	3,820	3,902	3,997	4,034	4,188	4,303	4,382	4,401	4,483	4,507	4,504	4,449	4,411	4,303	4,185	4,072	4,024	3,945	3,936	4,002	4,109
65_69	M	2,917	3,115	3,238	3,223	3,287	3,158	3,092	3,090	3,117	3,175	3,269	3,371	3,462	3,528	3,578	3,662	3,754	3,799	3,942	4,049	4,123	4,144	4,216	4,238	4,237	4,189	4,156	4,058	3,950	3,846
70_74	M	2,093	2,074	2,166	2,335	2,430	2,652	2,837	2,945	2,944	3,012	2,895	2,836	2,836	2,863	2,916	3,003	3,099	3,184	3,251	3,307	3,389	3,478	3,528	3,661	3,760	3,832	3,854	3,920	3,941	3,943
75_79	M	1,779	1,848	1,861	1,843	1,818	1,828	1,820	1,911	2,060	2,160	2,367	2,536	2,634	2,641	2,699	2,598	2,552	2,557	2,582	2,633	2,713	2,803	2,884	2,950	3,008	3,088	3,174	3,227	3,351	3,443
80_84	M	1,402	1,356	1,303	1,347	1,354	1,393	1,461	1,458	1,452	1,444	1,463	1,470	1,550	1,677	1,765	1,944	2,085	2,170	2,181	2,230	2,152	2,121	2,131	2,155	2,201	2,271	2,351	2,424	2,485	2,543
85-89	M	699	773	826	840	857	873	867	858	888	904	942	995	1,001	1,004	1,004	1,029	1,049	1,114	1,212	1,280	1,424	1,531	1,594	1,610	1,643	1,593	1,577	1,592	1,614	1,654
90+	M	336	326	352	362	380	380	395	429	438	452	463	471	490	514	534	562	596	612	629	641	673	707	756	819	863	965	1,039	1,093	1,127	1,159
0_15	F	12,615	12,717	12,853	13,105	13,264	13,453	13,636	13,794	13,889	13,970	13,947	13,994	13,948	13,952	13,861	13,799	13,708	13,637	13,594	13,550	13,473	13,461	13,443	13,429	13,422	13,424	13,439	13,463	13,495	13,535
16_19	F	3,367	3,240	3,096	3,035	3,063	2,926	2,847	2,800	2,811	2,894	3,076	3,154	3,269	3,322	3,408	3,494	3,541	3,592	3,552	3,529	3,519	3,470	3,452	3,435	3,393	3,400	3,390	3,380	3,369	3,359
20_24	F	5,030	4,957	4,744	4,609	4,288	4,274	4,278	4,219	4,182	4,132	4,007	3,950	3,959	3,974	4,105	4,214	4,367	4,445	4,580	4,645	4,742	4,766	4,789	4,763	4,766	4,695	4,660	4,645	4,635	4,603
25_29	F	5,345	5,371	5,449	5,535	5,589	5,459	5,390	5,277	5,182	5,009	4,974	4,950	4,876	4,816	4,744	4,607	4,545	4,546	4,569	4,684	4,809	4,963	5,056	5,183	5,261	5,358	5,384	5,402	5,379	5,372
30_34	F	4,996	5,087	5,103	5,083	5,109	5,141	5,172	5,284	5,333	5,352	5,267	5,206	5,122	5,039	4,911	4,871	4,836	4,762	4,698	4,624	4,497	4,440	4,439	4,463	4,563	4,684	4,828	4,920	5,036	5,114
35_39	F	4,380	4,313	4,392	4,574	4,653	4,860	4,909	4,908	4,856	4,870	4,897	4,939	5,036	5,083	5,106	5,042	4,988	4,917	4,840	4,731	4,689	4,653	4,582	4,520	4,449	4,331	4,276	4,272	4,295	4,386
40_44	F	4,628	4,540	4,527	4,488	4,375	4,288	4,242	4,252	4,367	4,474	4,653	4,706	4,707	4,663	4,677	4,702	4,748	4,836	4,880	4,903	4,850	4,800	4,736	4,665	4,566	4,524	4,489	4,421	4,362	4,294
45_49	F	4,528	4,542	4,515	4,449	4,515	4,576	4,529	4,469	4,426	4,303	4,211	4,161	4,168	4,273	4,377	4,539	4,594	4,596	4,558	4,571	4,596	4,642	4,725	4,766	4,789	4,744	4,696	4,637	4,570	4,478
50_54	F	4,137	4,261	4,346	4,469	4,484	4,517	4,529	4,512	4,445	4,512	4,559	4,510	4,444	4,392	4,264	4,168	4,113	4,118	4,218	4,320	4,471	4,528	4,530	4,495	4,508	4,534	4,581	4,660	4,700	4,723
55_59	F	3,796	3,887	3,899	3,954	4,077	4,048	4,149	4,262	4,394	4,410	4,448	4,462	4,448	4,386	4,443	4,479	4,429	4,360	4,304	4,175	4,078	4,022	4,027	4,121	4,221	4,362	4,421	4,424	4,395	4,407
60_64	F	3,531	3,532	3,610	3,632	3,594	3,696	3,729	3,753	3,817	3,932	3,917	4,015	4,128	4,257	4,280	4,318	4,333	4,324	4,267	4,316	4,344	4,295	4,226	4,170	4,044	3,950	3,897	3,904	3,995	4,092
65_69	F	2,993	3,162	3,294	3,387	3,481	3,339	3,376	3,449	3,465	3,436	3,531	3,568	3,595	3,660	3,772	3,768	3,864	3,976	4,099	4,128	4,168	4,185	4,178	4,127	4,170	4,194	4,147	4,080	4,026	3,906
70_74	F	2,279	2,283	2,292	2,395	2,536	2,822	2,963	3,079	3,161	3,257	3,127	3,156	3,221	3,237	3,215	3,302	3,341	3,372	3,436	3,543	3,548	3,641	3,750	3,868	3,901	3,940	3,958	3,955	3,911	3,950
75_79	F	2,124	2,108	2,177	2,134	2,100	2,104	2,106	2,132	2,233	2,366	2,635	2,770	2,880	2,963	3,049	2,928	2,951	3,008	3,022	3,008	3,089	3,131	3,167	3,231	3,333	3,347	3,439	3,545	3,660	3,698
80_84	F	1,819	1,816	1,771	1,750	1,773	1,785	1,811	1,856	1,818	1,786	1,801	1,817	1,853	1,947	2,067	2,315	2,436	2,530	2,601	2,672	2,573	2,591	2,640	2,655	2,649	2,723	2,767	2,808	2,869	2,963
85-89	F	1,299	1,302	1,332	1,344	1,328	1,303	1,296	1,277	1,287	1,301	1,318	1,348	1,388	1,372	1,356	1,377	1,402	1,443	1,524	1,623	1,829	1,927	2,003	2,062	2,117	2,044	2,057	2,096	2,109	2,113
90+	F	830	850	870	837	858	861	859	853	857	855	857	860	859	883	902	922	950	980	992	999	1,031	1,074	1,128	1,187	1,253	1,406	1,486	1,549	1,604	1,657
	Total	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,352	144,095	144,811	145,502	146,179	146,832	147,467	148,096	148,713	149,321	149,922	150,525	151,120	151,705	152,284	152,854	153,418	153,973	154,523	155,066

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,746	14,727	14,675	14,629	14,594	14,525	14,454	14,402	14,373	14,312	14,270	14,266	14,254	14,247	14,246	14,253	14,276	14,307	14,346	14,393
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,405	3,524	3,618	3,682	3,727	3,773	3,791	3,796	3,782	3,771	3,745	3,705	3,692	3,658	3,639	3,649	3,639	3,629	3,618	3,608
20_24	M	4,564	4,581	4,614	4,689	4,600	4,539	4,425	4,415	4,409	4,344	4,205	4,182	4,187	4,218	4,312	4,460	4,609	4,703	4,776	4,861	4,917	4,924	4,920	4,937	4,910	4,846	4,818	4,806	4,779	4,757
25_29	M	5,565	5,549	5,456	5,316	5,326	5,378	5,417	5,478	5,491	5,425	5,371	5,278	5,247	5,227	5,141	4,991	4,949	4,942	4,968	5,070	5,229	5,392	5,502	5,598	5,698	5,770	5,785	5,788	5,796	5,764
30_34	M	5,288	5,438	5,533	5,770	5,710	5,700	5,741	5,663	5,582	5,620	5,677	5,698	5,744	5,738	5,684	5,634	5,548	5,501	5,466	5,366	5,220	5,171	5,163	5,189	5,292	5,449	5,613	5,726	5,830	5,933
35_39	M	4,673	4,542	4,593	4,658	4,856	4,977	5,091	5,218	5,268	5,225	5,226	5,280	5,252	5,214	5,267	5,311	5,319	5,352	5,335	5,286	5,242	5,167	5,118	5,078	4,983	4,854	4,806	4,798	4,820	4,915
40_44	M	4,861	4,845	4,682	4,582	4,441	4,457	4,371	4,332	4,406	4,548	4,662	4,770	4,874	4,920	4,898	4,900	4,957	4,951	4,930	4,980	5,017	5,018	5,046	5,026	4,979	4,937	4,870	4,821	4,781	4,691
45_49	M	4,666	4,660	4,785	4,834	4,863	4,795	4,752	4,630	4,495	4,379	4,368	4,282	4,256	4,326	4,460	4,571	4,673	4,761	4,803	4,789	4,793	4,850	4,856	4,844	4,895	4,930	4,928	4,952	4,929	4,882
50_54	M	4,124	4,170	4,208	4,392	4,524	4,607	4,626	4,739	4,773	4,768	4,706	4,666	4,548	4,418	4,303	4,274	4,188	4,170	4,240	4,362	4,470	4,567	4,644	4,683	4,674	4,680	4,738	4,750	4,746	4,796
55_59	M	3,636	3,760	3,838	3,899	3,939	4,015	4,109	4,132	4,293	4,418	4,499	4,519	4,614	4,643	4,639	4,579	4,540	4,427	4,301	4,185	4,142	4,058	4,043	4,108	4,220	4,323	4,416	4,484	4,520	4,514
60_64	M	3,390	3,315	3,324	3,341	3,409	3,512	3,620	3,715	3,779	3,820	3,902	3,997	4,034	4,188	4,303	4,382	4,401	4,483	4,507	4,504	4,449	4,411	4,303	4,185	4,072	4,024	3,945	3,936	4,002	4,109
65_69	M	2,917	3,115	3,238	3,223	3,287	3,158	3,092	3,090	3,117	3,175	3,269	3,371	3,462	3,528	3,578	3,662	3,754	3,799	3,942	4,049	4,123	4,144	4,216	4,238	4,237	4,189	4,156	4,058	3,950	3,846
70_74	M	2,093	2,074	2,166	2,335	2,430	2,652	2,837	2,945	2,944	3,012	2,895	2,837	2,838	2,865	2,919	3,007	3,103	3,189	3,258	3,314	3,398	3,488	3,539	3,673	3,774	3,847	3,871	3,938	3,960	3,963
75_79	M	1,779	1,848	1,861	1,843	1,818	1,828	1,820	1,911	2,060	2,160	2,367	2,537	2,636	2,643	2,702	2,602	2,555	2,561	2,587	2,638	2,719	2,809	2,891	2,958	3,018	3,099	3,186	3,240	3,365	3,458
80_84	M	1,402	1,356	1,303	1,347	1,354	1,393	1,461	1,458	1,452	1,444	1,464	1,470	1,551	1,678	1,767	1,947	2,088	2,173	2,186	2,235	2,157	2,126	2,136	2,161	2,208	2,278	2,358	2,432	2,494	2,553
85-89	M	699	773	826	840	857	873	867	858	888	904	942	996	1,002	1,005	1,006	1,031	1,051	1,117	1,215	1,284	1,428	1,536	1,599	1,616	1,649	1,598	1,583	1,598	1,620	1,661
90+	M	336	326	352	362	380	380	395	429	438	452	463	472	490	515	535	564	598	613	631	643	675	709	759	823	867	969	1,044	1,099	1,133	1,165
0_15	F	12,615	12,717	12,853	13,105	13,264	13,453	13,636	13,794	13,889	13,970	13,954	14,009	13,971	13,982	13,900	13,846	13,763	13,701	13,665	13,630	13,560	13,556	13,544	13,538	13,537	13,545	13,566	13,595	13,632	13,677
16_19	F	3,367	3,240	3,096	3,035	3,063	2,926	2,847	2,800	2,811	2,894	3,080	3,161	3,277	3,332	3,418	3,505	3,554	3,606	3,567	3,545	3,536	3,488	3,471	3,455	3,414	3,423	3,414	3,405	3,395	3,387
20_24	F	5,030	4,957	4,744	4,609	4,288	4,274	4,278	4,219	4,182	4,132	4,015	3,966	3,982	4,002	4,136	4,248	4,403	4,484	4,620	4,687	4,785	4,810	4,833	4,808	4,812	4,741	4,706	4,692	4,683	4,651
25_29	F	5,345	5,371	5,449	5,535	5,589	5,459	5,390	5,277	5,182	5,009	4,981	4,964	4,896	4,842	4,776	4,643	4,585	4,590	4,616	4,733	4,861	5,017	5,112	5,241	5,320	5,419	5,445	5,464	5,442	5,434
30_34	F	4,996	5,087	5,103	5,083	5,109	5,141	5,172	5,284	5,333	5,352	5,272	5,216	5,137	5,058	4,934	4,899	4,868	4,798	4,737	4,666	4,541	4,486	4,488	4,514	4,616	4,740	4,886	4,980	5,097	5,176
35_39	F	4,380	4,313	4,392	4,574	4,653	4,860	4,909	4,908	4,856	4,870	4,900	4,945	5,046	5,097	5,123	5,063	5,012	4,944	4,871	4,764	4,725	4,692	4,623	4,564	4,495	4,378	4,325	4,323	4,347	4,440
40_44	F	4,628	4,540	4,527	4,488	4,375	4,288	4,242	4,252	4,367	4,474	4,655	4,710	4,713	4,672	4,688	4,715	4,764	4,855	4,902	4,928	4,878	4,831	4,770	4,700	4,604	4,564	4,531	4,465	4,407	4,341
45_49	F	4,528	4,542	4,515	4,449	4,515	4,576	4,529	4,469	4,426	4,303	4,213	4,164	4,173	4,280	4,386	4,550	4,607	4,610	4,574	4,589	4,616	4,665	4,750	4,794	4,819	4,777	4,731	4,674	4,609	4,519
50_54	F	4,137	4,261	4,346	4,469	4,484	4,517	4,529	4,512	4,445	4,512	4,561	4,513	4,449	4,399	4,272	4,177	4,124	4,130	4,231	4,335	4,488	4,547	4,532	4,560	4,609	4,691	4,732	4,758	4,758	4,758
55_59	F	3,796	3,887	3,899	3,954	4,077	4,048	4,149	4,262	4,394	4,410	4,449	4,465	4,453	4,392	4,451	4,489	4,440	4,372	4,317	4,189	4,093	4,038	4,044	4,140	4,241	4,384	4,444	4,449	4,421	4,435
60_64	F	3,531	3,532	3,610	3,632	3,594	3,696	3,729	3,753	3,817	3,932	3,918	4,018	4,132	4,262	4,286	4,325	4,343	4,335	4,279	4,329	4,359	4,311	4,242	4,187	4,062	3,968	3,916	3,924	4,017	4,115
65_69	F	2,993	3,162	3,294	3,387	3,481	3,339	3,376	3,449	3,465	3,436	3,530	3,566	3,592	3,656	3,768	3,763	3,858	3,968	4,090	4,118	4,156	4,172	4,164	4,111	4,153	4,176	4,128	4,061	4,006	3,886
70_74	F	2,279	2,283	2,292	2,395	2,536	2,822	2,963	3,079	3,161	3,257	3,126	3,155	3,219	3,234	3,212	3,299	3,337	3,367	3,430	3,536	3,540	3,632	3,739	3,856	3,888	3,926	3,943	3,939	3,893	3,931
75_79	F	2,124	2,108	2,177	2,134	2,100	2,104	2,106	2,132	2,233	2,366	2,634	2,768	2,878	2,960	3,046	2,924	2,947	3,003	3,017	3,002	3,083	3,124	3,159	3,222	3,323	3,336	3,427	3,532	3,645	3,682
80_84	F	1,819	1,816	1,771	1,750	1,773	1,785	1,811	1,856	1,818	1,786	1,801	1,816	1,851	1,944	2,064	2,311	2,431	2,524	2,595	2,666	2,566	2,584	2,633	2,647	2,641	2,714	2,758	2,798	2,858	2,951
85-89	F	1,299	1,302	1,332	1,344	1,328	1,303	1,296	1,277	1,287	1,301	1,317	1,347	1,386	1,370	1,353	1,374	1,399	1,439	1,519	1,618	1,823	1,920	1,996	2,054	2,109	2,036	2,049	2,088	2,100	2,104
90+	F	830	850	870	837	858	861	859	853	857	855	857	859	858	881	899	919	946	976	987	994	1,026	1,068	1,122	1,181	1,246	1,398	1,476	1,540	1,593	1,646
	Total	135,065	135,604	136,429	137,694	138,515	139,349	140,191	141,003	141,801	142,555	143,259	143,913	144,545	145,154	145,753	146,330	146,893	147,451	148,000	148,542	149,079	149,620	150,155	150,682	151,205	151,722	152,233	152,738	153,239	153,735

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	13,867	13,858	14,011	14,141	14,270	14,388	14,554	14,671	14,726	14,734	14,731	14,698	14,629	14,567	14,515	14,429	14,341	14,272	14,226	14,148	14,089	14,070	14,042	14,020	14,005	14,000	14,009	14,028	14,056	14,094
16_19	M	3,508	3,426	3,369	3,342	3,364	3,247	3,191	3,144	3,158	3,269	3,400	3,515	3,606	3,667	3,709	3,752	3,768	3,771	3,755	3,742	3,714	3,

Mid Suffolk 2014 SNHP | Second and empty homes 2014-16 CTB 3.22% | E07000203

Second and empty homes assumption used in this model run 3.87% | **Uplift factor** 1.1185

Start year 2018 | **End year** 2036

LHN 100% additional UK in migration scenario

Homes a year	585
Population change	16717
Population per extra home	2.33

2016 SNHP

Homes a year	408
Population change	9312
Population per home at end of perioc	2.10

Average household growth 2018-28

2014 SNHP	422
2016 SNHP	426

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	35,290	35,712	36,096	36,569	37,177	37,708	38,443	38,923	39,277	39,778	40,301	40,813	41,213	41,887	42,374	42,805	43,280	43,736	44,190	44,615	45,029	45,754	46,420	47,094	47,725	48,337	48,977	49,571	50,158	50,723	51,284	51,831	52,347	52,862	53,363	53,855	54,318	54,769	55,220	55,647	56,084
2016 SNHP	35,290	35,712	36,096	36,569	37,177	37,708	38,443	38,923	39,277	39,778	40,301	40,813	41,213	41,887	42,374	42,805	43,280	43,736	44,190	44,615	45,029	45,508	45,936	46,378	46,785	47,178	47,605	47,992	48,379	48,747	49,117	49,476	49,809	50,147	50,475	50,797	51,096	51,387	51,682	51,958	52,246

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	87,015	87,684	88,274	89,492	90,795	92,070	93,817	94,603	95,250	96,244	97,076	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	105,061	106,267	107,426	108,536	109,609	110,646	111,639	112,605	113,535	114,444	115,332	116,182	117,011	117,813	118,584	119,317	120,022	120,704	121,369	122,020
2016 SNHP	87,015	87,684	88,274	89,492	90,795	92,070	93,817	94,603	95,250	96,244	97,076	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	104,411	104,998	105,565	106,109	106,638	107,152	107,642	108,124	108,587	109,046	109,501	109,934	110,362	110,778	111,180	111,558	111,923	112,280	112,634	112,985

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,766	8,750	8,747	8,756	8,731	8,687	8,668	8,689	8,655	8,672	8,677	8,687	8,689	8,691	8,697	8,703	8,712	8,725	8,743	8,766
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,157	2,219	2,225	2,232	2,255	2,291	2,306	2,276	2,276	2,218	2,198	2,184	2,166	2,175	2,178	2,186	2,189	2,193	2,196	2,197
20_24	M	2,521	2,474	2,427	2,441	2,354	2,282	2,236	2,212	2,178	2,129	2,096	2,070	2,078	2,079	2,111	2,158	2,209	2,226	2,269	2,308	2,323	2,315	2,335	2,316	2,290	2,264	2,260	2,247	2,249	2,245
25_29	M	2,390	2,435	2,530	2,576	2,606	2,663	2,650	2,605	2,599	2,572	2,538	2,516	2,501	2,480	2,441	2,395	2,368	2,370	2,375	2,416	2,475	2,538	2,573	2,623	2,669	2,697	2,698	2,710	2,695	2,673
30_34	M	2,517	2,537	2,568	2,588	2,593	2,621	2,623	2,695	2,719	2,752	2,806	2,805	2,793	2,798	2,778	2,746	2,721	2,696	2,670	2,625	2,571	2,542	2,537	2,541	2,586	2,652	2,724	2,770	2,828	2,879
35_39	M	2,595	2,441	2,425	2,473	2,537	2,619	2,735	2,747	2,753	2,765	2,797	2,822	2,888	2,918	2,962	3,004	2,999	2,993	2,992	2,967	2,937	2,909	2,878	2,848	2,798	2,738	2,708	2,701	2,707	2,756
40_44	M	3,430	3,455	3,312	3,155	2,952	2,816	2,669	2,666	2,701	2,746	2,846	2,962	2,988	3,007	3,029	3,055	3,087	3,148	3,176	3,219	3,256	3,249	3,247	3,241	3,211	3,180	3,150	3,113	3,079	3,024
45_49	M	3,736	3,750	3,826	3,815	3,780	3,661	3,630	3,453	3,296	3,115	2,989	2,860	2,868	2,914	2,975	3,079	3,187	3,213	3,235	3,256	3,280	3,318	3,374	3,401	3,445	3,479	3,470	3,470	3,459	3,425
50_54	M	3,511	3,559	3,687	3,796	3,825	3,901	3,918	3,963	3,948	3,938	3,839	3,814	3,656	3,512	3,343	3,216	3,093	3,101	3,151	3,218	3,324	3,429	3,456	3,479	3,500	3,522	3,564	3,619	3,646	3,690
55_59	M	3,157	3,217	3,221	3,343	3,537	3,634	3,703	3,801	3,922	3,967	4,051	4,076	4,126	4,120	4,119	4,028	3,999	3,848	3,708	3,544	3,417	3,300	3,310	3,364	3,436	3,544	3,646	3,673	3,698	3,719
60_64	M	3,545	3,394	3,351	3,319	3,326	3,352	3,427	3,419	3,520	3,707	3,822	3,913	4,030	4,166	4,227	4,310	4,335	4,382	4,374	4,372	4,288	4,256	4,110	3,974	3,811	3,683	3,572	3,584	3,644	3,724
65_69	M	3,411	3,608	3,715	3,740	3,768	3,583	3,447	3,443	3,424	3,412	3,454	3,540	3,556	3,671	3,864	3,986	4,086	4,209	4,348	4,416	4,500	4,525	4,569	4,561	4,560	4,484	4,451	4,312	4,181	4,022
70_74	M	2,377	2,480	2,686	2,849	3,001	3,321	3,526	3,597	3,622	3,646	3,478	3,360	3,360	3,350	3,350	3,398	3,484	3,511	3,627	3,810	3,934	4,036	4,160	4,296	4,367	4,449	4,474	4,516	4,510	4,512
75_79	M	1,839	1,883	1,956	1,974	2,014	2,103	2,206	2,395	2,536	2,670	2,970	3,160	3,231	3,257	3,280	3,137	3,041	3,047	3,039	3,045	3,097	3,180	3,217	3,325	3,493	3,610	3,709	3,826	3,952	4,022
80_84	M	1,193	1,227	1,253	1,305	1,359	1,442	1,473	1,519	1,551	1,589	1,668	1,757	1,913	2,034	2,148	2,400	2,559	2,624	2,647	2,665	2,559	2,492	2,505	2,503	2,514	2,565	2,640	2,682	2,777	2,919
85-89	M	670	715	714	747	765	762	807	842	892	935	993	1,028	1,071	1,100	1,132	1,192	1,263	1,382	1,473	1,561	1,757	1,879	1,935	1,954	1,968	1,900	1,861	1,881	1,884	1,899
90+	M	283	323	357	353	364	368	396	415	431	452	458	499	529	564	596	629	670	708	740	770	819	880	965	1,030	1,091	1,233	1,330	1,397	1,430	1,458
0_15	F	8,718	8,662	8,637	8,500	8,407	8,425	8,447	8,446	8,444	8,438	8,433	8,440	8,442	8,391	8,396	8,380	8,380	8,372	8,383	8,397	8,406	8,416	8,418	8,420	8,425	8,431	8,440	8,453	8,470	8,492
16_19	F	2,086	2,170	2,112	2,188	2,155	2,032	1,960	1,923	1,931	1,962	2,023	2,055	2,086	2,157	2,157	2,176	2,154	2,136	2,114	2,084	2,065	2,050	2,056	2,064	2,068	2,075	2,078	2,081	2,083	2,084
20_24	F	2,121	2,181	2,182	2,138	2,105	2,120	2,067	2,006	1,971	1,902	1,858	1,850	1,838	1,846	1,882	1,929	1,975	2,030	2,066	2,095	2,116	2,125	2,120	2,115	2,100	2,077	2,065	2,063	2,063	2,058
25_29	F	2,199	2,250	2,429	2,479	2,497	2,477	2,456	2,446	2,416	2,418	2,436	2,418	2,382	2,359	2,312	2,251	2,231	2,224	2,235	2,278	2,339	2,405	2,461	2,512	2,553	2,591	2,602	2,601	2,595	2,583
30_34	F	2,485	2,515	2,498	2,546	2,489	2,555	2,634	2,740	2,767	2,791	2,791	2,779	2,774	2,755	2,751	2,751	2,728	2,684	2,652	2,601	2,533	2,505	2,496	2,509	2,555	2,623	2,699	2,760	2,820	2,868
35_39	F	2,758	2,647	2,616	2,656	2,793	2,817	2,890	2,874	2,863	2,858	2,924	3,002	3,106	3,144	3,182	3,179	3,158	3,143	3,118	3,100	3,092	3,065	3,016	2,978	2,923	2,847	2,815	2,805	2,819	2,869
40_44	F	3,566	3,453	3,351	3,286	3,098	2,998	2,896	2,878	2,923	3,042	3,093	3,173	3,171	3,168	3,177	3,235	3,309	3,405	3,439	3,474	3,468	3,442	3,423	3,393	3,366	3,352	3,321	3,269	3,227	3,168
45_49	F	3,962	3,981	3,974	3,840	3,769	3,699	3,616	3,483	3,438	3,248	3,151	3,059	3,050	3,105	3,226	3,287	3,366	3,366	3,362	3,373	3,426	3,495	3,584	3,616	3,648	3,641	3,612	3,590	3,556	3,524
50_54	F	3,495	3,552	3,681	3,854	3,959	4,078	4,095	4,098	3,970	3,897	3,842	3,769	3,649	3,602	3,424	3,321	3,231	3,222	3,281	3,396	3,466	3,543	3,547	3,543	3,555	3,602	3,669	3,752	3,782	3,812
55_59	F	3,324	3,437	3,491	3,527	3,675	3,672	3,722	3,841	4,013	4,107	4,229	4,259	4,271	4,167	4,111	4,059	3,986	3,867	3,811	3,637	3,529	3,440	3,433	3,494	3,608	3,686	3,767	3,773	3,769	3,781
60_64	F	3,616	3,499	3,489	3,441	3,404	3,446	3,601	3,637	3,663	3,809	3,833	3,904	4,039	4,219	4,325	4,441	4,472	4,482	4,388	4,340	4,289	4,215	4,098	4,037	3,865	3,754	3,668	3,666	3,732	3,846
65_69	F	3,382	3,552	3,720	3,858	3,868	3,713	3,553	3,516	3,497	3,466	3,520	3,670	3,720	3,765	3,916	3,955	4,039	4,179	4,356	4,463	4,573	4,604	4,614	4,528	4,486	4,438	4,365	4,252	4,186	4,019
70_74	F	2,434	2,546	2,659	2,763	2,962	3,268	3,462	3,613	3,731	3,743	3,593	3,454	3,425	3,415	3,397	3,452	3,590	3,643	3,694	3,840	3,889	3,977	4,115	4,285	4,389	4,492	4,525	4,534	4,458	4,423
75_79	F	1,945	2,026	2,108	2,117	2,187	2,279	2,380	2,492	2,611	2,795	3,098	3,285	3,427	3,534	3,549	3,408	3,283	3,261	3,254	3,243	3,300	3,426	3,481	3,535	3,673	3,728	3,819	3,954	4,114	4,215
80_84	F	1,537	1,550	1,614	1,648	1,667	1,705	1,778	1,833	1,857	1,918	2,002	2,097	2,202	2,314	2,481	2,759	2,928	3,049	3,141	3,157	3,034	2,933	2,920	2,919	2,918	2,974	3,085	3,142	3,197	3,323
85-89	F	1,034	1,031	1,070	1,118	1,121	1,168	1,193	1,232	1,269	1,290	1,332	1,395	1,446	1,474	1,520	1,589	1,670	1,761	1,855	1,992	2,231	2,369	2,465	2,533	2,546	2,455	2,382	2,385	2,393	2,401
90+	F	655	667	682	705	741	737	745	768	810	828	853	871	907	952	978	1,017	1,065	1,116	1,156	1,192	1,253	1,328	1,415	1,493	1,592	1,780	1,901	1,994	2,061	2,106
	Total	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	104,736	105,632	106,496	107,323	108,123	108,899	109,640	110,365	111,061	111,745	112,416	113,058	113,687	114,295	114,882	115,437	115,972	116,492	117,001	117,503

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,793	8,805	8,830	8,865	8,868	8,850	8,857	8,902	8,892	8,932	8,959	8,989	9,010	9,030	9,051	9,072	9,095	9,121	9,150	9,183
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,162	2,228	2,238	2,250	2,277	2,318	2,337	2,312	2,315	2,261	2,244	2,235	2,221	2,234	2,242	2,255	2,262	2,270	2,277	2,282
20_24	M	2,521	2,474	2,427	2,441	2,354	2,282	2,236	2,212	2,178	2,129	2,112	2,098	2,115	2,121	2,158	2,209	2,264	2,284	2,331	2,374	2,393	2,387	2,410	2,393	2,368	2,344	2,342	2,331	2,335	2,334
25_29	M	2,390	2,435	2,530	2,576	2,606	2,663	2,650	2,605	2,599	2,572	2,552	2,543	2,540	2,531	2,503	2,465	2,445	2,452	2,461	2,506	2,569	2,636	2,675	2,729	2,778	2,809	2,812	2,825	2,812	2,790
30_34	M	2,517	2,537	2,568	2,588	2,593	2,621	2,623	2,695	2,719	2,752	2,820	2,833	2,834	2,850	2,839	2,817	2,800	2,782	2,763	2,725	2,674	2,650	2,648	2,655	2,704	2,774	2,850	2,900	2,962	3,016
35_39	M	2,595	2,441	2,425	2,473	2,537	2,619	2,735	2,747	2,753	2,765	2,807	2,843	2,921	2,962	3,016	3,069	3,074	3,078	3,084	3,066	3,042	3,019	2,993	2,968	2,921	2,863	2,835	2,830	2,839	2,891
40_44	M	3,430	3,455	3,312	3,155	2,952	2,816	2,669	2,666	2,701	2,746	2,856	2,982	3,018	3,047	3,078	3,113	3,155	3,224	3,261	3,313	3,360	3,360	3,366	3,366	3,340	3,314	3,287	3,254	3,223	3,170
45_49	M	3,736	3,750	3,826	3,815	3,780	3,661	3,630	3,453	3,296	3,115	2,998	2,877	2,892	2,948	3,017	3,130	3,248	3,282	3,312	3,341	3,372	3,419	3,483	3,518	3,569	3,611	3,607	3,614	3,608	3,578
50_54	M	3,511	3,559	3,687	3,796	3,825	3,901	3,918	3,963	3,948	3,938	3,849	3,833	3,683	3,547	3,385	3,264	3,147	3,161	3,219	3,294	3,409	3,523	3,557	3,587	3,614	3,643	3,693	3,754	3,788	3,840
55_59	M	3,157	3,217	3,221	3,343	3,537	3,634	3,703	3,801	3,922	3,967	4,061	4,095	4,155	4,157	4,165	4,081	4,060	3,914	3,780	3,620	3,497	3,384	3,400	3,461	3,541	3,658	3,767	3,801	3,832	3,859
60_64	M	3,545	3,394	3,351	3,319	3,326	3,352	3,427	3,419	3,520	3,707	3,832	3,932	4,058	4,204	4,275	4,367	4,400	4,455	4,454	4,460	4,381	4,355	4,213	4,080	3,920	3,794	3,686	3,704	3,770	3,858
65_69	M	3,411	3,608	3,715	3,740	3,768	3,583	3,447	3,443	3,424	3,412	3,461	3,554	3,578	3,702	3,903	4,035	4,143	4,277	4,424	4,502	4,593	4,626	4,677	4,675	4,680	4,609	4,581	4,444	4,315	4,157
70_74	M	2,377	2,480	2,686	2,849	3,001	3,321	3,526	3,597	3,622	3,646	3,483	3,369	3,374	3,369	3,375	3,430	3,523	3,557	3,681	3,873	4,005	4,116	4,249	4,394	4,473	4,562	4,594	4,642	4,641	4,648
75_79	M	1,839	1,883	1,956	1,974	2,014	2,103	2,206	2,395	2,536	2,670	2,973	3,166	3,241	3,271	3,297	3,158	3,065	3,075	3,072	3,083	3,140	3,230	3,273	3,388	3,563	3,689	3,796	3,921	4,055	4,133
80_84	M	1,193	1,227	1,253	1,305	1,359	1,442	1,473	1,519	1,551	1,589	1,670	1,761	1,919	2,042	2,159	2,414	2,577	2,645	2,671	2,692	2,587	2,523	2,539	2,541	2,555	2,611	2,691	2,738	2,839	2,988
85-89	M	670	715	714	747	765	762	807	842	892	935	995	1,032	1,076	1,107	1,140	1,201	1,274	1,394	1,487	1,578	1,778	1,902	1,960	1,982	1,998	1,915	1,931	1,894	1,915	1,921	1,939
90+	M	283	323	357	353	364	368	396	415	431	452	459	501	533	568	602	637	679	718	752	782	833	895	982	1,049	1,112	1,257	1,356	1,426	1,462	1,492
0_15	F	8,718	8,662	8,637	8,500	8,407	8,425	8,447	8,446	8,444	8,438	8,459	8,494	8,523	8,499	8,531	8,540	8,565	8,582	8,616	8,651	8,681	8,711	8,731	8,750	8,771	8,791	8,813	8,838	8,866	8,898
16_19	F	2,086	2,170	2,112	2,188	2,155	2,032	1,960	1,923	1,931	1,962	2,029	2,066	2,102	2,177	2,182	2,205	2,188	2,174	2,155	2,129	2,113	2,102	2,112	2,124	2,132	2,144	2,150	2,157	2,163	2,167
20_24	F	2,121	2,181	2,182	2,138	2,105	2,120	2,067	2,006	1,971	1,902	1,880	1,890	1,890	1,904	1,945	1,996	2,046	2,104	2,143	2,176	2,200	2,211	2,208	2,204	2,191	2,168	2,157	2,156	2,158	2,154
25_29	F	2,199	2,250	2,429	2,479	2,497	2,477	2,456	2,446	2,416	2,418	2,455	2,454	2,433	2,425	2,389	2,338	2,325	2,323	2,339	2,385	2,450	2,520	2,580	2,634	2,679	2,720	2,732	2,732	2,726	2,714
30_34	F	2,485	2,515	2,498	2,546	2,489	2,555	2,634	2,740	2,767	2,791	2,807	2,810	2,819	2,813	2,821	2,832	2,819	2,783	2,758	2,714	2,649	2,626	2,620	2,635	2,685	2,758	2,838	2,903	2,966	3,017
35_39	F	2,758	2,647	2,616	2,656	2,793	2,817	2,890	2,874	2,863	2,858	2,935	3,025	3,141	3,191	3,241	3,250	3,240	3,236	3,219	3,209	3,209	3,188	3,145	3,112	3,060	2,987	2,956	2,949	2,965	3,019
40_44	F	3,566	3,453	3,351	3,286	3,098	2,998	2,896	2,878	2,923	3,042	3,102	3,193	3,200	3,206	3,224	3,292	3,376	3,482	3,527	3,571	3,575	3,557	3,546	3,522	3,502	3,493	3,468	3,420	3,380	3,324
45_49	F	3,962	3,981	3,974	3,840	3,769	3,699	3,616	3,483	3,438	3,248	3,159	3,075	3,073	3,135	3,265	3,335	3,422	3,431	3,434	3,453	3,514	3,592	3,690	3,731	3,771	3,772	3,749	3,733	3,705	3,677
50_54	F	3,495	3,552	3,681	3,854	3,959	4,078	4,095	4,098	3,970	3,897	3,852	3,788	3,676	3,635	3,464	3,366	3,281	3,279	3,344	3,467	3,545	3,631	3,641	3,643	3,662	3,717	3,791	3,882	3,920	3,957
55_59	F	3,324	3,437	3,491	3,527	3,675	3,672	3,722	3,841	4,013	4,107	4,239	4,278	4,300	4,204	4,157	4,112	4,046	3,933	3,882	3,711	3,607	3,522	3,520	3,588	3,709	3,796	3,883	3,896	3,897	3,915
60_64	F	3,616	3,499	3,489	3,441	3,404	3,446	3,601	3,637	3,663	3,809	3,841	3,922	4,066	4,256	4,371	4,496	4,535	4,553	4,466	4,425	4,380	4,312	4,199	4,140	3,970	3,862	3,778	3,781	3,853	3,975
65_69	F	3,382	3,552	3,720	3,858	3,868	3,713	3,553	3,516	3,497	3,466	3,514	3,657	3,700	3,737	3,880	3,911	3,985	4,116	4,284	4,382	4,484	4,508	4,510	4,419	4,371	4,318	4,241	4,125	4,057	3,890
70_74	F	2,434	2,546	2,659	2,763	2,962	3,268	3,462	3,613	3,731	3,743	3,589	3,445	3,412	3,396	3,373	3,422	3,555	3,601	3,644	3,783	3,823	3,903	4,032	4,193	4,288	4,384	4,410	4,414	4,333	4,293
75_79	F	1,945	2,026	2,108	2,117	2,187	2,279	2,380	2,492	2,611	2,795	3,094	3,277	3,414	3,518	3,528	3,384	3,256	3,230	3,219	3,204	3,255	3,375	3,424	3,472	3,603	3,650	3,732	3,859	4,011	4,104
80_84	F	1,537	1,550	1,614	1,648	1,667	1,705	1,778	1,833	1,857	1,918	1,999	2,091	2,193	2,302	2,465	2,738	2,903	3,021	3,109	3,121	2,997	2,893	2,878	2,874	2,868	2,919	3,026	3,077	3,126	3,246
85-89	F	1,034	1,031	1,070	1,118	1,121	1,168	1,193	1,232	1,269	1,290	1,329	1,389	1,438	1,463	1,507	1,574	1,652	1,741	1,832	1,965	2,199	2,333	2,425	2,491	2,501	2,410	2,336	2,336	2,342	2,346
90+	F	655	667	682	705	741	737	745	768	810	828	850	866	899	942	965	1,002	1,047	1,096	1,134	1,169	1,227	1,300	1,383	1,459	1,554	1,737	1,854	1,943	2,007	2,050
	Total	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	104,411	104,998	105,565	106,109	106,638	107,152	107,642	108,124	108,587	109,046	109,501	109,934	110,362	110,778	111,180	111,558	111,923	112,280	112,634	112,985

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,739	8,696	8,665	8,646	8,595	8,524	8,479	8,475	8,417	8,412	8,395	8,385	8,368	8,352	8,342	8,334	8,329	8,329	8,336	8,348
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,152	2,210	2,212	2,

Mid Suffolk 2016 SNHP | Second and empty homes 2014-16 CTB | 3.22% | E07000203

Second and empty homes assumption used in this model run 3.87% **Uplift factor** 1.122

Start year 2018 **End year** 2036

LHN 100% additional UK in migration scenario

Homes a year	590	2014 SNHP	422
Population change	16935	2016 SNHP	426
Population per extra home	2.33		

2016 SNHP

Homes a year	408
Population change	9312
Population per home at end of perioc	2.10

Average household growth 2018-28

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	35,290	35,712	36,096	36,569	37,177	37,708	38,443	38,923	39,277	39,778	40,301	40,813	41,213	41,887	42,374	42,805	43,280	43,736	44,190	44,615	45,029	45,761	46,435	47,115	47,753	48,371	49,017	49,618	50,211	50,782	51,348	51,900	52,422	52,942	53,449	53,945	54,413	54,869	55,325	55,756	56,197
2016 SNHP	35,290	35,712	36,096	36,569	37,177	37,708	38,443	38,923	39,277	39,778	40,301	40,813	41,213	41,887	42,374	42,805	43,280	43,736	44,190	44,615	45,029	45,508	45,936	46,378	46,785	47,178	47,605	47,992	48,379	48,747	49,117	49,476	49,809	50,147	50,475	50,797	51,096	51,387	51,682	51,958	52,246

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	87,015	87,684	88,274	89,492	90,795	92,070	93,817	94,603	95,250	96,244	97,076	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	105,081	106,305	107,481	108,608	109,696	110,749	111,757	112,738	113,681	114,603	115,504	116,367	117,208	118,020	118,803	119,546	120,261	120,953	121,627	122,287
2016 SNHP	87,015	87,684	88,274	89,492	90,795	92,070	93,817	94,603	95,250	96,244	97,076	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	104,411	104,998	105,565	106,109	106,638	107,152	107,642	108,124	108,587	109,046	109,501	109,934	110,362	110,778	111,180	111,558	111,923	112,280	112,634	112,985

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,752	8,750	8,759	8,735	8,692	8,674	8,695	8,662	8,680	8,685	8,696	8,698	8,701	8,707	8,714	8,723	8,737	8,755	8,778
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,157	2,219	2,226	2,233	2,255	2,292	2,307	2,277	2,277	2,219	2,199	2,185	2,168	2,177	2,180	2,188	2,192	2,195	2,198	2,200
20_24	M	2,521	2,474	2,427	2,441	2,354	2,282	2,236	2,212	2,178	2,129	2,096	2,070	2,079	2,080	2,112	2,159	2,210	2,228	2,271	2,310	2,326	2,317	2,337	2,318	2,292	2,266	2,263	2,250	2,251	2,248
25_29	M	2,390	2,435	2,530	2,576	2,606	2,663	2,650	2,605	2,599	2,572	2,538	2,517	2,502	2,481	2,443	2,397	2,371	2,372	2,378	2,419	2,478	2,541	2,576	2,627	2,672	2,700	2,701	2,713	2,699	2,676
30_34	M	2,517	2,537	2,568	2,588	2,593	2,621	2,623	2,695	2,719	2,752	2,806	2,806	2,794	2,799	2,780	2,748	2,724	2,699	2,673	2,628	2,574	2,545	2,540	2,545	2,590	2,656	2,728	2,774	2,832	2,883
35_39	M	2,595	2,441	2,425	2,473	2,537	2,619	2,735	2,747	2,753	2,765	2,797	2,822	2,889	2,920	2,963	3,005	3,001	2,996	2,994	2,970	2,940	2,912	2,881	2,852	2,802	2,741	2,712	2,704	2,711	2,760
40_44	M	3,430	3,455	3,312	3,155	2,952	2,816	2,669	2,666	2,701	2,746	2,846	2,962	2,989	3,009	3,030	3,057	3,089	3,150	3,178	3,221	3,259	3,252	3,250	3,245	3,214	3,184	3,154	3,117	3,083	3,028
45_49	M	3,736	3,750	3,826	3,815	3,780	3,661	3,630	3,453	3,296	3,115	2,989	2,861	2,868	2,915	2,976	3,080	3,189	3,215	3,237	3,258	3,283	3,321	3,377	3,405	3,448	3,483	3,474	3,474	3,464	3,430
50_54	M	3,511	3,559	3,687	3,796	3,825	3,901	3,918	3,963	3,948	3,938	3,839	3,814	3,657	3,513	3,345	3,218	3,095	3,103	3,153	3,220	3,327	3,432	3,459	3,482	3,503	3,526	3,568	3,623	3,650	3,695
55_59	M	3,157	3,217	3,221	3,343	3,537	3,634	3,703	3,801	3,922	3,967	4,051	4,076	4,127	4,121	4,120	4,029	4,001	3,850	3,710	3,546	3,419	3,302	3,312	3,367	3,439	3,548	3,650	3,677	3,702	3,723
60_64	M	3,545	3,394	3,351	3,319	3,326	3,352	3,427	3,419	3,520	3,707	3,823	3,913	4,031	4,167	4,228	4,312	4,337	4,384	4,377	4,375	4,291	4,259	4,113	3,977	3,814	3,687	3,575	3,588	3,648	3,728
65_69	M	3,411	3,608	3,715	3,740	3,768	3,583	3,447	3,443	3,424	3,412	3,454	3,540	3,556	3,672	3,865	3,987	4,087	4,211	4,350	4,419	4,502	4,528	4,572	4,565	4,564	4,488	4,455	4,316	4,185	4,026
70_74	M	2,377	2,480	2,686	2,849	3,001	3,321	3,526	3,597	3,622	3,646	3,478	3,360	3,361	3,350	3,350	3,399	3,486	3,513	3,628	3,812	3,936	4,039	4,163	4,299	4,370	4,452	4,478	4,520	4,514	4,516
75_79	M	1,839	1,883	1,956	1,974	2,014	2,103	2,206	2,395	2,536	2,670	2,970	3,160	3,231	3,257	3,280	3,137	3,041	3,048	3,040	3,047	3,098	3,182	3,218	3,327	3,495	3,612	3,711	3,829	3,955	4,025
80_84	M	1,193	1,227	1,253	1,305	1,359	1,442	1,473	1,519	1,551	1,589	1,668	1,757	1,913	2,034	2,148	2,400	2,560	2,625	2,648	2,666	2,560	2,493	2,506	2,505	2,515	2,566	2,642	2,683	2,779	2,921
85-89	M	670	715	714	747	765	762	807	842	892	935	994	1,028	1,071	1,100	1,132	1,192	1,263	1,382	1,473	1,562	1,758	1,880	1,935	1,954	1,969	1,901	1,862	1,882	1,885	1,900
90+	M	283	323	357	353	364	368	396	415	431	452	458	499	529	564	596	630	671	709	741	771	819	880	966	1,030	1,092	1,234	1,330	1,398	1,431	1,459
0_15	F	8,718	8,662	8,637	8,500	8,407	8,425	8,447	8,446	8,444	8,438	8,433	8,442	8,444	8,394	8,400	8,385	8,385	8,379	8,390	8,404	8,414	8,425	8,427	8,430	8,435	8,442	8,451	8,464	8,481	8,504
16_19	F	2,086	2,170	2,112	2,188	2,155	2,032	1,960	1,923	1,931	1,962	2,023	2,056	2,087	2,158	2,158	2,177	2,155	2,138	2,115	2,086	2,066	2,052	2,058	2,066	2,070	2,077	2,080	2,083	2,086	2,087
20_24	F	2,121	2,181	2,182	2,138	2,105	2,120	2,067	2,006	1,971	1,902	1,858	1,851	1,840	1,848	1,884	1,931	1,977	2,032	2,068	2,097	2,119	2,127	2,123	2,117	2,103	2,080	2,068	2,066	2,066	2,061
25_29	F	2,199	2,250	2,429	2,479	2,497	2,477	2,456	2,446	2,416	2,418	2,437	2,420	2,384	2,361	2,314	2,254	2,234	2,226	2,238	2,281	2,342	2,408	2,465	2,515	2,557	2,595	2,606	2,605	2,599	2,586
30_34	F	2,485	2,515	2,498	2,546	2,489	2,555	2,634	2,740	2,767	2,791	2,791	2,780	2,775	2,757	2,753	2,754	2,731	2,687	2,655	2,604	2,536	2,509	2,500	2,512	2,558	2,627	2,703	2,764	2,824	2,872
35_39	F	2,758	2,647	2,616	2,656	2,793	2,817	2,890	2,874	2,863	2,858	2,924	3,003	3,107	3,146	3,184	3,181	3,161	3,146	3,121	3,104	3,095	3,069	3,020	2,982	2,927	2,851	2,819	2,809	2,823	2,874
40_44	F	3,566	3,453	3,351	3,286	3,098	2,998	2,896	2,878	2,923	3,042	3,093	3,174	3,172	3,169	3,179	3,237	3,311	3,407	3,442	3,477	3,471	3,446	3,427	3,396	3,370	3,356	3,326	3,274	3,231	3,172
45_49	F	3,962	3,981	3,974	3,840	3,769	3,699	3,616	3,483	3,438	3,248	3,151	3,060	3,050	3,106	3,227	3,289	3,367	3,368	3,364	3,376	3,428	3,498	3,587	3,620	3,652	3,645	3,616	3,594	3,561	3,529
50_54	F	3,495	3,552	3,681	3,854	3,959	4,078	4,095	4,098	3,970	3,897	3,843	3,770	3,650	3,603	3,425	3,323	3,233	3,224	3,282	3,398	3,468	3,546	3,549	3,546	3,558	3,606	3,673	3,756	3,786	3,816
55_59	F	3,324	3,437	3,491	3,527	3,675	3,672	3,722	3,841	4,013	4,107	4,230	4,260	4,272	4,168	4,113	4,060	3,987	3,869	3,813	3,639	3,531	3,443	3,436	3,497	3,611	3,690	3,770	3,776	3,772	3,785
60_64	F	3,616	3,499	3,489	3,441	3,404	3,446	3,601	3,637	3,663	3,809	3,833	3,905	4,040	4,220	4,326	4,442	4,473	4,484	4,390	4,342	4,291	4,218	4,101	4,040	3,868	3,757	3,671	3,669	3,735	3,850
65_69	F	3,382	3,552	3,720	3,858	3,868	3,713	3,553	3,516	3,497	3,466	3,520	3,670	3,721	3,766	3,917	3,957	4,041	4,181	4,358	4,466	4,575	4,607	4,617	4,531	4,490	4,441	4,369	4,255	4,189	4,023
70_74	F	2,434	2,546	2,659	2,763	2,962	3,268	3,462	3,613	3,731	3,743	3,593	3,454	3,426	3,415	3,397	3,452	3,591	3,644	3,695	3,842	3,891	3,979	4,118	4,287	4,392	4,495	4,528	4,538	4,462	4,427
75_79	F	1,945	2,026	2,108	2,117	2,187	2,279	2,380	2,492	2,611	2,795	3,098	3,285	3,427	3,534	3,549	3,408	3,284	3,262	3,255	3,244	3,301	3,427	3,483	3,537	3,675	3,730	3,821	3,957	4,117	4,218
80_84	F	1,537	1,550	1,614	1,648	1,667	1,705	1,778	1,833	1,857	1,918	2,002	2,097	2,202	2,314	2,481	2,759	2,928	3,050	3,142	3,158	3,035	2,934	2,921	2,921	2,919	2,975	3,087	3,144	3,199	3,325
85-89	F	1,034	1,031	1,070	1,118	1,121	1,168	1,193	1,232	1,269	1,290	1,332	1,395	1,446	1,474	1,520	1,589	1,670	1,762	1,856	1,993	2,232	2,370	2,466	2,534	2,548	2,456	2,384	2,386	2,395	2,402
90+	F	655	667	682	705	741	737	745	768	810	828	853	871	908	953	978	1,017	1,065	1,116	1,157	1,193	1,254	1,329	1,416	1,494	1,593	1,781	1,903	1,995	2,062	2,108
	Total	97,789	98,431	99,596	100,251	100,720	101,277	101,867	102,484	103,137	103,782	104,746	105,651	106,523	107,359	108,167	108,951	109,699	110,431	111,134	111,825	112,502	113,151	113,785	114,399	114,991	115,552	116,092	116,617	117,130	117,636

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,795	8,808	8,834	8,872	8,876	8,859	8,868	8,915	8,906	8,948	8,975	9,007	9,029	9,050	9,072	9,094	9,118	9,144	9,174	9,208
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,162	2,228	2,239	2,251	2,278	2,320	2,339	2,314	2,318	2,263	2,247	2,238	2,224	2,238	2,245	2,259	2,266	2,274	2,281	2,287
20_24	M	2,521	2,474	2,427	2,441	2,354	2,282	2,236	2,212	2,178	2,129	2,113	2,100	2,117	2,124	2,161	2,212	2,267	2,288	2,335	2,378	2,397	2,391	2,414	2,397	2,373	2,348	2,347	2,336	2,340	2,339
25_29	M	2,390	2,435	2,530	2,576	2,606	2,663	2,650	2,605	2,599	2,572	2,552	2,545	2,542	2,534	2,507	2,469	2,450	2,457	2,466	2,511	2,574	2,642	2,681	2,735	2,784	2,816	2,819	2,832	2,819	2,797
30_34	M	2,517	2,537	2,568	2,588	2,593	2,621	2,623	2,695	2,719	2,752	2,821	2,835	2,836	2,853	2,843	2,821	2,805	2,787	2,769	2,731	2,680	2,656	2,654	2,662	2,710	2,781	2,858	2,908	2,970	3,024
35_39	M	2,595	2,441	2,425	2,473	2,537	2,619	2,735	2,747	2,753	2,765	2,808	2,845	2,923	2,965	3,020	3,073	3,078	3,083	3,090	3,071	3,048	3,026	3,000	2,975	2,929	2,870	2,843	2,838	2,847	2,899
40_44	M	3,430	3,455	3,312	3,155	2,952	2,816	2,669	2,666	2,701	2,746	2,857	2,983	3,020	3,050	3,081	3,117	3,159	3,229	3,266	3,319	3,366	3,366	3,373	3,373	3,348	3,322	3,295	3,262	3,232	3,179
45_49	M	3,736	3,750	3,826	3,815	3,780	3,661	3,630	3,453	3,296	3,115	2,998	2,878	2,894	2,949	3,020	3,133	3,252	3,286	3,317	3,346	3,378	3,425	3,489	3,524	3,576	3,619	3,615	3,623	3,617	3,586
50_54	M	3,511	3,559	3,687	3,796	3,825	3,901	3,918	3,963	3,948	3,938	3,849	3,834	3,685	3,549	3,388	3,267	3,150	3,165	3,223	3,299	3,414	3,528	3,563	3,593	3,621	3,650	3,701	3,762	3,797	3,848
55_59	M	3,157	3,217	3,221	3,343	3,537	3,634	3,703	3,801	3,922	3,967	4,061	4,096	4,156	4,159	4,168	4,084	4,063	3,918	3,784	3,624	3,501	3,389	3,405	3,466	3,547	3,665	3,775	3,809	3,840	3,867
60_64	M	3,545	3,394	3,351	3,319	3,326	3,352	3,427	3,419	3,520	3,707	3,832	3,933	4,060	4,206	4,278	4,370	4,404	4,459	4,459	4,465	4,387	4,361	4,219	4,087	3,926	3,801	3,693	3,711	3,777	3,866
65_69	M	3,411	3,608	3,715	3,740	3,768	3,583	3,447	3,443	3,424	3,412	3,462	3,555	3,579	3,704	3,905	4,037	4,147	4,281	4,429	4,507	4,599	4,632	4,683	4,682	4,688	4,616	4,588	4,452	4,323	4,165
70_74	M	2,377	2,480	2,686	2,849	3,001	3,321	3,526	3,597	3,622	3,646	3,483	3,370	3,375	3,370	3,376	3,431	3,525	3,560	3,684	3,876	4,009	4,121	4,255	4,400	4,480	4,569	4,601	4,650	4,649	4,656
75_79	M	1,839	1,883	1,956	1,974	2,014	2,103	2,206	2,395	2,536	2,670	2,974	3,167	3,242	3,272	3,299	3,159	3,067	3,077	3,074	3,085	3,143	3,233	3,276	3,392	3,568	3,694	3,801	3,927	4,061	4,139
80_84	M	1,193	1,227	1,253	1,305	1,359	1,442	1,473	1,519	1,551	1,589	1,670	1,761	1,920	2,043	2,159	2,415	2,578	2,646	2,673	2,694	2,589	2,525	2,541	2,543	2,558	2,613	2,694	2,742	2,843	2,992
85-89	M	670	715	714	747	765	762	807	842	892	935	995	1,032	1,076	1,107	1,140	1,202	1,274	1,395	1,488	1,579	1,779	1,904	1,962	1,983	2,000	1,933	1,896	1,917	1,923	1,942
90+	M	283	323	357	353	364	368	396	415	431	452	459	502	533	569	602	637	679	719	752	783	833	896	983	1,050	1,114	1,259	1,358	1,428	1,463	1,493
0_15	F	8,718	8,662	8,637	8,500	8,407	8,425	8,447	8,446	8,444	8,438	8,461	8,497	8,527	8,505	8,539	8,550	8,576	8,594	8,630	8,666	8,697	8,728	8,750	8,770	8,791	8,812	8,835	8,860	8,889	8,922
16_19	F	2,086	2,170	2,112	2,188	2,155	2,032	1,960	1,923	1,931	1,962	2,029	2,067	2,103	2,178	2,183	2,207	2,190	2,176	2,158	2,131	2,116	2,105	2,115	2,127	2,136	2,148	2,154	2,161	2,167	2,172
20_24	F	2,121	2,181	2,182	2,138	2,105	2,120	2,067	2,006	1,971	1,902	1,882	1,893	1,893	1,908	1,949	2,000	2,050	2,109	2,148	2,180	2,205	2,216	2,213	2,209	2,196	2,173	2,163	2,162	2,163	2,159
25_29	F	2,199	2,250	2,429	2,479	2,497	2,477	2,456	2,446	2,416	2,418	2,456	2,456	2,436	2,428	2,394	2,343	2,331	2,329	2,345	2,392	2,457	2,527	2,587	2,642	2,686	2,727	2,740	2,740	2,734	2,722
30_34	F	2,485	2,515	2,498	2,546	2,489	2,555	2,634	2,740	2,767	2,791	2,808	2,812	2,822	2,817	2,825	2,837	2,824	2,789	2,765	2,720	2,656	2,633	2,628	2,643	2,692	2,766	2,847	2,911	2,975	3,026
35_39	F	2,758	2,647	2,616	2,656	2,793	2,817	2,890	2,874	2,863	2,858	2,935	3,026	3,144	3,194	3,245	3,254	3,245	3,241	3,225	3,216	3,215	3,196	3,153	3,120	3,068	2,995	2,965	2,958	2,974	3,028
40_44	F	3,566	3,453	3,351	3,286	3,098	2,998	2,896	2,878	2,923	3,042	3,103	3,194	3,201	3,208	3,227	3,295	3,380	3,486	3,532	3,577	3,581	3,564	3,553	3,530	3,510	3,501	3,476	3,428	3,390	3,333
45_49	F	3,962	3,981	3,974	3,840	3,769	3,699	3,616	3,483	3,438	3,248	3,159	3,076	3,074	3,137	3,267	3,338	3,426	3,435	3,439	3,458	3,519	3,598	3,696	3,738	3,779	3,780	3,757	3,742	3,714	3,686
50_54	F	3,495	3,552	3,681	3,854	3,959	4,078	4,095	4,098	3,970	3,897	3,852	3,789	3,677	3,637	3,466	3,369	3,282	3,248	3,471	3,550	3,636	3,647	3,649	3,669	3,724	3,799	3,890	3,928	3,928	3,906
55_59	F	3,324	3,437	3,491	3,527	3,675	3,672	3,722	3,841	4,013	4,107	4,240	4,279	4,301	4,206	4,159	4,115	4,049	3,936	3,886	3,716	3,612	3,527	3,525	3,593	3,715	3,802	3,890	3,903	3,904	3,923
60_64	F	3,616	3,499	3,489	3,441	3,404	3,446	3,601	3,637	3,663	3,809	3,842	3,923	4,068	4,258	4,374	4,499	4,539	4,558	4,471	4,430	4,385	4,317	4,205	4,147	3,977	3,868	3,785	3,787	3,860	3,982
65_69	F	3,382	3,552	3,720	3,858	3,868	3,713	3,553	3,516	3,497	3,466	3,527	3,684	3,742	3,794	3,954	4,003	4,096	4,245	4,433	4,549	4,667	4,706	4,723	4,643	4,608	4,565	4,496	4,386	4,322	4,156
70_74	F	2,434	2,546	2,659	2,763	2,962	3,268	3,462	3,613	3,731	3,743	3,598	3,463	3,440	3,434	3,422	3,483	3,628	3,688	3,746	3,901	3,958	4,055	4,203	4,382	4,495	4,606	4,646	4,661	4,590	4,561
75_79	F	1,945	2,026	2,108	2,117	2,187	2,279	2,380	2,492	2,611	2,795	3,102	3,294	3,440	3,551	3,571	3,432	3,311	3,290	3,285	3,347	3,479	3,541	3,602	3,748	3,811	3,910	4,054	4,224	4,332	
80_84	F	1,537	1,550	1,614	1,648	1,667	1,705	1,778	1,833	1,857	1,918	2,005	2,103	2,211	2,326	2,497	2,780	2,953	3,079	3,175	3,194	3,073	2,974	2,965	2,968	2,970	3,031	3,148	3,211	3,272	3,405
85-89	F	1,034	1,031	1,070	1,118	1,121	1,168	1,193	1,232	1,269	1,290	1,335	1,401	1,455	1,486	1,534	1,605	1,688	1,783	1,880	2,020	2,265	2,407	2,506	2,578	2,594	2,502	2,432	2,436	2,447	2,459
90+	F	655	667	682	705	741	737	745	768	810	828	856	877	916	963	992	1,033	1,083	1,136	1,179	1,217	1,280	1,358	1,448	1,529	1,631	1,825	1,951	2,047	2,117	2,166
	Total	88,088	88,704	89,413	89,900	90,250	90,581	90,979	91,383	91,829	92,290	93,264	94,173	95,071	95,951	96,802	97,612	98,416	99,199	99,944	100,677	101,397	102,104	102,786	103,434	104,077	104,699	105,302	105,891	106,468	107,037

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	8,984	8,862	8,938	8,845	8,809	8,802	8,799	8,836	8,787	8,769	8,739	8,696	8,665	8,646	8,595	8,524	8,479	8,475	8,417	8,412	8,395	8,385	8,368	8,352	8,342	8,334	8,329	8,329	8,336	8,348
16_19	M	2,313	2,352	2,317	2,268	2,233	2,156	2,124	2,050	2,084	2,106	2,152	2,210	2,212	2,214	2,232	2,264	2,274	2,241

Suffolk Coastal **2014 SNHP** Second and empty homes 2014-16 CTB 7.38% E07000205

Second and empty homes assumption used in this model run **8.27%** **Uplift factor** **1.026**

Start year **2018** **End year** **2036**

LHN 100% additional UK in migration scenario

Homes a year	515
Population change	11757
Population per extra home	2.22

2016 SNHP

Homes a year	467
Population change	9842
Population per home at end of perioc	1.98

Average household growth 2018-28

2014 SNHP	394
2016 SNHP	445

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	48,850	49,281	49,851	50,498	51,120	51,729	52,574	53,038	53,205	53,490	53,600	53,851	54,172	54,624	55,009	55,572	55,979	56,367	56,770	57,148	57,512	58,081	58,607	59,138	59,646	60,149	60,707	61,214	61,701	62,178	62,656	63,122	63,563	64,005	64,441	64,877	65,290	65,688	66,087	66,475	66,872
2016 SNHP	48,850	49,281	49,851	50,498	51,120	51,729	52,574	53,038	53,205	53,490	53,600	53,851	54,172	54,624	55,009	55,572	55,979	56,367	56,770	57,148	57,512	58,019	58,486	58,957	59,409	59,856	60,358	60,812	61,247	61,672	62,100	62,517	62,909	63,305	63,694	64,085	64,454	64,808	65,165	65,511	65,868

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	115,239	115,729	116,845	118,198	119,619	121,027	123,006	123,841	123,841	124,262	124,590	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,352	132,116	132,853	133,578	134,274	134,960	135,645	136,284	136,907	137,530	138,158	138,758	139,342	139,900	140,449	140,969	141,469	141,960	142,444	142,927
2016 SNHP	115,239	115,729	116,845	118,198	119,619	121,027	123,006	123,841	123,841	124,262	124,590	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,188	131,795	132,382	132,963	133,519	134,071	134,626	135,138	135,640	136,145	136,660	137,150	137,627	138,084	138,533	138,958	139,368	139,771	140,170	140,573

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,025	10,982	10,954	10,875	10,826	10,736	10,671	10,667	10,632	10,589	10,552	10,537	10,513	10,487	10,466	10,451	10,442	10,438	10,441	10,452
16_19	M	3,057	3,116	2,973	3,006	2,955	2,766	2,656	2,575	2,588	2,611	2,698	2,784	2,839	2,939	2,959	3,005	3,014	2,943	2,906	2,863	2,846	2,836	2,819	2,805	2,800	2,805	2,800	2,795	2,791	2,786
20_24	M	2,837	2,854	2,890	2,829	2,772	2,778	2,698	2,643	2,609	2,497	2,398	2,364	2,339	2,320	2,371	2,443	2,502	2,564	2,619	2,666	2,686	2,672	2,663	2,660	2,634	2,598	2,593	2,585	2,574	2,565
25_29	M	2,615	2,668	2,749	2,863	2,919	2,901	2,906	2,909	2,847	2,836	2,833	2,778	2,737	2,709	2,625	2,540	2,509	2,493	2,488	2,540	2,615	2,685	2,745	2,800	2,850	2,881	2,878	2,872	2,869	2,847
30_34	M	2,693	2,698	2,657	2,585	2,657	2,641	2,697	2,756	2,785	2,819	2,820	2,826	2,835	2,793	2,776	2,764	2,718	2,681	2,655	2,583	2,506	2,476	2,461	2,459	2,509	2,583	2,655	2,714	2,770	2,821
35_39	M	3,076	2,940	2,926	2,971	2,975	3,077	3,058	3,006	3,001	3,026	3,016	3,073	3,126	3,150	3,190	3,200	3,203	3,214	3,177	3,153	3,134	3,088	3,047	3,018	2,946	2,863	2,827	2,810	2,811	2,865
40_44	M	4,050	3,983	3,879	3,742	3,620	3,438	3,263	3,257	3,270	3,291	3,397	3,403	3,374	3,377	3,401	3,395	3,453	3,501	3,522	3,565	3,581	3,581	3,592	3,556	3,525	3,503	3,454	3,410	3,376	3,300
45_49	M	4,666	4,644	4,563	4,477	4,418	4,296	4,249	4,139	3,974	3,799	3,633	3,472	3,468	3,493	3,532	3,639	3,662	3,645	3,653	3,674	3,671	3,729	3,776	3,797	3,842	3,861	3,858	3,869	3,832	3,797
50_54	M	4,520	4,545	4,641	4,750	4,807	4,843	4,842	4,729	4,665	4,596	4,486	4,439	4,329	4,172	4,002	3,845	3,694	3,692	3,725	3,776	3,885	3,920	3,914	3,925	3,945	3,945	4,005	4,051	4,073	4,119
55_59	M	4,112	4,214	4,306	4,423	4,631	4,732	4,779	4,915	5,024	5,061	5,108	5,115	5,027	4,972	4,914	4,809	4,760	4,647	4,491	4,321	4,168	4,022	4,023	4,066	4,130	4,246	4,295	4,297	4,312	4,333
60_64	M	4,513	4,372	4,282	4,243	4,184	4,286	4,406	4,503	4,641	4,829	4,945	5,011	5,156	5,281	5,333	5,390	5,401	5,331	5,282	5,231	5,132	5,082	4,967	4,815	4,645	4,494	4,355	4,361	4,414	4,491
65_69	M	4,452	4,700	4,813	4,878	4,967	4,660	4,535	4,449	4,393	4,359	4,468	4,595	4,701	4,848	5,040	5,168	5,251	5,403	5,538	5,603	5,668	5,685	5,630	5,587	5,543	5,451	5,401	5,286	5,137	4,968
70_74	M	3,194	3,316	3,488	3,643	3,895	4,316	4,571	4,696	4,778	4,823	4,544	4,434	4,364	4,320	4,301	4,410	4,538	4,647	4,793	4,980	5,115	5,210	5,362	5,502	5,575	5,645	5,664	5,622	5,587	5,553
75_79	M	2,704	2,730	2,815	2,845	2,798	2,905	3,023	3,188	3,321	3,559	3,958	4,195	4,313	4,392	4,436	4,194	4,100	4,044	4,012	4,006	4,111	4,235	4,341	4,482	4,660	4,793	4,891	5,039	5,176	5,252
80_84	M	1,920	1,992	2,051	2,077	2,152	2,182	2,219	2,301	2,360	2,328	2,422	2,529	2,683	2,813	3,015	3,366	3,577	3,682	3,749	3,785	3,593	3,524	3,490	3,473	3,480	3,577	3,695	3,795	3,924	4,083
85-89	M	1,072	1,094	1,122	1,208	1,247	1,270	1,320	1,362	1,398	1,459	1,492	1,532	1,597	1,651	1,639	1,715	1,802	1,925	2,033	2,182	2,456	2,618	2,700	2,753	2,780	2,655	2,618	2,608	2,606	2,624
90+	M	524	545	555	557	580	613	639	646	706	731	761	799	824	878	923	960	1,006	1,057	1,115	1,129	1,192	1,267	1,367	1,461	1,549	1,746	1,873	1,961	2,025	2,070
0_15	F	10,630	10,535	10,461	10,396	10,509	10,498	10,571	10,591	10,593	10,517	10,497	10,441	10,379	10,370	10,268	10,210	10,172	10,147	10,097	10,080	10,039	10,024	10,000	9,976	9,956	9,942	9,933	9,930	9,933	9,944
16_19	F	2,683	2,738	2,777	2,823	2,822	2,607	2,462	2,424	2,428	2,541	2,612	2,682	2,718	2,687	2,750	2,751	2,741	2,703	2,669	2,629	2,626	2,598	2,584	2,580	2,574	2,578	2,573	2,568	2,564	2,560
20_24	F	2,465	2,523	2,487	2,485	2,427	2,398	2,343	2,273	2,199	2,121	2,018	1,979	1,966	1,987	2,014	2,076	2,132	2,161	2,210	2,240	2,257	2,258	2,274	2,256	2,245	2,216	2,203	2,194	2,191	2,181
25_29	F	2,392	2,445	2,550	2,594	2,634	2,661	2,600	2,562	2,538	2,521	2,499	2,471	2,425	2,376	2,321	2,237	2,203	2,197	2,215	2,255	2,319	2,387	2,428	2,482	2,520	2,556	2,562	2,570	2,556	2,547
30_34	F	2,826	2,789	2,736	2,647	2,684	2,764	2,834	2,888	2,927	2,941	2,950	2,904	2,869	2,839	2,805	2,776	2,750	2,705	2,659	2,606	2,523	2,485	2,476	2,490	2,534	2,605	2,682	2,734	2,796	2,841
35_39	F	3,181	3,087	3,028	3,089	3,195	3,188	3,195	3,167	3,107	3,097	3,169	3,233	3,295	3,335	3,356	3,356	3,309	3,271	3,233	3,189	3,155	3,126	3,077	3,029	2,972	2,884	2,843	2,834	2,849	2,901
40_44	F	4,440	4,339	4,171	4,020	3,785	3,597	3,459	3,384	3,453	3,543	3,565	3,585	3,564	3,512	3,506	3,573	3,635	3,699	3,739	3,762	3,758	3,709	3,668	3,625	3,573	3,536	3,504	3,451	3,400	3,339
45_49	F	4,801	4,802	4,761	4,719	4,694	4,651	4,580	4,451	4,273	4,020	3,840	3,709	3,647	3,722	3,820	3,859	3,888	3,871	3,823	3,821	3,884	3,946	4,012	4,051	4,074	4,067	4,017	3,975	3,927	3,871
50_54	F	4,568	4,622	4,787	4,943	5,024	5,025	5,050	5,015	4,956	4,918	4,878	4,808	4,681	4,516	4,273	4,099	3,973	3,921	4,000	4,103	4,157	4,197	4,184	4,142	4,142	4,201	4,263	4,331	4,370	4,394
55_59	F	4,277	4,340	4,452	4,567	4,741	4,865	4,971	5,148	5,286	5,353	5,370	5,400	5,371	5,314	5,282	5,242	5,169	5,041	4,882	4,644	4,470	4,347	4,303	4,387	4,498	4,571	4,622	4,615	4,577	4,579
60_64	F	4,803	4,694	4,572	4,507	4,560	4,609	4,723	4,848	4,965	5,106	5,239	5,361	5,553	5,707	5,788	5,819	5,852	5,829	5,771	5,742	5,702	5,624	5,493	5,338	5,100	4,926	4,806	4,773	4,867	4,989
65_69	F	4,759	5,000	5,136	5,260	5,313	4,969	4,866	4,788	4,725	4,759	4,817	4,936	5,063	5,187	5,340	5,479	5,612	5,811	5,974	6,065	6,105	6,141	6,122	6,065	6,040	5,999	5,921	5,789	5,639	5,406
70_74	F	3,508	3,598	3,780	3,938	4,220	4,778	4,975	5,101	5,253	5,302	4,978	4,881	4,813	4,759	4,796	4,860	4,980	5,105	5,231	5,388	5,530	5,670	5,871	6,039	6,135	6,183	6,221	6,207	6,152	6,132
75_79	F	3,027	3,117	3,171	3,195	3,150	3,229	3,365	3,514	3,687	3,961	4,486	4,679	4,799	4,937	4,981	4,693	4,606	4,551	4,510	4,549	4,617	4,733	4,853	4,975	5,130	5,269	5,408	5,602	5,766	5,863
80_84	F	2,504	2,503	2,517	2,517	2,565	2,602	2,670	2,732	2,783	2,746	2,821	2,948	3,088	3,246	3,485	3,954	4,130	4,242	4,363	4,401	4,165	4,094	4,056	4,029	4,070	4,141	4,250	4,361	4,476	4,623
85-89	F	1,667	1,652	1,773	1,784	1,834	1,860	1,872	1,914	1,917	1,964	2,007	2,066	2,130	2,170	2,151	2,219	2,329	2,454	2,587	2,775	3,165	3,313	3,405	3,499	3,530	3,367	3,317	3,300	3,293	3,338
90+	F	1,167	1,223	1,257	1,274	1,305	1,334	1,362	1,404	1,444	1,478	1,516	1,540	1,590	1,622	1,677	1,734	1,792	1,869	1,918	1,943	2,026	2,137	2,269	2,386	2,520	2,829	2,989	3,118	3,232	3,316
	Total	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,270	131,955	132,617	133,271	133,896	134,515	135,135	135,711	136,273	136,838	137,409	137,954	138,484	138,992	139,491	139,963	140,418	140,865	141,307	141,750

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,032	10,997	10,976	10,905	10,863	10,781	10,722	10,724	10,696	10,659	10,628	10,618	10,599	10,579	10,562	10,550	10,545	10,545	10,551	10,565
16_19	M	3,057	3,116	2,973	3,006	2,955	2,766	2,656	2,575	2,588	2,611	2,699	2,786	2,842	2,944	2,965	3,012	3,023	2,953	2,917	2,875	2,860	2,850	2,834	2,821	2,818	2,824	2,821	2,817	2,814	2,810
20_24	M	2,837	2,854	2,890	2,829	2,772	2,778	2,698	2,643	2,609	2,497	2,403	2,371	2,348	2,331	2,383	2,456	2,516	2,579	2,635	2,683	2,704	2,691	2,682	2,680	2,654	2,619	2,614	2,607	2,597	2,588
25_29	M	2,615	2,668	2,749	2,863	2,919	2,901	2,906	2,909	2,847	2,836	2,836	2,784	2,746	2,721	2,639	2,557	2,527	2,513	2,509	2,562	2,638	2,709	2,769	2,826	2,876	2,908	2,905	2,900	2,897	2,875
30_34	M	2,693	2,698	2,657	2,585	2,657	2,641	2,697	2,756	2,785	2,819	2,823	2,831	2,843	2,804	2,790	2,780	2,735	2,700	2,675	2,605	2,529	2,499	2,485	2,485	2,535	2,610	2,683	2,742	2,800	2,851
35_39	M	3,076	2,940	2,926	2,971	2,975	3,077	3,058	3,006	3,001	3,026	3,019	3,080	3,135	3,161	3,204	3,217	3,222	3,235	3,200	3,177	3,159	3,115	3,075	3,047	2,975	2,892	2,858	2,841	2,843	2,897
40_44	M	4,050	3,983	3,879	3,742	3,620	3,438	3,263	3,257	3,270	3,291	3,400	3,408	3,382	3,387	3,413	3,410	3,471	3,521	3,545	3,590	3,608	3,610	3,622	3,587	3,557	3,536	3,488	3,444	3,412	3,336
45_49	M	4,666	4,644	4,563	4,477	4,418	4,296	4,249	4,139	3,974	3,799	3,635	3,476	3,474	3,501	3,543	3,652	3,677	3,663	3,672	3,695	3,694	3,755	3,804	3,827	3,874	3,894	3,893	3,905	3,870	3,836
50_54	M	4,520	4,545	4,641	4,750	4,807	4,843	4,842	4,729	4,665	4,596	4,489	4,443	4,335	4,180	4,012	3,857	3,706	3,706	3,741	3,794	3,906	3,943	3,939	3,952	3,974	3,976	4,038	4,086	4,109	4,157
55_59	M	4,112	4,214	4,306	4,423	4,631	4,732	4,779	4,915	5,024	5,061	5,111	5,120	5,034	4,981	4,925	4,822	4,775	4,664	4,509	4,340	4,188	4,043	4,046	4,090	4,157	4,275	4,326	4,330	4,347	4,369
60_64	M	4,513	4,372	4,282	4,243	4,184	4,286	4,406	4,503	4,641	4,829	4,947	5,016	5,163	5,290	5,345	5,404	5,418	5,349	5,302	5,253	5,156	5,107	4,993	4,842	4,673	4,523	4,385	4,392	4,447	4,526
65_69	M	4,452	4,700	4,813	4,878	4,967	4,660	4,535	4,449	4,393	4,359	4,470	4,599	4,707	4,855	5,050	5,180	5,266	5,420	5,558	5,625	5,692	5,711	5,658	5,616	5,575	5,484	5,435	5,320	5,172	5,003
70_74	M	3,194	3,316	3,488	3,643	3,895	4,316	4,571	4,696	4,778	4,823	4,546	4,437	4,368	4,325	4,308	4,418	4,549	4,660	4,808	4,997	5,134	5,231	5,385	5,528	5,603	5,675	5,696	5,656	5,622	5,589
75_79	M	2,704	2,730	2,815	2,845	2,798	2,905	3,023	3,188	3,321	3,559	3,959	4,197	4,316	4,396	4,442	4,200	4,107	4,052	4,022	4,017	4,123	4,249	4,357	4,500	4,680	4,815	4,916	5,065	5,205	5,282
80_84	M	1,920	1,992	2,051	2,077	2,152	2,182	2,219	2,301	2,360	2,328	2,423	2,530	2,685	2,815	3,018	3,371	3,583	3,688	3,756	3,793	3,602	3,534	3,500	3,485	3,492	3,591	3,710	3,812	3,942	4,104
85-89	M	1,072	1,094	1,122	1,208	1,247	1,270	1,320	1,362	1,398	1,459	1,493	1,533	1,599	1,653	1,641	1,717	1,805	1,929	2,037	2,187	2,462	2,625	2,708	2,761	2,789	2,664	2,628	2,618	2,617	2,636
90+	M	524	545	555	557	580	613	639	646	706	731	761	800	825	879	925	962	1,008	1,059	1,118	1,133	1,195	1,271	1,372	1,466	1,555	1,753	1,880	1,970	2,034	2,080
0_15	F	10,630	10,535	10,461	10,396	10,509	10,498	10,571	10,591	10,593	10,517	10,504	10,455	10,400	10,399	10,304	10,252	10,220	10,202	10,159	10,147	10,111	10,102	10,083	10,063	10,048	10,036	10,031	10,032	10,038	10,051
16_19	F	2,683	2,738	2,777	2,823	2,822	2,607	2,462	2,424	2,428	2,541	2,613	2,684	2,722	2,692	2,756	2,758	2,749	2,712	2,679	2,641	2,639	2,611	2,599	2,595	2,592	2,596	2,592	2,588	2,585	2,582
20_24	F	2,465	2,523	2,487	2,485	2,427	2,398	2,343	2,273	2,199	2,121	2,024	1,980	1,978	2,002	2,030	2,092	2,149	2,179	2,229	2,259	2,278	2,279	2,295	2,277	2,267	2,238	2,225	2,217	2,214	2,204
25_29	F	2,392	2,445	2,550	2,594	2,634	2,661	2,600	2,562	2,538	2,521	2,503	2,479	2,436	2,390	2,338	2,256	2,224	2,220	2,238	2,279	2,344	2,412	2,455	2,509	2,548	2,584	2,590	2,600	2,586	2,577
30_34	F	2,826	2,789	2,736	2,647	2,684	2,764	2,834	2,888	2,927	2,941	2,954	2,912	2,880	2,852	2,822	2,794	2,770	2,727	2,683	2,631	2,549	2,513	2,504	2,518	2,563	2,635	2,713	2,767	2,829	2,875
35_39	F	3,181	3,087	3,028	3,089	3,195	3,188	3,195	3,167	3,107	3,097	3,172	3,239	3,303	3,346	3,370	3,373	3,328	3,293	3,257	3,215	3,183	3,155	3,107	3,060	3,003	2,916	2,876	2,867	2,883	2,936
40_44	F	4,440	4,339	4,171	4,020	3,785	3,597	3,459	3,384	3,453	3,543	3,568	3,590	3,571	3,521	3,518	3,587	3,651	3,718	3,760	3,785	3,784	3,737	3,698	3,656	3,606	3,570	3,539	3,487	3,436	3,376
45_49	F	4,801	4,802	4,761	4,719	4,694	4,651	4,580	4,451	4,273	4,020	3,842	3,713	3,653	3,730	3,829	3,871	3,902	3,887	3,841	3,841	3,906	3,970	4,038	4,079	4,105	4,100	4,051	4,011	3,965	3,909
50_54	F	4,568	4,622	4,787	4,943	5,024	5,025	5,050	5,015	4,956	4,918	4,881	4,813	4,688	4,524	4,283	4,100	3,986	3,935	4,016	4,120	4,177	4,219	4,208	4,167	4,169	4,120	4,294	4,365	4,405	4,432
55_59	F	4,277	4,340	4,452	4,567	4,741	4,865	4,971	5,148	5,286	5,353	5,373	5,405	5,379	5,324	5,294	5,257	5,185	5,058	4,901	4,663	4,491	4,368	4,326	4,412	4,525	4,600	4,654	4,648	4,611	4,615
60_64	F	4,803	4,694	4,572	4,507	4,560	4,609	4,723	4,848	4,965	5,106	5,242	5,366	5,561	5,718	5,801	5,834	5,870	5,849	5,793	5,766	5,727	5,651	5,521	5,367	5,130	4,957	4,837	4,806	4,901	5,025
65_69	F	4,759	5,000	5,136	5,260	5,313	4,969	4,866	4,788	4,725	4,759	4,815	4,932	5,057	5,179	5,329	5,466	5,597	5,793	5,954	6,041	6,079	6,113	6,092	6,033	6,007	5,965	5,885	5,752	5,601	5,369
70_74	F	3,508	3,598	3,780	3,938	4,220	4,778	4,975	5,101	5,253	5,302	4,976	4,878	4,809	4,754	4,789	4,851	4,969	5,093	5,217	5,371	5,510	5,648	5,846	6,011	6,105	6,150	6,187	6,171	6,115	6,093
75_79	F	3,027	3,117	3,171	3,195	3,150	3,229	3,365	3,514	3,687	3,961	4,485	4,677	4,796	4,933	4,975	4,686	4,598	4,543	4,500	4,537	4,604	4,719	4,837	4,957	5,109	5,246	5,382	5,574	5,735	5,830
80_84	F	2,504	2,503	2,517	2,517	2,565	2,602	2,670	2,732	2,783	2,746	2,821	2,947	3,086	3,243	3,481	3,949	4,124	4,235	4,355	4,392	4,155	4,083	4,044	4,016	4,056	4,125	4,233	4,343	4,456	4,600
85-89	F	1,667	1,652	1,773	1,784	1,834	1,860	1,872	1,914	1,917	1,964	2,006	2,065	2,127	2,167	2,147	2,215	2,324	2,449	2,581	2,768	3,157	3,304	3,395	3,488	3,518	3,354	3,304	3,286	3,279	3,323
90+	F	1,167	1,223	1,257	1,274	1,305	1,334	1,362	1,404	1,444	1,478	1,516	1,538	1,587	1,619	1,674	1,730	1,787	1,863	1,911	1,936	2,018	2,128	2,259	2,375	2,509	2,816	2,974	3,103	3,216	3,299
	Total	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,188	131,795	132,382	132,963	133,519	134,071	134,626	135,138	135,640	136,145	136,660	137,150	137,627	138,084	138,533	138,958	139,368	139,771	140,170	140,573

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,017	10,967	10,931	10,845	10,789	10,692	10,620	10,609	10,568	10,519	10,476	10,456	10,426	10,396

Suffolk Coastal 2016 SNHP | Second and empty homes 2014-16 CTB | 7.38% | E07000205

Second and empty homes assumption used in this model run 8.27% **Uplift factor** 1.062

Start year 2018 **End year** 2036

LHN 100% additional UK in migration scenario

Homes a year	582
Population change	14409
Population per extra home	2.22

2016 SNHP

Homes a year	467
Population change	9842
Population per home at end of perioc	1.98

Average household growth 2018-28

2014 SNHP	394
2016 SNHP	445

Household projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	48,850	49,281	49,851	50,498	51,120	51,729	52,574	53,038	53,205	53,490	53,600	53,851	54,172	54,624	55,009	55,572	55,979	56,367	56,770	57,148	57,512	58,166	58,776	59,387	59,976	60,556	61,189	61,771	62,331	62,878	63,426	63,960	64,467	64,975	65,475	65,974	66,448	66,906	67,364	67,809	68,263
2016 SNHP	48,850	49,281	49,851	50,498	51,120	51,729	52,574	53,038	53,205	53,490	53,600	53,851	54,172	54,624	55,009	55,572	55,979	56,367	56,770	57,148	57,512	58,019	58,486	58,957	59,409	59,856	60,358	60,812	61,247	61,672	62,100	62,517	62,909	63,305	63,694	64,085	64,454	64,808	65,165	65,511	65,868

Population projection	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LHN scenario	115,239	115,729	116,845	118,198	119,619	121,027	123,006	123,841	123,841	124,262	124,590	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,578	132,559	133,504	134,430	135,319	136,191	137,056	137,869	138,661	139,447	140,233	140,985	141,715	142,416	143,101	143,752	144,378	144,991	145,591	146,187
2016 SNHP	115,239	115,729	116,845	118,198	119,619	121,027	123,006	123,841	123,841	124,262	124,590	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,188	131,795	132,382	132,963	133,519	134,071	134,626	135,138	135,640	136,145	136,660	137,150	137,627	138,084	138,533	138,958	139,368	139,771	140,170	140,573

Population projection for mid-range scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,035	11,003	10,985	10,916	10,878	10,798	10,742	10,747	10,721	10,686	10,657	10,650	10,633	10,614	10,598	10,588	10,584	10,586	10,593	10,608
16_19	M	3,057	3,116	2,973	3,006	2,955	2,766	2,656	2,575	2,588	2,611	2,700	2,787	2,844	2,945	2,968	3,015	3,026	2,956	2,921	2,880	2,865	2,856	2,840	2,828	2,825	2,832	2,829	2,825	2,823	2,820
20_24	M	2,837	2,854	2,890	2,829	2,772	2,778	2,698	2,643	2,609	2,497	2,404	2,374	2,352	2,336	2,387	2,461	2,522	2,584	2,641	2,689	2,710	2,698	2,689	2,687	2,662	2,627	2,622	2,615	2,606	2,597
25_29	M	2,615	2,668	2,749	2,863	2,919	2,901	2,906	2,909	2,847	2,836	2,837	2,786	2,750	2,726	2,645	2,563	2,534	2,520	2,517	2,570	2,647	2,718	2,778	2,835	2,886	2,918	2,915	2,911	2,908	2,886
30_34	M	2,693	2,698	2,657	2,585	2,657	2,641	2,697	2,756	2,785	2,819	2,825	2,834	2,847	2,808	2,795	2,786	2,742	2,707	2,683	2,613	2,537	2,508	2,494	2,494	2,545	2,620	2,694	2,754	2,811	2,863
35_39	M	3,076	2,940	2,926	2,971	2,975	3,077	3,058	3,006	3,001	3,026	3,020	3,082	3,139	3,166	3,210	3,223	3,229	3,243	3,209	3,186	3,169	3,125	3,085	3,058	2,986	2,904	2,869	2,853	2,855	2,910
40_44	M	4,050	3,983	3,879	3,742	3,620	3,438	3,263	3,257	3,270	3,291	3,401	3,410	3,385	3,391	3,418	3,416	3,478	3,529	3,553	3,599	3,618	3,621	3,634	3,599	3,570	3,549	3,501	3,458	3,425	3,349
45_49	M	4,666	4,644	4,563	4,477	4,418	4,296	4,249	4,139	3,974	3,799	3,636	3,477	3,477	3,505	3,547	3,657	3,683	3,670	3,680	3,704	3,703	3,765	3,815	3,839	3,886	3,907	3,907	3,919	3,884	3,850
50_54	M	4,520	4,545	4,641	4,750	4,807	4,843	4,842	4,729	4,665	4,596	4,489	4,445	4,338	4,183	4,015	3,861	3,711	3,712	3,748	3,802	3,914	3,952	3,948	3,962	3,985	3,987	4,050	4,099	4,123	4,172
55_59	M	4,112	4,214	4,306	4,423	4,631	4,732	4,779	4,915	5,024	5,061	5,112	5,122	5,037	4,985	4,930	4,827	4,781	4,670	4,516	4,347	4,196	4,051	4,055	4,100	4,167	4,286	4,338	4,343	4,360	4,383
60_64	M	4,513	4,372	4,282	4,243	4,184	4,286	4,406	4,503	4,641	4,829	4,948	5,018	5,166	5,294	5,350	5,409	5,424	5,357	5,310	5,262	5,165	5,117	5,004	4,852	4,683	4,534	4,396	4,404	4,460	4,540
65_69	M	4,452	4,700	4,813	4,878	4,967	4,660	4,535	4,449	4,393	4,359	4,470	4,600	4,709	4,859	5,053	5,185	5,272	5,426	5,565	5,634	5,702	5,721	5,669	5,628	5,587	5,496	5,448	5,334	5,185	5,017
70_74	M	3,194	3,316	3,488	3,643	3,895	4,316	4,571	4,696	4,778	4,823	4,546	4,438	4,370	4,327	4,311	4,422	4,553	4,664	4,813	5,003	5,141	5,239	5,394	5,537	5,613	5,686	5,708	5,669	5,635	5,603
75_79	M	2,704	2,730	2,815	2,845	2,798	2,905	3,023	3,188	3,321	3,559	3,959	4,198	4,317	4,398	4,444	4,202	4,109	4,055	4,025	4,021	4,128	4,255	4,363	4,507	4,687	4,823	4,925	5,075	5,215	5,294
80_84	M	1,920	1,992	2,051	2,077	2,152	2,182	2,219	2,301	2,360	2,328	2,423	2,531	2,686	2,816	3,019	3,372	3,585	3,691	3,759	3,797	3,606	3,538	3,504	3,489	3,497	3,597	3,716	3,818	3,949	4,112
85-89	M	1,072	1,094	1,122	1,208	1,247	1,270	1,320	1,362	1,398	1,459	1,493	1,534	1,599	1,654	1,642	1,718	1,806	1,930	2,039	2,189	2,464	2,627	2,711	2,764	2,792	2,668	2,632	2,622	2,621	2,641
90+	M	524	545	555	557	580	613	639	646	706	731	761	800	825	880	925	962	1,009	1,060	1,119	1,134	1,197	1,273	1,374	1,468	1,557	1,755	1,883	1,973	2,037	2,083
0_15	F	10,630	10,535	10,461	10,396	10,509	10,498	10,571	10,591	10,593	10,517	10,507	10,461	10,409	10,410	10,317	10,268	10,239	10,223	10,182	10,173	10,139	10,131	10,115	10,097	10,083	10,073	10,069	10,071	10,078	10,092
16_19	F	2,683	2,738	2,777	2,823	2,822	2,607	2,462	2,424	2,428	2,541	2,614	2,685	2,723	2,694	2,758	2,761	2,753	2,716	2,684	2,645	2,644	2,617	2,605	2,602	2,596	2,598	2,603	2,600	2,596	2,591
20_24	F	2,465	2,523	2,487	2,485	2,427	2,398	2,343	2,273	2,199	2,121	2,026	1,993	1,983	2,007	2,036	2,099	2,156	2,186	2,236	2,267	2,285	2,287	2,303	2,286	2,276	2,247	2,234	2,225	2,223	2,213
25_29	F	2,392	2,445	2,550	2,594	2,634	2,661	2,600	2,562	2,538	2,521	2,504	2,482	2,440	2,395	2,344	2,263	2,232	2,228	2,247	2,288	2,354	2,422	2,465	2,520	2,558	2,595	2,602	2,611	2,597	2,588
30_34	F	2,826	2,789	2,736	2,647	2,684	2,764	2,834	2,888	2,927	2,941	2,955	2,914	2,884	2,858	2,828	2,801	2,778	2,736	2,693	2,641	2,559	2,523	2,515	2,529	2,575	2,647	2,725	2,779	2,841	2,888
35_39	F	3,181	3,087	3,028	3,089	3,195	3,188	3,195	3,167	3,107	3,097	3,173	3,241	3,306	3,351	3,376	3,380	3,336	3,302	3,266	3,224	3,193	3,166	3,118	3,072	3,016	2,928	2,889	2,880	2,896	2,949
40_44	F	4,440	4,339	4,171	4,020	3,785	3,597	3,459	3,384	3,453	3,543	3,574	3,592	3,574	3,525	3,522	3,592	3,657	3,725	3,769	3,795	3,794	3,748	3,710	3,669	3,618	3,583	3,552	3,500	3,450	3,390
45_49	F	4,801	4,802	4,761	4,719	4,694	4,651	4,580	4,451	4,273	4,020	3,843	3,714	3,655	3,732	3,833	3,875	3,907	3,893	3,848	3,848	3,914	3,979	4,048	4,090	4,117	4,113	4,065	4,025	3,979	3,923
50_54	F	4,568	4,622	4,787	4,943	5,024	5,025	5,050	5,015	4,956	4,918	4,882	4,815	4,690	4,527	4,287	4,114	3,991	3,941	4,022	4,127	4,185	4,227	4,218	4,177	4,180	4,242	4,307	4,378	4,419	4,446
55_59	F	4,277	4,340	4,452	4,567	4,741	4,865	4,971	5,148	5,286	5,353	5,374	5,407	5,382	5,328	5,299	5,262	5,191	5,065	4,908	4,671	4,499	4,377	4,335	4,422	4,536	4,611	4,666	4,661	4,624	4,629
60_64	F	4,803	4,694	4,572	4,507	4,560	4,609	4,723	4,848	4,965	5,106	5,243	5,368	5,564	5,722	5,807	5,840	5,877	5,857	5,801	5,776	5,737	5,662	5,532	5,378	5,141	4,968	4,849	4,818	4,915	5,039
65_69	F	4,759	5,000	5,136	5,260	5,313	4,969	4,866	4,788	4,725	4,759	4,819	4,941	5,071	5,198	5,354	5,496	5,634	5,836	6,003	6,097	6,140	6,179	6,163	6,108	6,086	6,047	5,970	5,839	5,690	5,458
70_74	F	3,508	3,598	3,780	3,938	4,220	4,778	4,975	5,101	5,253	5,302	4,980	4,884	4,819	4,767	4,806	4,872	4,995	5,122	5,251	5,412	5,557	5,700	5,905	6,077	6,177	6,227	6,268	6,256	6,204	6,186
75_79	F	3,027	3,117	3,171	3,195	3,150	3,229	3,365	3,514	3,687	3,961	4,488	4,682	4,804	4,943	4,988	4,702	4,617	4,564	4,524	4,564	4,635	4,754	4,876	5,001	5,159	5,301	5,443	5,640	5,808	5,908
80_84	F	2,504	2,503	2,517	2,517	2,565	2,602	2,670	2,732	2,783	2,746	2,822	2,950	3,091	3,250	3,490	3,961	4,139	4,252	4,374	4,414	4,179	4,109	4,072	4,047	4,089	4,162	4,273	4,386	4,504	4,653
85-89	F	1,667	1,652	1,773	1,784	1,834	1,860	1,872	1,914	1,917	1,964	2,008	2,069	2,133	2,174	2,155	2,225	2,336	2,462	2,595	2,785	3,176	3,326	3,420	3,515	3,546	3,384	3,335	3,319	3,313	3,359
90+	F	1,167	1,223	1,257	1,274	1,305	1,334	1,362	1,404	1,444	1,478	1,518	1,542	1,593	1,627	1,683	1,741	1,800	1,877	1,927	1,953	2,037	2,149	2,282	2,400	2,536	2,847	3,009	3,140	3,255	3,341
	Total	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,383	132,177	132,943	133,696	134,419	135,131	135,841	136,504	137,150	137,796	138,447	139,067	139,671	140,250	140,817	141,355	141,873	142,381	142,881	143,380

Population projection for 100% migration scenario

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,052	11,038	11,038	10,988	10,966	10,903	10,863	10,884	10,874	10,853	10,838	10,844	10,839	10,831	10,826	10,825	10,830	10,839	10,854	10,875
16_19	M	3,057	3,116	2,973	3,006	2,955	2,766	2,656	2,575	2,588	2,611	2,703	2,792	2,852	2,956	2,982	3,032	3,047	2,980	2,948	2,909	2,897	2,890	2,877	2,868	2,868	2,878	2,878	2,877	2,877	2,877
20_24	M	2,837	2,854	2,890	2,829	2,772	2,778	2,698	2,643	2,609	2,497	2,414	2,391	2,375	2,362	2,416	2,492	2,555	2,620	2,678	2,729	2,752	2,742	2,735	2,735	2,711	2,677	2,673	2,667	2,659	2,652
25_29	M	2,615	2,668	2,749	2,863	2,919	2,901	2,906	2,909	2,847	2,836	2,845	2,801	2,771	2,754	2,680	2,602	2,578	2,567	2,566	2,621	2,700	2,774	2,837	2,895	2,948	2,982	2,981	2,977	2,975	2,954
30_34	M	2,693	2,698	2,657	2,585	2,657	2,641	2,697	2,756	2,785	2,819	2,832	2,848	2,867	2,835	2,826	2,822	2,782	2,751	2,731	2,665	2,592	2,565	2,553	2,554	2,607	2,684	2,761	2,822	2,882	2,935
35_39	M	3,076	2,940	2,926	2,971	2,975	3,077	3,058	3,006	3,001	3,026	3,027	3,097	3,160	3,194	3,244	3,263	3,274	3,293	3,263	3,244	3,230	3,188	3,151	3,126	3,057	2,975	2,942	2,927	2,930	2,987
40_44	M	4,050	3,983	3,879	3,742	3,620	3,438	3,263	3,257	3,270	3,291	3,407	3,422	3,403	3,416	3,449	3,453	3,520	3,577	3,607	3,658	3,682	3,688	3,705	3,674	3,647	3,628	3,582	3,540	3,510	3,435
45_49	M	4,666	4,644	4,563	4,477	4,418	4,296	4,249	4,139	3,974	3,799	3,641	3,487	3,491	3,524	3,571	3,687	3,719	3,711	3,726	3,755	3,760	3,827	3,882	3,910	3,962	3,988	3,990	4,006	3,973	3,941
50_54	M	4,520	4,545	4,641	4,750	4,807	4,843	4,842	4,729	4,665	4,596	4,495	4,456	4,353	4,203	4,039	3,888	3,742	3,747	3,787	3,846	3,964	4,007	4,008	4,026	4,053	4,060	4,128	4,181	4,209	4,262
55_59	M	4,112	4,214	4,306	4,423	4,631	4,732	4,779	4,915	5,024	5,061	5,118	5,134	5,055	5,008	4,958	4,860	4,817	4,710	4,559	4,393	4,244	4,102	4,109	4,159	4,231	4,355	4,412	4,422	4,443	4,470
60_64	M	4,513	4,372	4,282	4,243	4,184	4,286	4,406	4,503	4,641	4,829	4,953	5,029	5,182	5,316	5,378	5,443	5,463	5,401	5,358	5,315	5,222	5,177	5,066	4,917	4,766	4,647	4,602	4,646	4,717	4,622
65_69	M	4,452	4,700	4,813	4,878	4,967	4,660	4,535	4,449	4,393	4,359	4,475	4,609	4,723	4,877	5,077	5,215	5,307	5,467	5,612	5,686	5,759	5,783	5,735	5,698	5,661	5,574	5,529	5,416	5,269	5,101
70_74	M	3,194	3,316	3,488	3,643	3,895	4,316	4,571	4,696	4,778	4,823	4,549	4,444	4,379	4,340	4,327	4,442	4,578	4,694	4,847	5,043	5,186	5,289	5,450	5,599	5,680	5,758	5,784	5,749	5,719	5,690
75_79	M	2,704	2,730	2,815	2,845	2,798	2,905	3,023	3,188	3,321	3,559	3,961	4,203	4,324	4,408	4,456	4,217	4,127	4,075	4,048	4,047	4,158	4,288	4,401	4,549	4,735	4,876	4,982	5,138	5,283	5,367
80_84	M	1,920	1,992	2,051	2,077	2,152	2,182	2,219	2,301	2,360	2,328	2,424	2,533	2,690	2,822	3,027	3,383	3,598	3,706	3,776	3,816	3,627	3,560	3,529	3,516	3,527	3,630	3,753	3,859	3,994	4,160
85-89	M	1,072	1,094	1,122	1,208	1,247	1,270	1,320	1,362	1,398	1,459	1,494	1,536	1,602	1,658	1,647	1,724	1,813	1,939	2,049	2,200	2,478	2,643	2,728	2,784	2,813	2,690	2,655	2,646	2,648	2,669
90+	M	524	545	555	557	580	613	639	646	706	731	762	801	827	883	929	967	1,015	1,067	1,126	1,142	1,205	1,283	1,385	1,481	1,571	1,772	1,902	1,993	2,059	2,106
0_15	F	10,630	10,535	10,461	10,396	10,509	10,498	10,571	10,591	10,593	10,517	10,524	10,495	10,460	10,478	10,402	10,369	10,356	10,355	10,328	10,333	10,312	10,317	10,312	10,304	10,300	10,299	10,304	10,312	10,327	10,347
16_19	F	2,683	2,738	2,777	2,823	2,822	2,607	2,462	2,424	2,428	2,541	2,691	2,732	2,706	2,773	2,778	2,773	2,739	2,709	2,673	2,674	2,649	2,640	2,640	2,639	2,647	2,646	2,645	2,645	2,644
20_24	F	2,465	2,523	2,487	2,485	2,427	2,398	2,343	2,273	2,199	2,121	2,040	2,017	2,014	2,041	2,073	2,137	2,197	2,228	2,281	2,313	2,334	2,336	2,354	2,337	2,328	2,299	2,287	2,279	2,277	2,268
25_29	F	2,392	2,445	2,550	2,594	2,634	2,661	2,600	2,562	2,538	2,521	2,514	2,500	2,466	2,429	2,385	2,309	2,282	2,281	2,302	2,345	2,413	2,484	2,528	2,585	2,625	2,663	2,671	2,680	2,667	2,658
30_34	F	2,826	2,789	2,736	2,647	2,684	2,764	2,834	2,888	2,927	2,941	2,964	2,932	2,909	2,890	2,866	2,845	2,827	2,788	2,750	2,702	2,622	2,588	2,582	2,598	2,645	2,719	2,800	2,856	2,920	2,968
35_39	F	3,181	3,087	3,028	3,089	3,195	3,188	3,195	3,167	3,107	3,097	3,180	3,254	3,326	3,378	3,410	3,420	3,383	3,354	3,324	3,286	3,258	3,234	3,189	3,145	3,092	3,005	2,967	2,960	2,977	3,032
40_44	F	4,440	4,339	4,171	4,020	3,785	3,597	3,459	3,384	3,453	3,543	3,574	3,603	3,591	3,547	3,550	3,625	3,696	3,770	3,820	3,852	3,856	3,815	3,781	3,744	3,696	3,664	3,636	3,586	3,537	3,479
45_49	F	4,801	4,802	4,761	4,719	4,694	4,651	4,580	4,451	4,273	4,020	3,847	3,723	3,668	3,750	3,855	3,903	3,940	3,931	3,890	3,895	3,966	4,036	4,111	4,159	4,190	4,191	4,147	4,110	4,067	4,014
50_54	F	4,568	4,622	4,787	4,943	5,024	5,025	5,050	5,015	4,956	4,918	4,887	4,826	4,706	4,547	4,410	4,241	4,020	3,974	4,060	4,170	4,233	4,280	4,275	4,238	4,245	4,311	4,381	4,458	4,504	4,535
55_59	F	4,277	4,340	4,452	4,567	4,741	4,865	4,971	5,148	5,286	5,353	5,380	5,419	5,400	5,351	5,328	5,296	5,229	5,106	4,953	4,718	4,548	4,428	4,390	4,481	4,600	4,681	4,740	4,739	4,706	4,714
60_64	F	4,803	4,694	4,572	4,507	4,560	4,609	4,723	4,848	4,965	5,106	5,249	5,381	5,583	5,747	5,838	5,878	5,920	5,905	5,854	5,833	5,799	5,727	5,600	5,448	5,212	5,041	4,923	4,896	4,997	5,126
65_69	F	4,759	5,000	5,136	5,260	5,313	4,969	4,866	4,788	4,725	4,759	4,815	4,932	5,057	5,179	5,329	5,466	5,597	5,793	5,954	6,041	6,079	6,113	6,092	6,033	6,007	5,965	5,885	5,752	5,601	5,369
70_74	F	3,508	3,598	3,780	3,938	4,220	4,778	4,975	5,101	5,253	5,302	4,976	4,878	4,809	4,754	4,789	4,851	4,969	5,093	5,217	5,371	5,510	5,648	5,846	6,011	6,105	6,150	6,187	6,171	6,115	6,093
75_79	F	3,027	3,117	3,171	3,195	3,150	3,229	3,365	3,514	3,687	3,961	4,485	4,677	4,796	4,933	4,975	4,686	4,598	4,543	4,500	4,537	4,604	4,719	4,837	4,957	5,109	5,246	5,382	5,574	5,735	5,830
80_84	F	2,504	2,503	2,517	2,517	2,565	2,602	2,670	2,732	2,783	2,746	2,821	2,947	3,086	3,243	3,481	3,949	4,124	4,235	4,355	4,392	4,155	4,083	4,044	4,016	4,056	4,125	4,233	4,343	4,456	4,600
85-89	F	1,667	1,652	1,773	1,784	1,834	1,860	1,872	1,914	1,917	1,964	2,006	2,065	2,127	2,167	2,147	2,215	2,324	2,449	2,581	2,768	3,157	3,304	3,395	3,488	3,518	3,354	3,304	3,286	3,279	3,323
90+	F	1,167	1,223	1,257	1,274	1,305	1,334	1,362	1,404	1,444	1,478	1,516	1,538	1,587	1,619	1,674	1,730	1,787	1,863	1,911	1,936	2,018	2,128	2,259	2,375	2,509	2,816	2,974	3,103	3,216	3,299
	Total	124,652	125,212	125,889	126,580	127,836	128,197	128,692	129,260	129,885	130,552	131,188	131,795	132,382	132,963	133,519	134,071	134,626	135,138	135,640	136,145	136,660	137,150	137,627	138,084	138,533	138,958	139,368	139,771	140,170	140,573

2016 SNHP population projection

Age	Gender	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
0_15	M	10,949	10,794	10,763	10,725	10,797	10,859	10,931	10,981	10,994	11,040	11,017	10,967	10,931	10,845	10,789	10,692	10,620	10,609	10,568	10,519	10,476	10,456	10,426	10,396	10,371	10

APPENDIX B PART 2 SHMA UPDATE

Ipswich Housing Market Area

Update to the Strategic Housing Market Assessment: Housing type requirement arising from the new 2014-based Local Housing Need Assessment

HDH Planning & Development Ltd

January 2019

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Certain statements made in the report may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the report, such forward-looking statements, by their nature, involve risks and uncertainties that could cause actual results to differ materially from the results predicted. HDH Planning and Development Ltd specifically does not guarantee or warrant any estimate or projections contained in this report.

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Table of Contents

1. Scope **5**

4. Type and tenure of future housing needed **7**
Introduction 7
Demographic projections 7
Methodology of the model 8
Tenure of housing required 9
Discount home ownership/Starter Homes 10
Size of housing required within each tenure 11

6. Requirements of specific groups of the population **15**
Older persons: Future requirement 15
Families with children: Future requirement 15

7. Conclusions – 2014 Based Projections **17**
Babergh 17
Ipswich 18
Mid Suffolk 20
Suffolk Coastal 22

Appendix 4. Local authority-level results for the type and tenure of future housing needed **25**
Babergh 25
Demographic projections 25
Tenure of housing required 26
Size of housing required within each market tenure 27
Ipswich 30
Demographic projections 30
Tenure of housing required 31
Size of housing required within each market tenure 32
Mid Suffolk 35
Demographic projections 35
Tenure of housing required 36
Size of housing required within each market tenure 37
Suffolk Coastal 40
Demographic projections 40
Tenure of housing required 41
Size of housing required within each market tenure 42

1. Scope

1.1 A Strategic Housing Market Assessment of the Ipswich and Waveney housing market areas was published in September 2017. The four councils constituting the Ipswich housing market area have recently commissioned work to recalculate the level of local housing need in each authority using the latest data available. As a consequence, the part of the SHMA that relies on this input has been revisited and this report sets out these updated results.

1.2 This report however only includes the sections of the report which require updating:

a. Chapter 4 which sets out the long-term balancing housing market model, Appendix A4 which provides more detail on the outputs from this model at a local authority level;

b. Two small sections of Chapter 6 which disaggregate the Long-Term Balancing Housing Market (LTBHM) model results to profile the future housing requirement for older persons' households and families with children.

c. Certain sections of Chapter 7 which document the policy implications of the model.

1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 5 of the report which sets out the affordable housing need[1].

1.4 In reviewing this update, it is important to differentiate the analysis to disaggregate the projected housing requirement using the LTBHM model as set out in Chapter 4 of the SHMA and the assessment of Affordable Need (as per paragraphs 22 to 29 of the 2014 PPG) as set out in Chapter 5 of the SHMA. The two pieces of analysis are quite different and are not comparable.

1.5 To enable easy comparison with the previous complete SHMA report, the paragraph and table numbering has remained the same and the changes to the commentary have been minimised.

1.6 It should be noted that this report sets out the results from the 2014-based local housing need modelling. An equivalent, parallel report using the 2016-based local housing need modelling has also been produced.

[1] An explanation of the distinction between the affordable housing need and LTBHM models is set out in paragraph 7.1 of the 2017 SHMA.

4. Type and tenure of future housing needed

Introduction

4.1 Paragraph 021 of the PPG is clear that '*once an overall housing figure has been identified, plan makers will need to break this down by tenure, household type (singles, couples and families) and household size*'. This chapter describes the long-term balancing housing markets (LTBHM) model which uses secondary data to determine the future demand for housing by size and tenure based on the profile of households resident in the HMA in 2036. This will then be compared to the current housing stock and a profile of new accommodation required will be determined[2].

4.2 The model is set out in more detail subsequently, however this chapter initially presents the demographic changes that will occur in the HMA over the remaining Local Plan period (2018 to 2036) as set out in the projections used to calculate the Local Housing Need (described in the separate report). The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Demographic projections

4.3 The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups to facilitate this analysis. The table below sets out the number of households that will be resident in the HMA in 2036 disaggregated by broad household type. The 2018 household profile is also presented as a reference point, as 2018 is the base date for this model.

Table 4.1a (2014 based) Projected household population in the Ipswich HMA in 2036 by household type

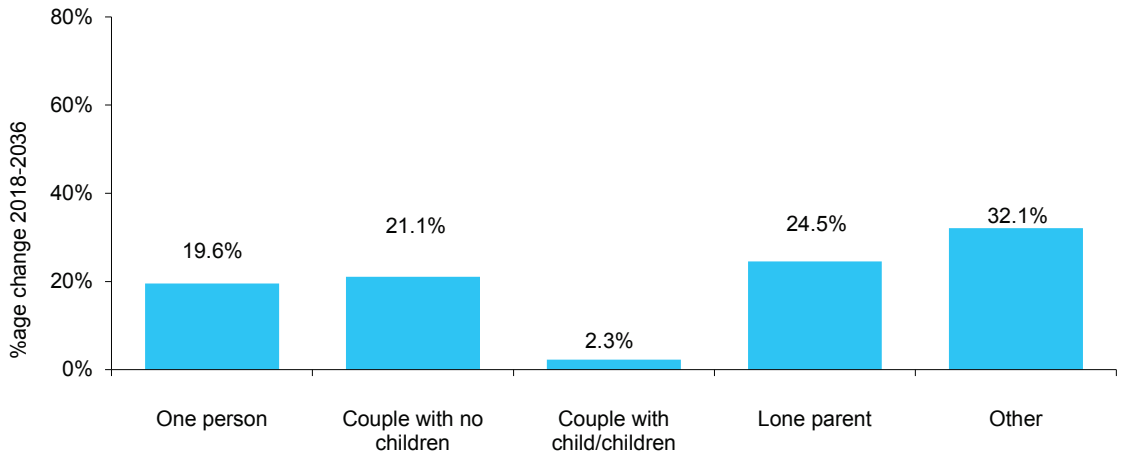
Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	59,192	29.6%	70,766	30.3%
Couple with no children	63,062	31.5%	76,349	32.7%
Couple with child/children	49,430	24.7%	50,555	21.6%
Lone parent	17,837	8.9%	22,210	9.5%
Other*	10,567	5.3%	13,959	6.0%
Total	200,088	100.0%	233,839	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

[2] This will include a figure for the amount of affordable accommodation required over the plan period, however this is derived using a different approach and has a different purpose to the equivalent figure in Chapter 5, as described in para 1.4, and the two should not be compared.

4.4 The figure below indicates the change in these household types that will occur between 2018 and 2036 in the HMA. The figure indicates that the number of other households are expected to increase proportionately the most in the HMA, followed by lone parent households. Couples with children are projected to increase at the slowest rate.

Figure 4.1 Change in household structure, 2018 – 2036[3]



Methodology of the model

4.5 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in each local authority in the HMA in 2011. This has been adjusted[4] to reflect the changes since 2011 to provide an accommodation profile in 2018. Following the instructions within the PPG the model is led by the Local Housing Need projections and does not contain an affordability assessment.

4.6 The 2011 Census also provides detail on the occupational patterns of different household groups in each authority, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2001 and 2011 Census in each authority alongside the changes in the size of accommodation occupied within each tenure) and models their continuation through to 2036.

[3] When compared with the 2017 SHMA, Table 4.1 shows quite a difference in terms of the household structure. This is because ONS have published more recent population and household projections. These show that the rate of increase in lone parent households will be lower than originally predicted, with the same true for single person and couple only households (although a less notable change), whilst the opposite is true for couple households with children.

[4] Using the latest data from the Homes & Communities Agency's Statistical Data Return and the LAHS datasets and trends indicated within the English Housing Survey and by the Census.

4.7 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model[5]. This means that the future housing stock will better reflect the requirements of the future population in the area.

4.8 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2036 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households so the figures are based on the change in number of households identified within the Local Housing Need calculations. However, the overall Local Housing Need figure calculated in the parallel report, presumes that the requirement for new dwellings is greater than the projected growth in households in accordance with the approach set out in the PPG. Chapter 7 below will therefore convert the household-based results from this chapter into dwelling based equivalents. The following section presents the outputs of this model.

Tenure of housing required

4.9 The table below shows the projected tenure profiles for the HMA in 18 years' time (derived from the 2014 based projections). The current tenure is also set out for context. The data shows that in 2036 the housing stock across the Ipswich HMA should comprise 66.7% owner-occupied accommodation, 17.4% private rented homes, 1.3% Shared Ownership properties and 14.5% Social Rented/Affordable Rented housing.

Table 4.2a Current tenure and tenure profile projected in the Ipswich HMA in 2036

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	133,732	66.8%	155,977	66.7%
Private rented	36,135	18.1%	40,799	17.4%
Shared Ownership	1,000	0.5%	3,122	1.3%
Social Rent/Affordable Rent	29,221	14.6%	33,941	14.5%
Total	200,088	100.0%	233,839	100.0%

4.10 The table below shows the tenure profile required by households resident in the HMA in 18 years' time in comparison to the tenure profile recorded in the HMA currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.9% of new housing in the Ipswich HMA should be owner-occupied,

[5] Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

13.8% private rented, 6.3% should be Shared Ownership and 14.0% Social Rent/Affordable Rent.

Table 4.3a Tenure of new accommodation required in the Ipswich HMA over the next 18 years

Tenure	*Current tenure profile (2018)*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	133,732	155,977	22,246	65.9%
Private rent	36,135	40,799	4,663	13.8%
Shared Ownership	1,000	3,122	2,122	6.3%
Social Rent/Affordable Rent	29,221	33,941	4,720	14.0%
Total	200,088	233,839	33,751	100.0%

4.11 The model is also able to provide detail on the size of new housing required within each tenure, as is set out in the section below.

Discount home ownership/Starter Homes

4.12 Discount Homes Ownership and Starter Homes now fall within the definition of Affordable Housing in the new NPPF. The analysis of the likely cost profile of discount home ownership/Starter Homes in the HMA, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. It is a product that has only recently been introduced into the market and therefore can't be modelled using the same trend data as is utilised for the rest of the LTBHM model. However, the potential demand for this new product over the plan period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try to acquire this form of housing informed by an affordability analysis of the tenure[6].

4.13 This approach identifies that between 2018 and 2036 there would be a potential demand for 2,119 discount home ownership dwellings across the Ipswich HMA. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 2,119 discount home ownership dwellings in the Ipswich HMA identified using this process should be treated as an indicative figure rather than an absolute target.

[6] To try and establish the potential demand for this product over the plan period, the household income distribution differentiated by household type (summarised in Figure 3.23 of the original SHMA report) has been adjusted to reflect that nationally the income of private rented households is 98.9% of the figure for all households (according to the English Housing Survey). Applying this affordability profile to the flow of households moving to a private rented home each year allows the number of these households that could afford discounted home ownership to be modelled.

Size of housing required within each tenure

4.14 The table below presents the size of owner-occupied accommodation required in the HMA in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The data shows that some 32.1% of new owner-occupied housing in the Ipswich HMA should be three bedroom homes, with 30.7% being two bedroom units, 28.0% should have four or more bedrooms and 9.2% one bedroom accommodation.

Table 4.4a Size of new owner-occupied accommodation required in the Ipswich HMA over the next 18 years

Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	3,329	5,378	2,049	9.2%
Two bedroom	24,846	31,674	6,829	30.7%
Three bedroom	62,002	69,137	7,135	32.1%
Four or more bedrooms	43,555	49,788	6,233	28.0%
Total	133,732	155,977	22,246	100.0%

4.15 This analysis can be repeated for private rented housing and is presented in Table 4.5. The data indicates that of the 4,663 private rented homes required within the Ipswich HMA, 25.3% should be two bedroom properties with a further 30.0% should be three bedroom homes. Some 18.5% should be single bedroom accommodation and 26.3% should have four or more bedrooms.

Table 4.5a Size of new private rented accommodation required in the Ipswich HMA over the next 18 years

Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	6,763	7,624	861	18.5%
Two bedroom	14,161	15,342	1,180	25.3%
Three bedroom	11,694	13,090	1,397	30.0%
Four or more bedrooms	3,517	4,743	1,225	26.3%
Total	36,135	40,799	4,663	100.0%

4.16 Table 4.6 sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 2,112 Shared Ownership dwellings required within the Ipswich HMA, 31.2% should be two bedroom properties with a further 28.6% three bedroom accommodation. Some 25.6% should have one bedroom and 14.7% should have four or more bedrooms.

Table 4.6a Size of new Shared Ownership accommodation required in the Ipswich HMA over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	203	746	543	25.6%
Two bedroom	344	1,005	661	31.2%
Three bedroom	332	939	607	28.6%
Four or more bedrooms	121	432	311	14.7%
Total	1,000	3,122	2,122	100.0%

4.17 Table 4.7 shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that of the 4,720 additional Affordable Rented units required within the Ipswich HMA over the next 18 years, 32.7% should have four bedrooms, 24.6% two bedrooms, 21.5% one bedroom and 21.2% three bedrooms.

Table 4.7a Size of new Social Rent/Affordable Rent required in the Ipswich HMA over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	8,084	9,101	1,016	21.5%
Two bedroom	10,535	11,696	1,160	24.6%
Three bedroom	9,985	10,986	1,001	21.2%
Four or more bedrooms	617	2,159	1,542	32.7%
Total	29,221	33,941	4,720	100.0%

4.18 Table 4.8 shows the size of discount home ownership/Starter Home that would potentially be required should this product become available to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in the Ipswich HMA, 33.2% of the discount home ownership units should have three bedrooms, 29.7% two bedrooms, 20.9% one bedroom and 16.2% four bedrooms.

Table 4.8a Potential demand for discount home ownership/Starter Homes in the Ipswich HMA over the next 18 years by size		
Size of home	*Discount home ownership / Starter Homes*	*Residual private rented homes*
One bedroom	443	418
Two bedroom	630	550
Three bedroom	703	693
Four or more bedrooms	343	883
Total	2,119	2,544

4.19 These outputs are replicated for the constituent authorities of the Ipswich HMA in the appendices to this report.

6. Requirements of specific groups of the population

Older persons: Future requirement

6.6 The Local Housing Need projections indicate that the population aged 65 or over is going to increase dramatically in the HMA over the plan period; from 104,985 in 2018 to 153,578 in 2036, a rise of 46.3%.

6.7 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The tables below show the projected accommodation profile for older person households in the HMA in 2036 arising from that model.

Table 6.1a Type of accommodation required for older person only households in the Ipswich HMA in 2036

Size of home	*Owner-occupation*	*Private rented*	*Shared Ownership*	*Social Rent/ Affordable Rented*	*Total*
One bedroom	7.8%	2.1%	0.3%	11.7%	21.9%
Two bedrooms	19.1%	3.4%	0.2%	3.6%	26.3%
Three bedrooms	39.7%	0.8%	0.1%	1.3%	41.9%
Four or more bedrooms	9.7%	0.2%	0.0%	0.0%	9.9%
Total	**76.3%**	**6.5%**	**0.6%**	**16.6%**	**100.0%**

Families with children: Future requirement

6.22 The Local Housing Need projections indicate that the total population of families with children in the Ipswich HMA is going to rise from 67,267 in 2018 to 72,765 by 2036 and the proportion of lone parent families within this group will grow from 26.5% in 2014 to 30.5% in 2036. The table below shows the projected accommodation profile for family households in each HMA in 2036 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation.

Table 6.4a Type of accommodation required for households with dependent children in 2036 in the Ipswich HMA					
Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	0.0%	0.0%	0.0%	0.0%	0.0%
Two bedrooms	6.5%	2.5%	0.5%	5.6%	15.2%
Three bedrooms	33.7%	3.2%	0.6%	13.0%	50.4%
Four or more bedrooms	30.3%	1.7%	0.5%	1.9%	34.4%
Total	**70.5%**	**7.5%**	**1.5%**	**20.5%**	**100.0%**

7. Conclusions – 2014 Based Projections

Babergh

7.6 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.7 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[7] rate of 3.9% (the difference between the household growth total of 412 per year between 2018 and 2036 and the total Local Housing Need for Babergh over the plan period of 428 per year).

7.8 Figure 7.1 sets out the size and tenure requirement for the 7,704 dwellings (428 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.9 The overall requirement for 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership[8] and 6.7% Starter Homes[9]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and

[7] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

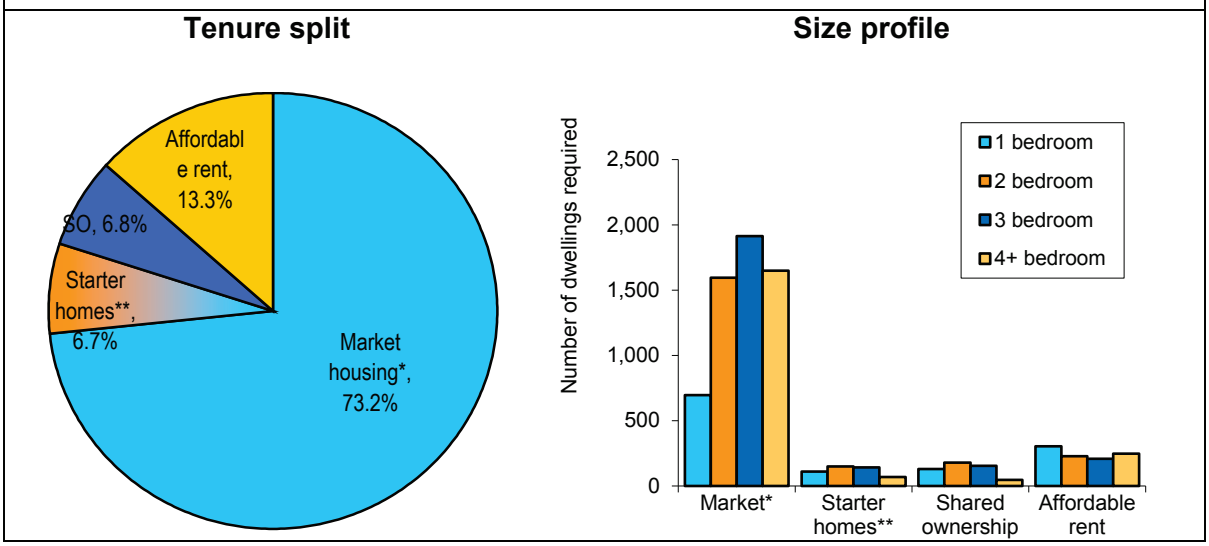
[8] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[9] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8c.

it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

7.10 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[10]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.1 Requirement for all new housing in Babergh over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

Ipswich

7.16 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.17 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[11] rate of 3.6% (the difference between the household growth total of 429 per year between 2018 and 2036 and the total Local Housing Need for Ipswich over the plan period of 445 per year).

[10] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

[11] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

7.18 Figure 7.2 sets out the size and tenure requirement for the 8,010 dwellings (445 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.19 The overall requirement for 20.5% of housing to be Affordable Rented and 16.1% affordable home ownership (of which 5.7% could be Shared Ownership[12] and 10.4% Starter Homes[13]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

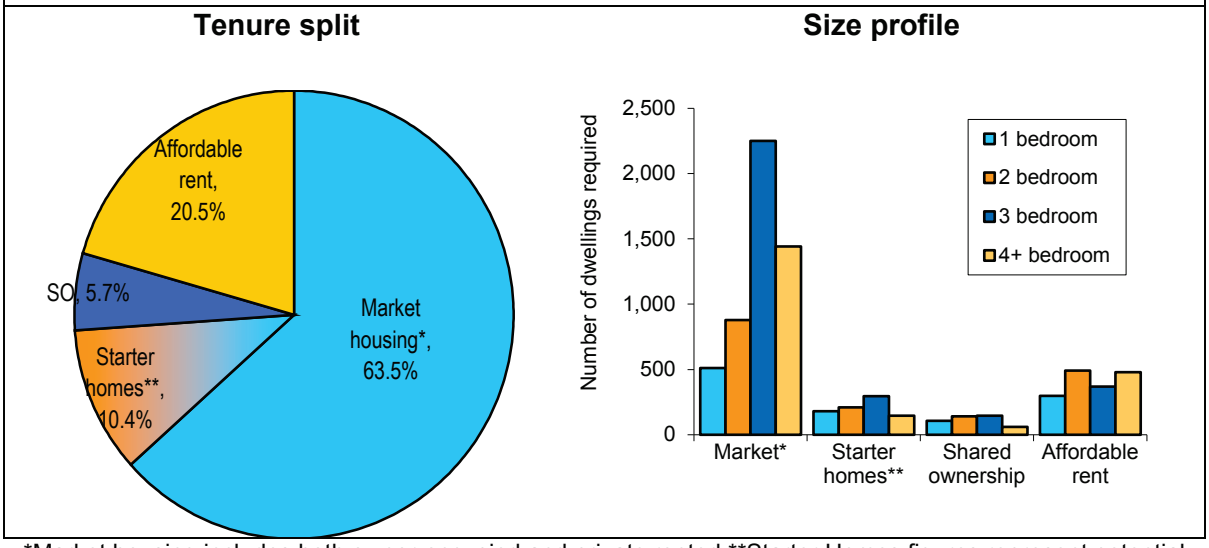
7.20 The profile set out is a guide to the overall mix of accommodation required in the Borough although it is acknowledged that the Council may wish to divert away from this profile in particular instances[14]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

[12] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[13] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8d.

[14] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Figure 7.2 Requirement for all new housing in Ipswich over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

Mid Suffolk

7.23 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.24 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[15] rate of 3.9% (the difference between the household growth total of 562 per year between 2018 and 2036 and the total Local Housing Need for Mid Suffolk over the plan period of 585 per year).

7.25 Figure 7.3 sets out the size and tenure requirement for the 10,530 dwellings (585 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is

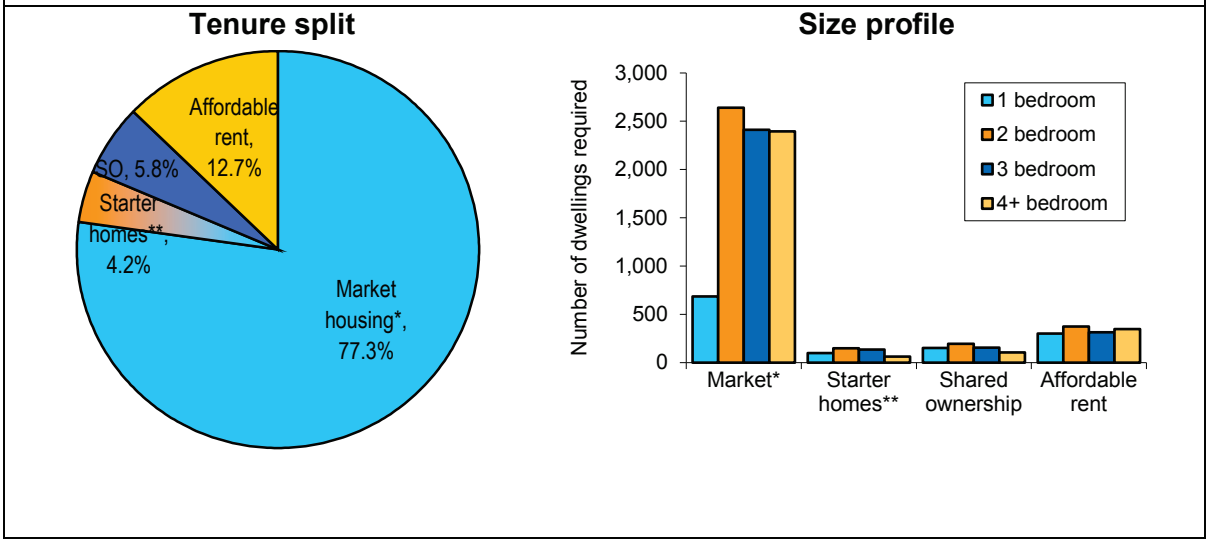
[15] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.26 The overall requirement for 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership[16] and 4.2% Starter Homes[17]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

7.27 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[18]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.3 Requirement for all new housing in Mid Suffolk over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

[16] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[17] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8e.

[18] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Suffolk Coastal

7.30 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.31 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[19] rate of 8.3% (the difference between the household growth total of 473 per year between 2018 and 2036 and the total Local Housing Need for Suffolk Coastal over the plan period of 515 per year).

7.32 Figure 7.4 sets out the size and tenure requirement for the 9,270 dwellings (515 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.33 The overall requirement for 10.2% of housing to be Affordable Rented and 11.6% affordable home ownership (of which 7.0% could be Shared Ownership[20] and 4.6% Starter Homes[21]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

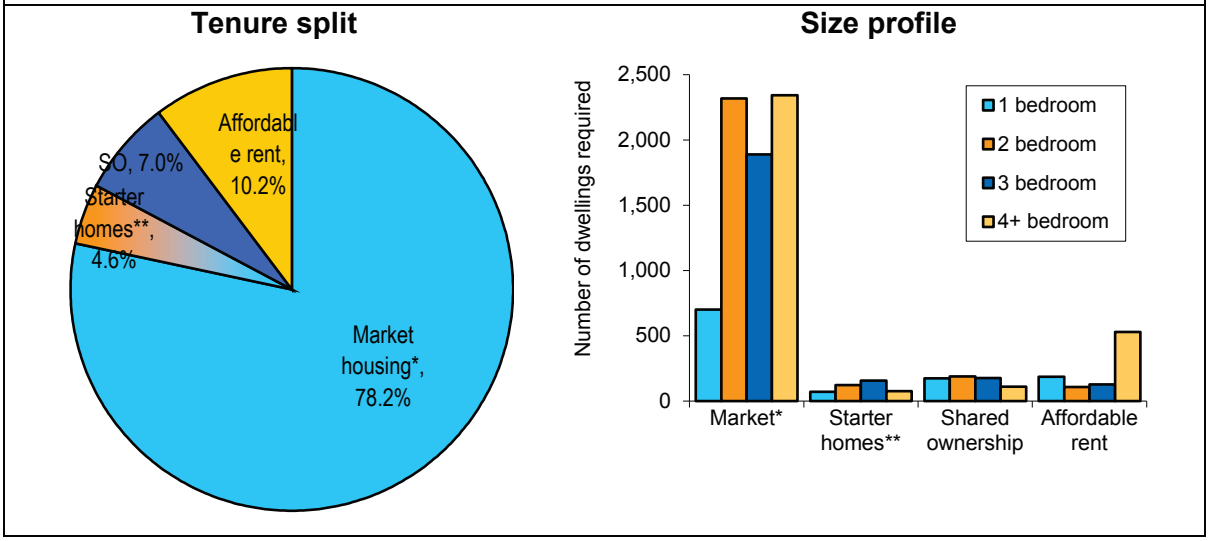
[19] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

[20] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in chapter 3 of the original SHMA report.

[21] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8f.

7.34 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[22]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.4 Requirement for all new housing in Suffolk Coastal over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

[22] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Appendix 4. Local authority-level results for the type and tenure of future housing needed

Babergh

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Babergh in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

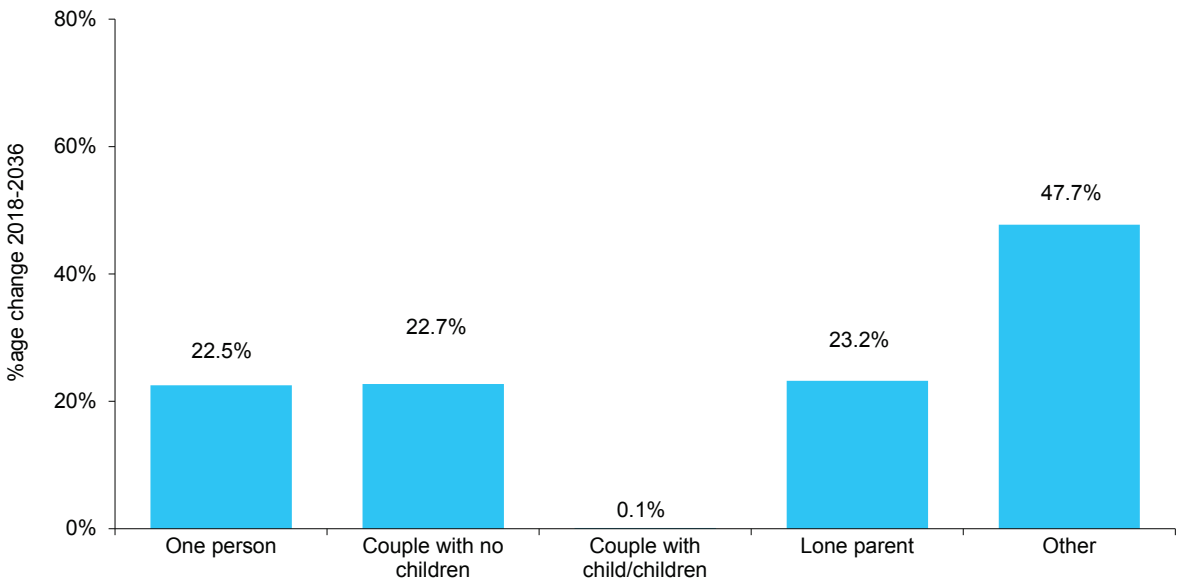
Table 4.1c Projected household population in 2036 by household type in Babergh

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	11,693	29.4%	14,324	30.3%
Couple with no children	13,506	33.9%	16,575	35.1%
Couple with child/children	9,439	23.7%	9,448	20.0%
Lone parent	3,112	7.8%	3,834	8.1%
Other*	2,042	5.1%	3,017	6.4%
Total	**39,791**	**100.0%**	**47,198**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.

Figure 4.1c Change in household structure, 2018 – 2036 in Babergh



Tenure of housing required

The table below shows the projected tenure profile for Babergh in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Babergh should comprise 69.5% owner-occupied accommodation, 15.8% private rented homes, 1.5% Shared Ownership properties and 13.2% Social Rented/Affordable Rented housing.

Table 4.2c Current tenure and tenure profile projected in 2036 in Babergh

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	28,026	70.4%	32,820	69.5%
Private rented	6,344	15.9%	7,468	15.8%
Shared Ownership	180	0.5%	686	1.5%
Social Rent/Affordable Rent	5,241	13.2%	6,225	13.2%
Total	**39,791**	**100.0%**	**47,198**	**100.0%**

The table below shows the tenure profile required by households resident in Babergh in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.7% of new housing should be owner-occupied, 15.2% private rented, 6.8% should be Shared Ownership and 13.3% Social Rent/Affordable Rent.

Table 4.3c Tenure of new accommodation required in Babergh over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	28,026	32,820	4,794	64.7%
Private rent	6,344	7,468	1,124	15.2%
Shared Ownership	180	686	506	6.8%
Social Rent/Affordable Rented	5,241	6,225	984	13.3%
Total	**39,791**	**47,198**	**7,407**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Babergh, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 495 discount home ownership dwellings in Babergh. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 495 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Babergh in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
Total	**28,026**	**32,820**	**4,794**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5c Size of new private rented accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	949	1,142	193	17.2%
Two bedrooms	2,290	2,603	312	27.8%
Three bedrooms	2,344	2,651	306	27.3%
Four or more bedrooms	760	1,072	312	27.8%
Total	**6,344**	**7,468**	**1,124**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6c Size of new Shared Ownership accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	41	175	134	26.4%
Two bedroom	64	229	165	32.6%
Three bedroom	59	215	156	30.9%
Four or more bedrooms	16	67	51	10.1%
Total	**180**	**686**	**506**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7c Size of new Social Rent/Affordable Rent required in Babergh over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,047	1,318	271	27.6%
Two bedroom	2,210	2,438	228	23.2%
Three bedroom	1,863	2,088	225	22.9%
Four or more bedrooms	121	380	259	26.4%
Total	**5,241**	**6,225**	**984**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8c Potential demand for discount home ownership/Starter Homes in Babergh over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	106	87
Two bedroom	173	140
Three bedroom	145	162
Four or more bedrooms	72	240
Total	**495**	**629**

Ipswich

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Ipswich in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

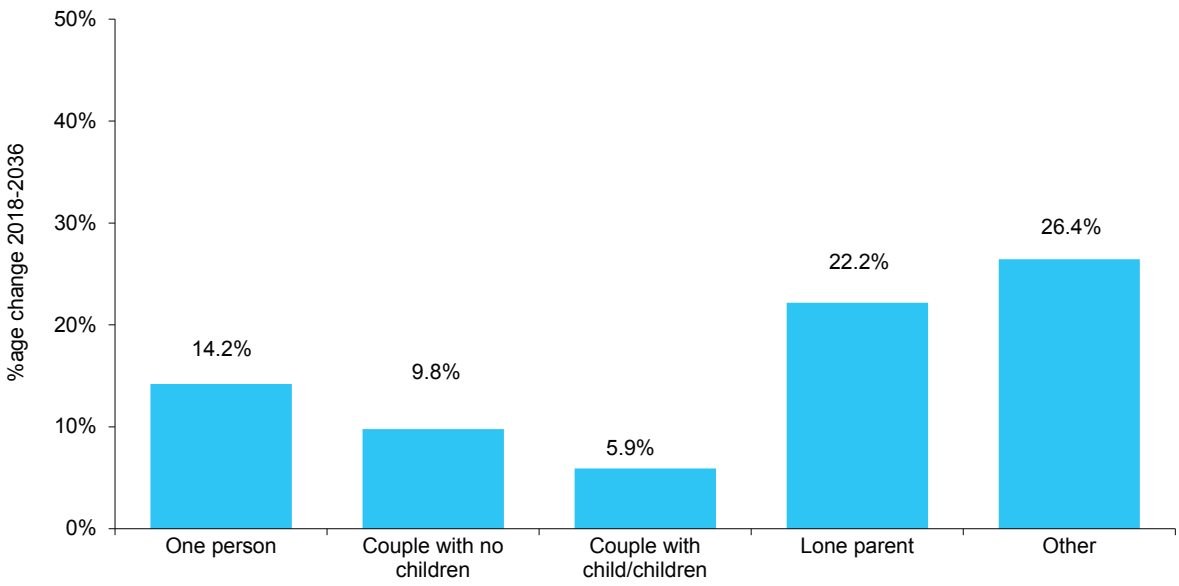
Table 4.1d Projected household population in 2036 by household type in Ipswich

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	19,263	32.0%	22,000	32.4%
Couple with no children	14,508	24.1%	15,924	23.4%
Couple with child/children	15,226	25.3%	16,128	23.7%
Lone parent	7,054	11.7%	8,618	12.7%
Other*	4,143	6.9%	5,239	7.7%
Total	**60,194**	**100.0%**	**67,909**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Ipswich, followed by lone parent households. Couples with children are projected to record the smallest increase.

Figure 4.1d Change in household structure, 2018 – 2036 in Ipswich



Tenure of housing required

The table below shows the projected tenure profile for Ipswich in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Ipswich should comprise 53.3% owner-occupied accommodation, 24.7% private rented homes, 1.1% Shared Ownership properties and 20.9% Social Rented/Affordable Rented housing.

Table 4.2d Current tenure and tenure profile projected in 2036 in Ipswich

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	32,073	53.3%	36,176	53.3%
Private rented	15,160	25.2%	16,758	24.7%
Shared Ownership	313	0.5%	749	1.1%
Social Rent/Affordable Rent	12,648	21.0%	14,226	20.9%
Total	**60,194**	**100.0%**	**67,909**	**100.0%**

The table below shows the tenure profile required by households resident in Ipswich in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 53.2% of new housing should be owner-occupied, 20.7% private rented, 5.7% should be Shared Ownership and 20.5% Social Rent/Affordable Rent.

Table 4.3d Tenure of new accommodation required in Ipswich over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	32,073	36,176	4,103	53.2%
Private rent	15,160	16,758	1,598	20.7%
Shared Ownership	313	749	436	5.7%
Social Rent/Affordable Rented	12,648	14,226	1,578	20.5%
Total	**60,194**	**67,909**	**7,715**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Ipswich, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 804 discount home ownership dwellings in Ipswich. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 804 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Ipswich in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4d Size of new owner-occupied accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	917	1,304	387	9.4%
Two bedrooms	6,253	6,852	599	14.6%
Three bedrooms	18,900	20,880	1,980	48.3%
Four or more bedrooms	6,003	7,140	1,137	27.7%
Total	**32,073**	**36,176**	**4,103**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5d Size of new private rented accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	3,584	3,865	280	17.6%
Two bedrooms	6,400	6,850	450	28.1%
Three bedrooms	4,317	4,790	473	29.6%
Four or more bedrooms	858	1,253	395	24.7%
Total	**15,160**	**16,758**	**1,598**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6d Size of new Shared Ownership accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	60	162	102	23.5%
Two bedroom	119	255	136	31.2%
Three bedroom	101	242	141	32.3%
Four or more bedrooms	33	90	57	13.1%
Total	**313**	**749**	**436**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7d Size of new Social Rent/Affordable Rent required in Ipswich over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	4,003	4,289	286	18.1%
Two bedroom	3,906	4,379	473	30.0%
Three bedroom	4,452	4,808	356	22.6%
Four or more bedrooms	287	749	463	29.3%
Total	**12,648**	**14,226**	**1,578**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8d Potential demand for discount home ownership/Starter Homes in Ipswich over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	175	106
Two bedroom	202	247
Three bedroom	285	188
Four or more bedrooms	142	253
Total	**804**	**794**

Mid Suffolk

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Mid Suffolk in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

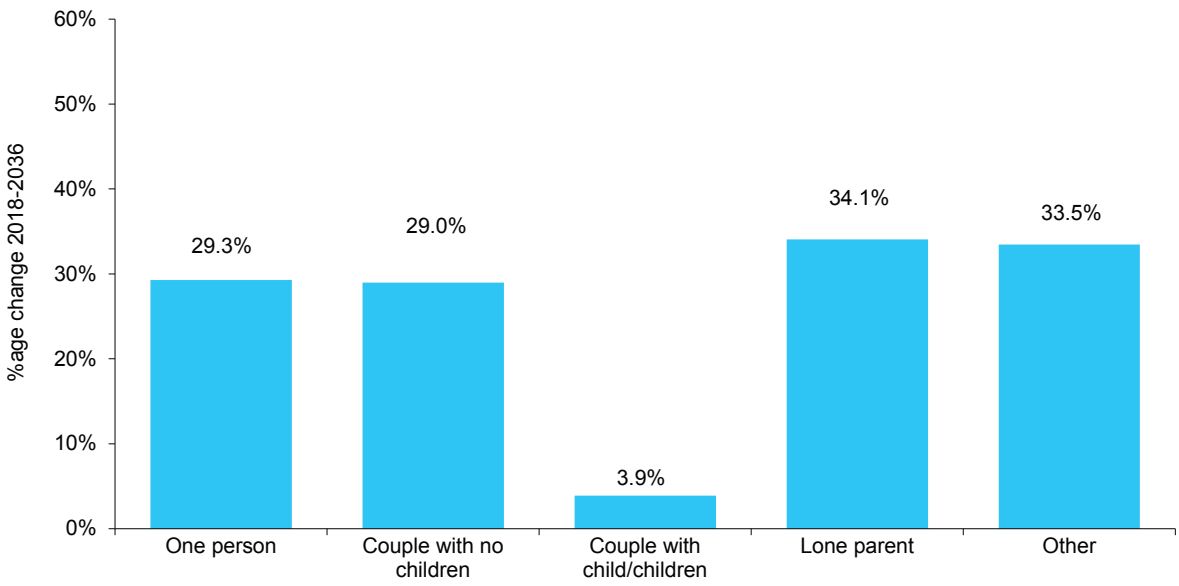
Table 4.1e Projected household population in 2036 by household type in Mid Suffolk

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	11,502	26.3%	14,869	27.6%
Couple with no children	15,624	35.7%	20,149	37.4%
Couple with child/children	11,342	25.9%	11,785	21.9%
Lone parent	3,351	7.7%	4,493	8.3%
Other*	1,917	4.4%	2,559	4.8%
Total	43,736	100.0%	53,855	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of lone parent households are expected to increase proportionately the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.

Figure 4.1e Change in household structure, 2018 – 2036 in Mid Suffolk



Tenure of housing required

The table below shows the projected tenure profile for Mid Suffolk in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Mid Suffolk should comprise 73.7% owner-occupied accommodation, 13.2% private rented homes, 1.8% Shared Ownership properties and 11.3% Social Rented/Affordable Rented housing.

Table 4.2e Current tenure and tenure profile projected in 2036 in in Mid Suffolk

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	32,502	74.3%	39,688	73.7%
Private rented	6,069	13.9%	7,131	13.2%
Shared Ownership	375	0.9%	958	1.8%
Social Rent/Affordable Rent	4,790	11.0%	6,078	11.3%
Total	**43,736**	**100.0%**	**53,855**	**100.0%**

The table below shows the tenure profile required by households resident in Mid Suffolk in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 71.0% of new housing should be owner-occupied, 10.5% private rented, 5.8% should be Shared Ownership and 12.7% Social Rent/Affordable Rent.

Table 4.3e Tenure of new accommodation required in Mid Suffolk over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	32,502	39,688	7,186	71.0%
Private rent	6,069	7,131	1,062	10.5%
Shared Ownership	375	958	583	5.8%
Social Rent/Affordable Rented	4,790	6,078	1,288	12.7%
Total	**43,736**	**53,855**	**10,119**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Mid Suffolk, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 430 discount home ownership dwellings in Mid Suffolk. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 430 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Mid Suffolk in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	**32,502**	**39,688**	**7,186**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5e Size of new private rented accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	799	1,041	242	22.8%
Two bedrooms	2,324	2,533	209	19.7%
Three bedrooms	2,110	2,455	344	32.4%
Four or more bedrooms	836	1,102	266	25.1%
Total	**6,069**	**7,131**	**1,062**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6e Size of new Shared Ownership accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	78	225	147	25.2%
Two bedroom	116	303	187	32.1%
Three bedroom	125	273	148	25.4%
Four or more bedrooms	56	156	100	17.2%
Total	**375**	**958**	**583**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7e Size of new Social Rent/Affordable Rent required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,256	1,545	289	22.4%
Two bedroom	1,953	2,313	361	28.0%
Three bedroom	1,511	1,814	303	23.5%
Four or more bedrooms	70	405	335	26.0%
Total	**4,790**	**6,078**	**1,288**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8e Potential demand for discount home ownership/Starter Homes in Mid Suffolk over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	97	145
Two bedroom	143	66
Three bedroom	131	213
Four or more bedrooms	59	207
Total	**430**	**632**

Suffolk Coastal

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Suffolk Coastal in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

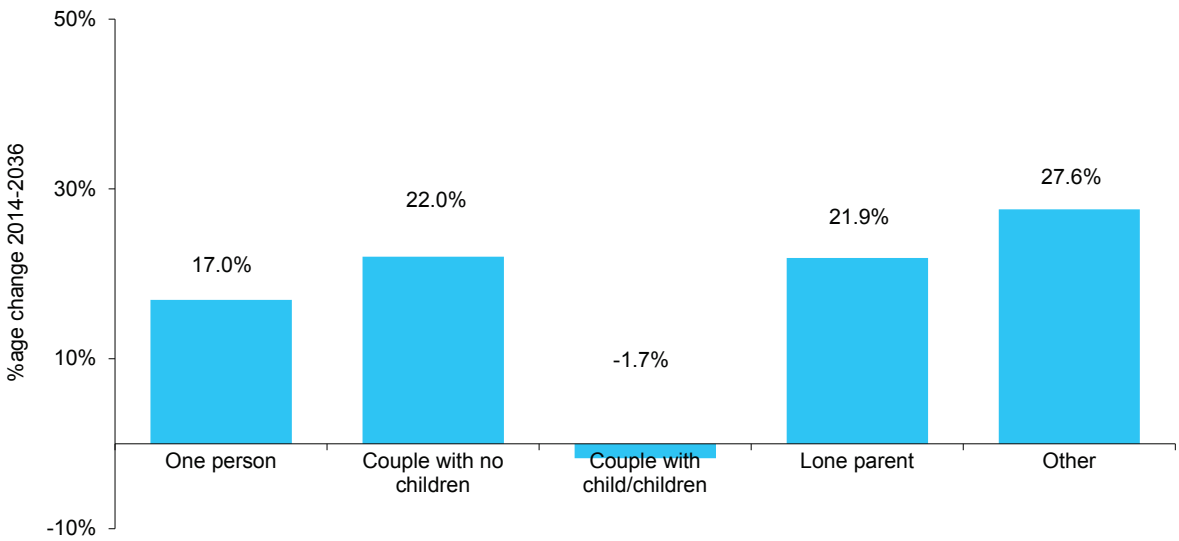
Table 4.1f Projected household population in 2036 by household type in Suffolk Coastal

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	16,735	29.7%	19,573	30.2%
Couple with no children	19,425	34.5%	23,701	36.5%
Couple with child/children	13,423	23.8%	13,194	20.3%
Lone parent	4,321	7.7%	5,265	8.1%
Other*	2,464	4.4%	3,144	4.8%
Total	**56,367**	**100.0%**	**64,877**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Suffolk Coastal, followed by lone parent households. Couples with children are projected to fall in number.

Figure 4.1f Change in household structure, 2018 – 2036 in Suffolk Coastal



Tenure of housing required

The table below shows the projected tenure profile for Suffolk Coastal in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Suffolk Coastal should comprise 72.9% owner-occupied accommodation, 14.6% private rented homes, 1.1% Shared Ownership properties and 11.4% Social Rented/Affordable Rented housing.

Table 4.2f Current tenure and tenure profile projected in 2036 in Suffolk Coastal

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	41,131	73.0%	47,293	72.9%
Private rented	8,562	15.2%	9,442	14.6%
Shared Ownership	132	0.2%	729	1.1%
Social Rent/Affordable Rent	6,542	11.6%	7,413	11.4%
Total	**56,367**	**100.0%**	**64,877**	**100.0%**

The table below shows the tenure profile required by households resident in Suffolk Coastal in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 72.4% of new housing should be owner-occupied, 10.3% private rented, 7.0% should be Shared Ownership and 10.2% Social Rent/Affordable Rent.

Table 4.3f Tenure of new accommodation required in Suffolk Coastal over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	41,131	47,293	6,163	72.4%
Private rent	8,562	9,442	880	10.3%
Shared Ownership	132	729	597	7.0%
Social Rent/Affordable Rented	6,542	7,413	871	10.2%
Total	**56,367**	**64,877**	**8,510**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Suffolk Coastal, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 390 discount home ownership dwellings in Suffolk Coastal. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 390 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Suffolk Coastal in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4f Size of new owner-occupied accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,107	1,670	563	9.1%
Two bedrooms	7,648	9,677	2,029	32.9%
Three bedrooms	17,096	18,700	1,604	26.0%
Four or more bedrooms	15,280	17,247	1,967	31.9%
Total	**41,131**	**47,293**	**6,163**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5f Size of new private rented accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,430	1,576	146	16.6%
Two bedrooms	3,147	3,356	209	23.7%
Three bedrooms	2,922	3,195	273	31.0%
Four or more bedrooms	1,063	1,315	252	28.6%
Total	**8,562**	**9,442**	**880**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6f Size of new Shared Ownership accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	24	184	160	26.7%
Two bedroom	45	219	174	29.1%
Three bedroom	47	208	161	27.1%
Four or more bedrooms	16	118	102	17.1%
Total	**132**	**729**	**597**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7f Size of new Social Rent/Affordable Rent required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,778	1,948	170	19.5%
Two bedroom	2,466	2,564	98	11.3%
Three bedroom	2,159	2,276	117	13.4%
Four or more bedrooms	139	625	486	55.8%
Total	**6,542**	**7,413**	**871**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8f Potential demand for discount home ownership/Starter Homes in Suffolk Coastal over the next 18 years by size		
Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	66	80
Two bedroom	111	97
Three bedroom	143	130
Four or more bedrooms	70	182
Total	**390**	**489**

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

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Planning & Development

Ipswich Housing Market Area

Update to the Strategic Housing Market Assessment: Housing type requirement arising from the new 2016-based Local Housing Need Assessment

HDH Planning & Development Ltd

January 2019

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Table of Contents

1. Scope **5**

4. Type and tenure of future housing needed **7**
Introduction 7
Demographic projections 7
Methodology of the model 8
Tenure of housing required 9
Discount home ownership/Starter Homes 10
Size of housing required within each tenure 11

6. Requirements of specific groups of the population **15**
Older persons: Future requirement 15
Families with children: Future requirement 15

7. Conclusions – 2016 Based Projections **17**
Babergh 17
Ipswich 18
Mid Suffolk 20
Suffolk Coastal 22

Appendix 4. Local authority-level results for the type and tenure of future housing needed **25**
Babergh 25
Demographic projections 25
Tenure of housing required 26
Size of housing required within each market tenure 27
Ipswich 30
Demographic projections 30
Tenure of housing required 31
Size of housing required within each market tenure 32
Mid Suffolk 35
Demographic projections 35
Tenure of housing required 36
Size of housing required within each market tenure 37
Suffolk Coastal 40
Demographic projections 40
Tenure of housing required 41
Size of housing required within each market tenure 42

1. Scope

1.1 A Strategic Housing Market Assessment of the Ipswich and Waveney housing market areas was published in September 2017. The four councils constituting the Ipswich housing market area have recently commissioned work to recalculate the level of local housing need in each authority using the latest data available. As a consequence, the part of the SHMA that relies on this input has been revisited and this report sets out these updated results.

1.2 The report however only includes the sections of the report which require updating:

a. Chapter 4 which sets out the long-term balancing housing market model, Appendix A4 which provides more detail on the outputs from this model at a local authority level;

b. Two small sections of Chapter 6 which disaggregate the Long-Term Balancing Housing Market (LTBHM) model results to profile the future housing requirement for older persons' households and families with children and;

c. Certain sections of Chapter 7 which document the policy implications of the model.

1.3 In all other respects the original Strategic Housing Market Assessment report contains the most up to date information on the housing market area and remains a suitable and robust piece of evidence to inform the plan even after the publication of the new National Planning Policy Framework and Planning Practice Guidance. This includes Chapter 5 of the report which sets out the affordable housing need[1].

1.4 In reviewing this update, it is important to differentiate the analysis to disaggregate the projected housing requirement using the LTBHM model as set out in Chapter 4 of the SHMA and the assessment of Affordable Need (as per paragraphs 22 to 29 of the 2014 PPG) as set out in Chapter 5 of the SHMA. The two pieces of analysis are quite different and are not comparable.

1.5 To enable easy comparison with the previous complete SHMA report, the paragraph and table numbering has remained the same and the changes to the commentary have been minimised.

1.6 It should be noted that this report sets out the results from the 2016-based local housing need modelling. An equivalent, parallel report using the 2014-based local housing need modelling has also been produced.

[1] An explanation of the distinction between the affordable housing need and LTBHM models is set out in paragraph 7.1 of the 2017 SHMA.

4. Type and tenure of future housing needed

Introduction

4.1 Paragraph 021 of the PPG is clear that '*once an overall housing figure has been identified, plan makers will need to break this down by tenure, household type (singles, couples and families) and household size*'. This chapter describes the long-term balancing housing markets (LTBHM) model which uses secondary data to determine the future demand for housing by size and tenure based on the profile of households resident in the HMA in 2036. This will then be compared to the current housing stock and a profile of new accommodation required will be determined[2].

4.2 The model is set out in more detail subsequently, however this chapter initially presents the demographic changes that will occur in the HMA over the remaining Local Plan period (2018 to 2036) as set out in the projections used to calculate the Local Housing Need (described in the separate report). The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Demographic projections

4.3 The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups to facilitate this analysis. The table below sets out the number of households that will be resident in the HMA in 2036 disaggregated by broad household type. The 2018 household profile is also presented as a reference point, as 2018 is the base date for this model.

Table 4.1a (2016 based) Projected household population in the Ipswich HMA in 2036 by household type

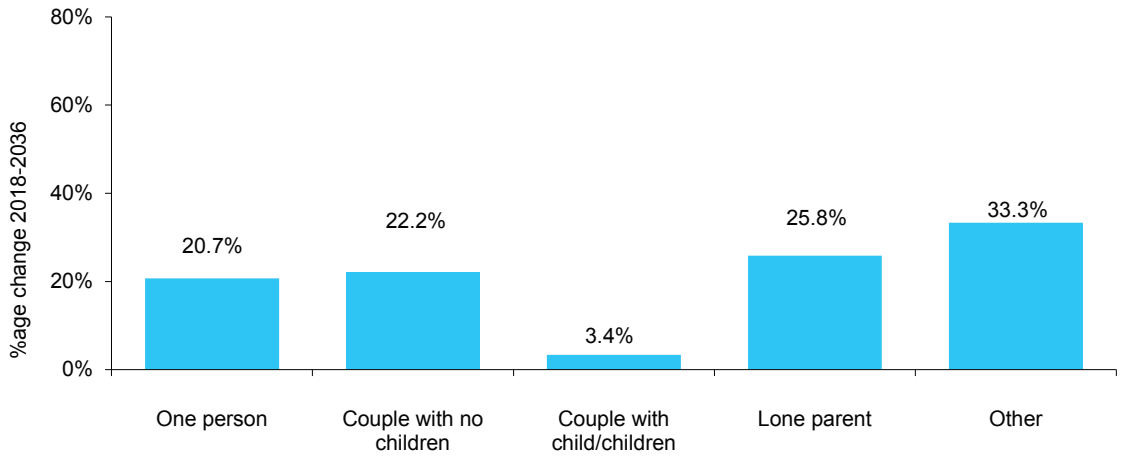
Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	59,192	29.6%	71,426	30.3%
Couple with no children	63,062	31.5%	77,033	32.6%
Couple with child/children	49,430	24.7%	51,096	21.6%
Lone parent	17,837	8.9%	22,447	9.5%
Other*	10,567	5.3%	14,089	6.0%
Total	200,088	100.0%	236,090	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

[2] This will include a figure for the amount of affordable accommodation required over the plan period, however this is derived using a different approach and has a different purpose to the equivalent figure in Chapter 5, as described in para 1.4, and the two should not be compared.

4.4 The figure below indicates the change in these household types that will occur between 2018 and 2036 in the HMA. The figure indicates that the number of other households are expected to increase proportionately the most in the HMA, followed by lone parent households. Couples with children are projected to increase at the slowest rate.

Figure 4.1 Change in household structure, 2018 – 2036[3]



Methodology of the model

4.5 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in each local authority in the HMA in 2011. This has been adjusted[4] to reflect the changes since 2011 to provide an accommodation profile in 2018. Following the instructions within the PPG the model is led by the Local Housing Need projections and does not contain an affordability assessment.

4.6 The 2011 Census also provides detail on the occupational patterns of different household groups in each authority, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2001 and 2011 Census in each authority alongside the changes in the size of accommodation occupied within each tenure) and models their continuation through to 2036.

[3] When compared with the 2017 SHMA, Table 4.1 shows quite a difference in terms of the household structure. This is because ONS have published more recent population and household projections. These show that the rate of increase in lone parent households will be lower than originally predicted, with the same true for single person and couple only households (although a less notable change), whilst the opposite is true for couple households with children.

[4] Using the latest data from the Homes & Communities Agency's Statistical Data Return and the LAHS datasets and trends indicated within the English Housing Survey and by the Census.

4.7 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model[5]. This means that the future housing stock will better reflect the requirements of the future population in the area.

4.8 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2036 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households so the figures are based on the change in number of households identified within the Local Housing Need calculations. However, the overall Local Housing Need figure calculated in the parallel report, presumes that the requirement for new dwellings is greater than the projected growth in households in accordance with the approach set out in the PPG. Chapter 7 below will therefore convert the household-based results from this chapter into dwelling based equivalents. The following section presents the outputs of this model.

Tenure of housing required

4.9 The table below shows the projected tenure profiles for the HMA in 18 years' time (derived from the 2016 based projections). The current tenure is also set out for context. The data shows that in 2036 the housing stock across the Ipswich HMA should comprise 66.7% owner-occupied accommodation, 17.5% private rented homes, 1.3% Shared Ownership properties and 14.5% Social Rented/Affordable Rented housing.

Table 4.2a Current tenure and tenure profile projected in the Ipswich HMA in 2036

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	133,732	66.8%	157,475	66.7%
Private rented	36,135	18.1%	41,198	17.5%
Shared Ownership	1,000	0.5%	3,149	1.3%
Social Rent/Affordable Rent	29,221	14.6%	34,268	14.5%
Total	200,088	100.0%	236,090	100.0%

4.10 The table below shows the tenure profile required by households resident in the HMA in 18 years' time in comparison to the tenure profile recorded in the HMA currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.9% of new housing in the Ipswich HMA should be owner-occupied,

[5] Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

14.1% private rented, 6.0% should be Shared Ownership and 14.0% Social Rent/Affordable Rent.

Table 4.3a Tenure of new accommodation required in the Ipswich HMA over the next 18 years

Tenure	*Current tenure profile (2018)*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	133,732	157,475	23,743	65.9%
Private rent	36,135	41,198	5,063	14.1%
Shared Ownership	1,000	3,149	2,149	6.0%
Social Rent/Affordable Rent	29,221	34,268	5,047	14.0%
Total	200,088	236,090	36,002	100.0%

4.11 The model is also able to provide detail on the size of new housing required within each tenure, as is set out in the section below.

Discount home ownership/Starter Homes

4.12 Discount Homes Ownership and Starter Homes now fall within the definition of Affordable Housing in the new NPPF. The analysis of the likely cost profile of discount home ownership/Starter Homes in the HMA, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. It is a product that has only recently been introduced into the market and therefore can't be modelled using the same trend data as is utilised for the rest of the LTBHM model. However, the potential demand for this new product over the plan period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try to acquire this form of housing informed by an affordability analysis of the tenure[6].

4.13 This approach identifies that between 2018 and 2036 there would be a potential demand for 2,139 discount home ownership dwellings across the Ipswich HMA. These figures are therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 2,139 discount home ownership dwellings in the Ipswich HMA identified using this process should be treated as an indicative figure rather than an absolute target.

[6] To try and establish the potential demand for this product over the plan period, the household income distribution differentiated by household type (summarised in Figure 3.23 of the original SHMA report) has been adjusted to reflect that nationally the income of private rented households is 98.9% of the figure for all households (according to the English Housing Survey). Applying this affordability profile to the flow of households moving to a private rented home each year allows the number of these households that could afford discounted home ownership to be modelled.

Size of housing required within each tenure

4.14 The table below presents the size of owner-occupied accommodation required in the HMA in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The data shows that some 32.9% of new owner-occupied housing in the Ipswich HMA should be three bedroom homes, with 30.0% being two bedroom units, 28.3% should have four or more bedrooms and 8.8% one bedroom accommodation.

Table 4.4a Size of new owner-occupied accommodation required in the Ipswich HMA over the next 18 years

Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	3,329	5,414	2,086	8.8%
Two bedroom	24,846	31,974	7,129	30.0%
Three bedroom	62,002	69,804	7,802	32.9%
Four or more bedrooms	43,555	50,282	6,727	28.3%
Total	133,732	157,475	23,743	100.0%

4.15 This analysis can be repeated for private rented housing and is presented in Table 4.5. The data indicates that of the 5,063 private rented homes required within the Ipswich HMA, 26.2% should be two bedroom properties with a further 30.5% should be three bedroom homes. Some 18.1% should be single bedroom accommodation and 25.2% should have four or more bedrooms.

Table 4.5a Size of new private rented accommodation required in the Ipswich HMA over the next 18 years

Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	6,763	7,678	915	18.1%
Two bedroom	14,161	15,488	1,327	26.2%
Three bedroom	11,694	13,239	1,545	30.5%
Four or more bedrooms	3,517	4,793	1,276	25.2%
Total	36,135	41,198	5,063	100.0%

4.16 Table 4.6 sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 2,149 Shared Ownership dwellings required within the Ipswich HMA, 31.2% should be two bedroom properties with a further 28.6% three bedroom accommodation. Some 25.6% should have one bedroom and 14.6% should have four or more bedrooms.

Table 4.6a Size of new Shared Ownership accommodation required in the Ipswich HMA over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	203	752	549	25.6%
Two bedroom	344	1,014	670	31.2%
Three bedroom	332	947	615	28.6%
Four or more bedrooms	121	436	315	14.6%
Total	1,000	3,149	2,149	100.0%

4.17 Table 4.7 shows the size of accommodation required in the Affordable Rented/Social Rented sector. The table shows that of the 5,047 additional Affordable Rented units required within the Ipswich HMA over the next 18 years, 31.0% should have four bedrooms, 25.2% two bedrooms, 21.9% one bedroom and 21.9% three bedrooms.

Table 4.7a Size of new Social Rent/Affordable Rent required in the Ipswich HMA over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	8,084	9,188	1,104	21.9%
Two bedroom	10,535	11,807	1,272	25.2%
Three bedroom	9,985	11,092	1,107	21.9%
Four or more bedrooms	617	2,181	1,564	31.0%
Total	29,221	34,268	5,047	100.0%

4.18 Table 4.8 shows the size of discount home ownership/Starter Home that would potentially be required should this product become available to house some households that would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table. The model indicates that in the Ipswich HMA, 33.2% of the discount home ownership units should have three bedrooms, 29.7% two bedrooms, 20.9% one bedroom and 16.2% four bedrooms.

Table 4.8a Potential demand for discount home ownership/Starter Homes in the Ipswich HMA over the next 18 years by size		
Size of home	*Discount home ownership / Starter Homes*	*Residual private rented homes*
One bedroom	446	469
Two bedroom	636	691
Three bedroom	711	835
Four or more bedrooms	346	930
Total	2,139	2,924

4.19 These outputs are replicated for the constituent authorities of the Ipswich HMA in the appendices to this report.

6. Requirements of specific groups of the population

Older persons: Future requirement

6.6 The Local Housing Need projections indicate that the population aged 65 or over is going to increase dramatically in the HMA over the plan period; from 104,985 in 2018 to 154,084 in 2036, a rise of 46.8%.

6.7 The results of the LTBHM model can be disaggregated into different household groups within the whole population. The tables below show the projected accommodation profile for older person households in the in 2036 arising from that model.

Table 6.1a Type of accommodation required for older person only households in the Ipswich HMA in 2036

Size of home	*Owner-occupation*	*Private rented*	*Shared Ownership*	*Social Rent/ Affordable Rented*	*Total*
One bedroom	7.9%	2.1%	0.3%	11.6%	21.9%
Two bedrooms	19.2%	3.4%	0.2%	3.6%	26.4%
Three bedrooms	39.6%	0.8%	0.1%	1.3%	41.8%
Four or more bedrooms	9.7%	0.2%	0.0%	0.0%	9.9%
Total	**76.4%**	**6.5%**	**0.6%**	**16.5%**	**100.0%**

Families with children: Future requirement

6.22 The Local Housing Need projections indicate that the total population of families with children in the Ipswich HMA is going to rise from 67,267 in 2018 to 73,542 by 2036 and the proportion of lone parent families within this group will grow from 26.5% in 2014 to 30.5% in 2036. The table below shows the projected accommodation profile for family households in each HMA in 2036 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation.

Table 6.4a Type of accommodation required for households with dependent children in 2036 in the Ipswich HMA					
Size of home	Owner-occupation	Private rented	Shared Ownership	Social Rent/ Affordable Rented	Total
One bedroom	0.0%	0.0%	0.0%	0.0%	0.0%
Two bedrooms	6.5%	2.5%	0.5%	5.6%	15.1%
Three bedrooms	33.7%	3.2%	0.6%	13.0%	50.4%
Four or more bedrooms	30.3%	1.7%	0.5%	1.9%	34.4%
Total	**70.5%**	**7.5%**	**1.5%**	**20.5%**	**100.0%**

7. Conclusions – 2016 Based Projections

Babergh

7.6 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.7 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[7] rate of 3.9% (the difference between the household growth total of 437 per year between 2018 and 2036 and the total Local Housing Need for Babergh over the plan period of 455 per year).

7.8 Figure 7.1 sets out the size and tenure requirement for the 8,190 dwellings (455 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.9 The overall requirement for 13.3% of housing to be Affordable Rented and 12.9% affordable home ownership (of which 6.4% could be Shared Ownership[8] and 6.5% Starter Homes[9]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and

[7] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

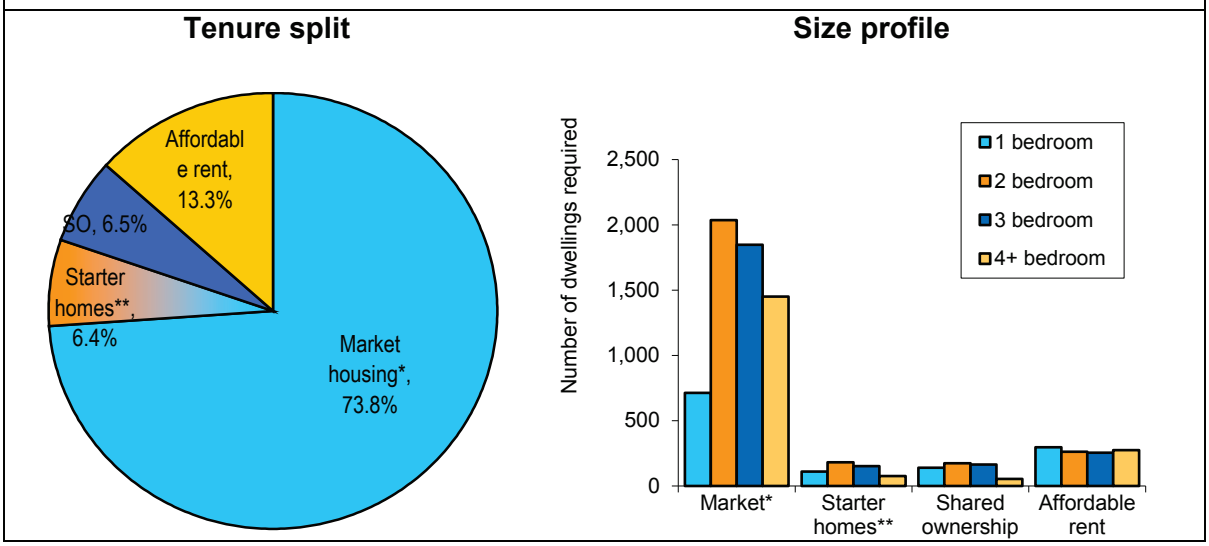
[8] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[9] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8c.

it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

7.10 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[10]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.1 Requirement for all new housing in Babergh over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

Ipswich

7.16 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.17 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[11] rate of 3.6% (the difference between the household growth total of 462 per year between 2018 and 2036 and the total Local Housing Need for Ipswich over the plan period of 479 per year).

[10] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

[11] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

7.18 Figure 7.2 sets out the size and tenure requirement for the 8,622 dwellings (479 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.19 The overall requirement for 20.5% of housing to be Affordable Rented and 15.1% affordable home ownership (of which 5.3% could be Shared Ownership[12] and 9.8% Starter Homes[13]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

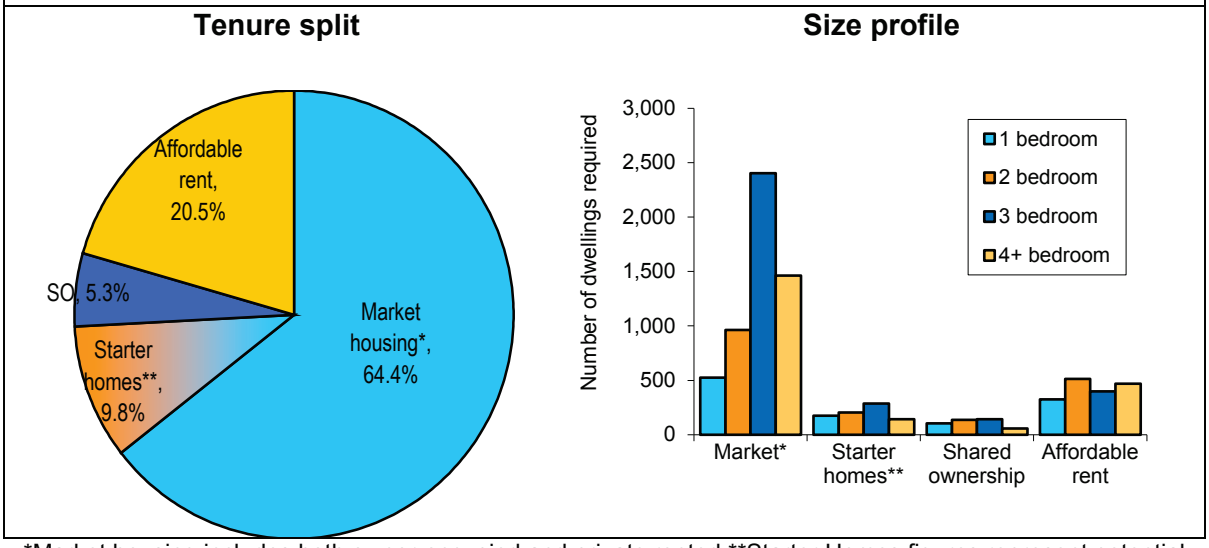
7.20 The profile set out is a guide to the overall mix of accommodation required in the Borough although it is acknowledged that the Council may wish to divert away from this profile in particular instances[14]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

[12] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[13] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8d.

[14] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Figure 7.2 Requirement for all new housing in Ipswich over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

Mid Suffolk

7.23 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.24 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[15] rate of 3.9% (the difference between the household growth total of 567 per year between 2018 and 2036 and the total Local Housing Need for Mid Suffolk over the plan period of 590 per year).

7.25 Figure 7.3 sets out the size and tenure requirement for the 10,620 dwellings (590 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is

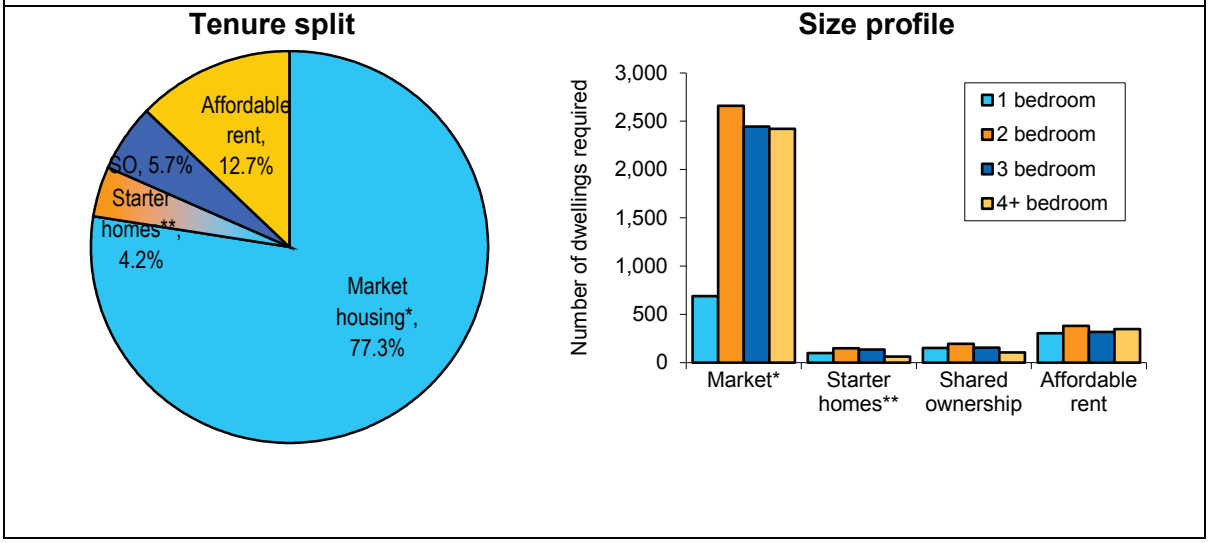
[15] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.26 The overall requirement for 12.7% of housing to be Affordable Rented and 9.9% affordable home ownership (of which 5.7% could be Shared Ownership[16] and 4.2% Starter Homes[17]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

7.27 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[18]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.3 Requirement for all new housing in Mid Suffolk over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

[16] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3 of the original SHMA report.

[17] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8e.

[18] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Suffolk Coastal

7.30 To determine the size and tenure of the new housing required within the Local Housing Need to accord with paragraph 21 of the PPG, the LTBHM model outputs are used (the change required between 2018 and 2036). This model provides the profile of housing appropriate to meet the population over the plan period and is directly derived from the calculations used to determine the Local Housing Need. This also means that the proportion of new affordable housing required is determined from the LTBHM model.

7.31 Before the suggested housing mix is presented, it is necessary to convert the household totals presented in this report to dwelling figures by applying the vacancy[19] rate of 8.3% (the difference between the household growth total of 534 per year between 2018 and 2036 and the total Local Housing Need for Suffolk Coastal over the plan period of 582 per year).

7.32 Figure 7.4 sets out the size and tenure requirement for the 10,476 dwellings (582 per annum) required over the plan period (between 2018 and 2036). The NPPF has introduced a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units (subject to limited conditions and exemptions), but this can include Shared Ownership homes and discounted market sales products as well as Starter Homes. In this context affordable home ownership products (including Starter Homes) fall within the definition of Affordable Homes set out in the Glossary of the 2018 NPPF. We have therefore provided a further distinction within the proposed housing mix to include the potential demand for discount home ownership/Starter Homes (which reduces the requirement for private rented accommodation as they are providing an affordable home ownership opportunity for those that would otherwise reside in this tenure rather than meeting the same housing need that is addressed through Shared Ownership and Affordable Rented products). It should be noted however that whilst these affordable home ownership options (which include starter homes, discounted market sales products and shared ownership) as listed in bullets 2 to 4 of the affordable housing definition of the Glossary of the 2018 NPPF are affordable housing, they address housing need for a different group of households than affordable housing for rent (listed in bullet 1 of the definition).

7.33 The overall requirement for 10.4% of housing to be Affordable Rented and 10.5% affordable home ownership (of which 6.3% could be Shared Ownership[20] and 4.1% Starter Homes[21]) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing and it is acknowledged that current funding streams priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent.

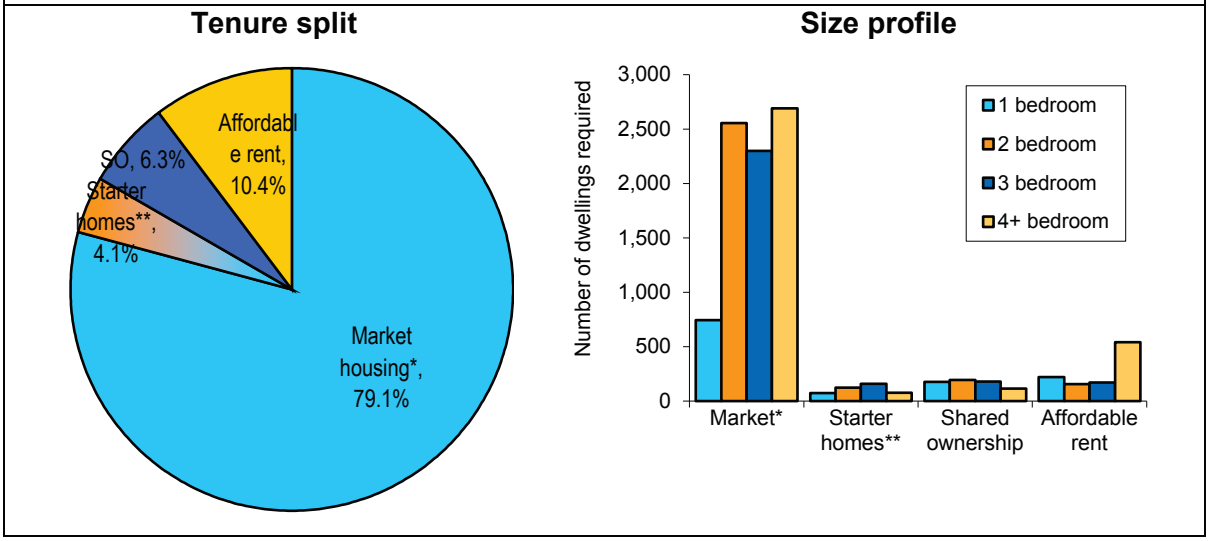
[19] This accounts for both homes that are empty and those that are used as second homes and is recorded in the 2011 Census.

[20] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in chapter 3 of the original SHMA report.

[21] Starter Homes figure represents a potential demand rather than a requirement and is derived from table 4.8f.

7.34 The profile set out is a guide to the overall mix of accommodation required in the District although it is acknowledged that the Council may wish to divert away from this profile in particular instances[22]. It should also be noted that the potential demand for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

Figure 7.4 Requirement for all new housing in Suffolk Coastal over the plan period



*Market housing includes both owner-occupied and private rented **Starter Homes figures represent potential demand rather than a requirement

[22] The requirement for one bedroom market accommodation should not be underestimated because it is for this size accommodation that there is the greatest relative requirement - there is the biggest negative difference between the proportion in the existing stock and the proportion required in the new stock.

Appendix 4. Local authority-level results for the type and tenure of future housing needed

Babergh

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Babergh in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

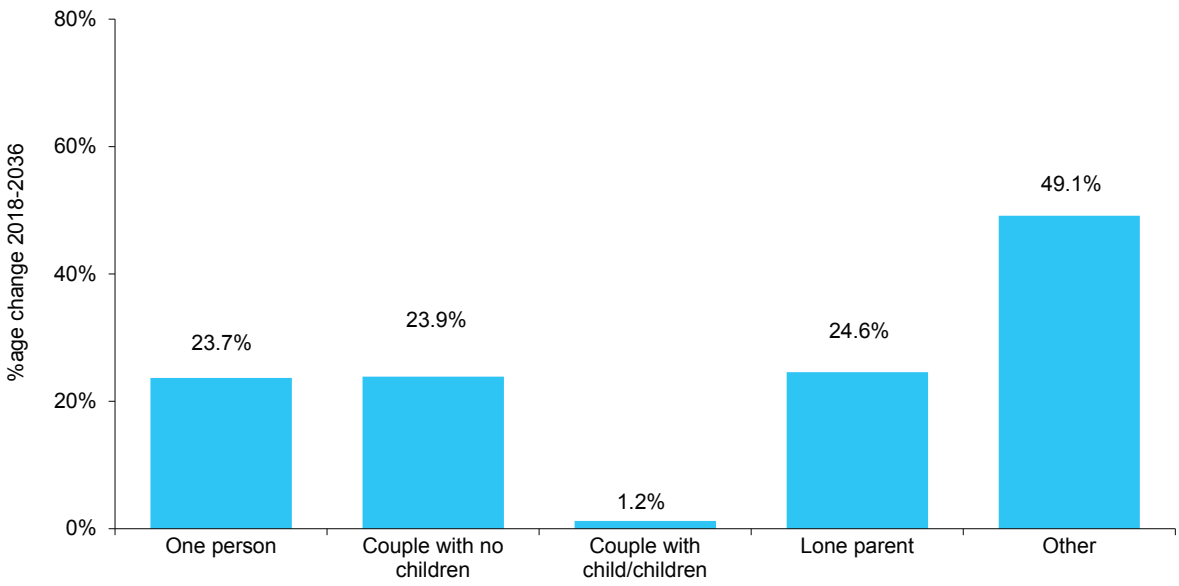
Table 4.1c Projected household population in 2036 by household type in Babergh

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	11,693	29.4%	14,461	30.3%
Couple with no children	13,506	33.9%	16,727	35.1%
Couple with child/children	9,439	23.7%	9,554	20.0%
Lone parent	3,112	7.8%	3,877	8.1%
Other*	2,042	5.1%	3,046	6.4%
Total	**39,791**	**100.0%**	**47,665**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.

Figure 4.1c Change in household structure, 2018 – 2036 in Babergh



Tenure of housing required

The table below shows the projected tenure profile for Babergh in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Babergh should comprise 69.5% owner-occupied accommodation, 15.8% private rented homes, 1.5% Shared Ownership properties and 13.2% Social Rented/Affordable Rented housing.

Table 4.2c Current tenure and tenure profile projected in 2036 in Babergh

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	28,026	70.4%	33,141	69.5%
Private rented	6,344	15.9%	7,544	15.8%
Shared Ownership	180	0.5%	692	1.5%
Social Rent/Affordable Rent	5,241	13.2%	6,288	13.2%
Total	**39,791**	**100.0%**	**47,665**	**100.0%**

The table below shows the tenure profile required by households resident in Babergh in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 65.0% of new housing should be owner-occupied, 15.2% private rented, 6.5% should be Shared Ownership and 13.3% Social Rent/Affordable Rent.

Table 4.3c Tenure of new accommodation required in Babergh over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	28,026	33,141	5,115	65.0%
Private rent	6,344	7,544	1,200	15.2%
Shared Ownership	180	692	512	6.5%
Social Rent/Affordable Rented	5,241	6,288	1,047	13.3%
Total	**39,791**	**47,665**	**7,874**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Babergh, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 500 discount home ownership dwellings in Babergh. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 500 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Babergh in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	598	1,190	592	11.6%
Two bedrooms	5,037	6,832	1,795	35.1%
Three bedrooms	12,327	13,910	1,584	31.0%
Four or more bedrooms	10,065	11,208	1,143	22.4%
Total	**28,026**	**33,141**	**5,115**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5c Size of new private rented accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	949	1,149	200	16.6%
Two bedrooms	2,290	2,628	338	28.1%
Three bedrooms	2,344	2,683	338	28.2%
Four or more bedrooms	760	1,085	325	27.1%
Total	**6,344**	**7,544**	**1,200**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6c Size of new Shared Ownership accommodation required in Babergh over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	41	176	135	26.4%
Two bedroom	64	231	167	32.6%
Three bedroom	59	217	158	30.9%
Four or more bedrooms	16	68	52	10.1%
Total	**180**	**692**	**512**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7c Size of new Social Rent/Affordable Rent required in Babergh over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,047	1,332	285	27.2%
Two bedroom	2,210	2,463	253	24.1%
Three bedroom	1,863	2,109	246	23.5%
Four or more bedrooms	121	384	263	25.1%
Total	**5,241**	**6,288**	**1,047**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8c Potential demand for discount home ownership/Starter Homes in Babergh over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	107	93
Two bedroom	174	163
Three bedroom	146	192
Four or more bedrooms	73	252
Total	**500**	**700**

Ipswich

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Ipswich in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

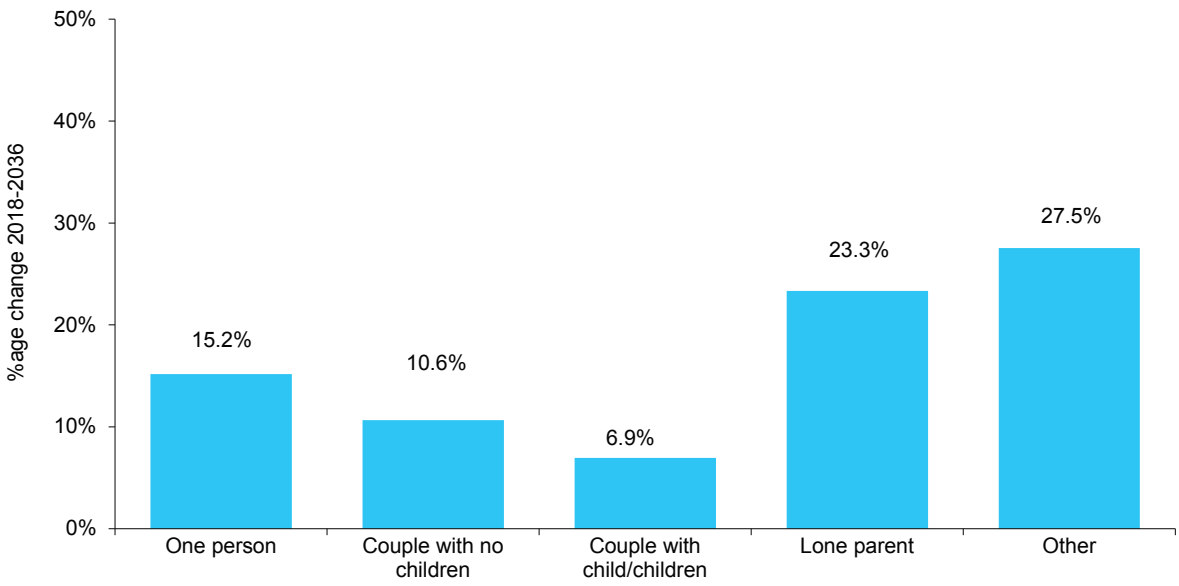
Table 4.1d Projected household population in 2036 by household type in Ipswich

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	19,263	32.0%	22,185	32.4%
Couple with no children	14,508	24.1%	16,052	23.4%
Couple with child/children	15,226	25.3%	16,284	23.8%
Lone parent	7,054	11.7%	8,701	12.7%
Other*	4,143	6.9%	5,284	7.7%
Total	**60,194**	**100.0%**	**68,506**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Ipswich, followed by lone parent households. Couples with children are projected to record the smallest increase.

Figure 4.1d Change in household structure, 2018 – 2036 in Ipswich



Tenure of housing required

The table below shows the projected tenure profile for Ipswich in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Ipswich should comprise 53.3% owner-occupied accommodation, 24.7% private rented homes, 1.1% Shared Ownership properties and 21.0% Social Rented/Affordable Rented housing.

Table 4.2d Current tenure and tenure profile projected in 2036 in Ipswich

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	32,073	53.3%	36,492	53.3%
Private rented	15,160	25.2%	16,906	24.7%
Shared Ownership	313	0.5%	756	1.1%
Social Rent/Affordable Rent	12,648	21.0%	14,352	21.0%
Total	**60,194**	**100.0%**	**68,506**	**100.0%**

The table below shows the tenure profile required by households resident in Ipswich in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 53.2% of new housing should be owner-occupied, 21.0% private rented, 5.3% should be Shared Ownership and 20.5% Social Rent/Affordable Rent.

Table 4.3d Tenure of new accommodation required in Ipswich over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	32,073	36,492	4,419	53.2%
Private rent	15,160	16,906	1,746	21.0%
Shared Ownership	313	756	443	5.3%
Social Rent/Affordable Rented	12,648	14,352	1,704	20.5%
Total	**60,194**	**68,506**	**8,312**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Ipswich, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 811 discount home ownership dwellings in Ipswich. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 811 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Ipswich in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4d Size of new owner-occupied accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	917	1,311	394	8.9%
Two bedrooms	6,253	6,912	658	14.9%
Three bedrooms	18,900	21,067	2,167	49.0%
Four or more bedrooms	6,003	7,203	1,200	27.2%
Total	**32,073**	**36,492**	**4,419**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5d Size of new private rented accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	3,584	3,890	306	17.5%
Two bedrooms	6,400	6,909	508	29.1%
Three bedrooms	4,317	4,841	524	30.0%
Four or more bedrooms	858	1,266	407	23.3%
Total	**15,160**	**16,906**	**1,746**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6d Size of new Shared Ownership accommodation required in Ipswich over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	60	164	104	23.4%
Two bedroom	119	257	138	31.2%
Three bedroom	101	244	143	32.3%
Four or more bedrooms	33	91	58	13.1%
Total	**313**	**756**	**443**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7d Size of new Social Rent/Affordable Rent required in Ipswich over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	4,003	4,327	324	19.0%
Two bedroom	3,906	4,418	512	30.0%
Three bedroom	4,452	4,851	399	23.4%
Four or more bedrooms	287	756	469	27.5%
Total	**12,648**	**14,352**	**1,704**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8d Potential demand for discount home ownership/Starter Homes in Ipswich over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	176	130
Two bedroom	204	304
Three bedroom	287	237
Four or more bedrooms	143	264
Total	**811**	**935**

Mid Suffolk

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Mid Suffolk in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

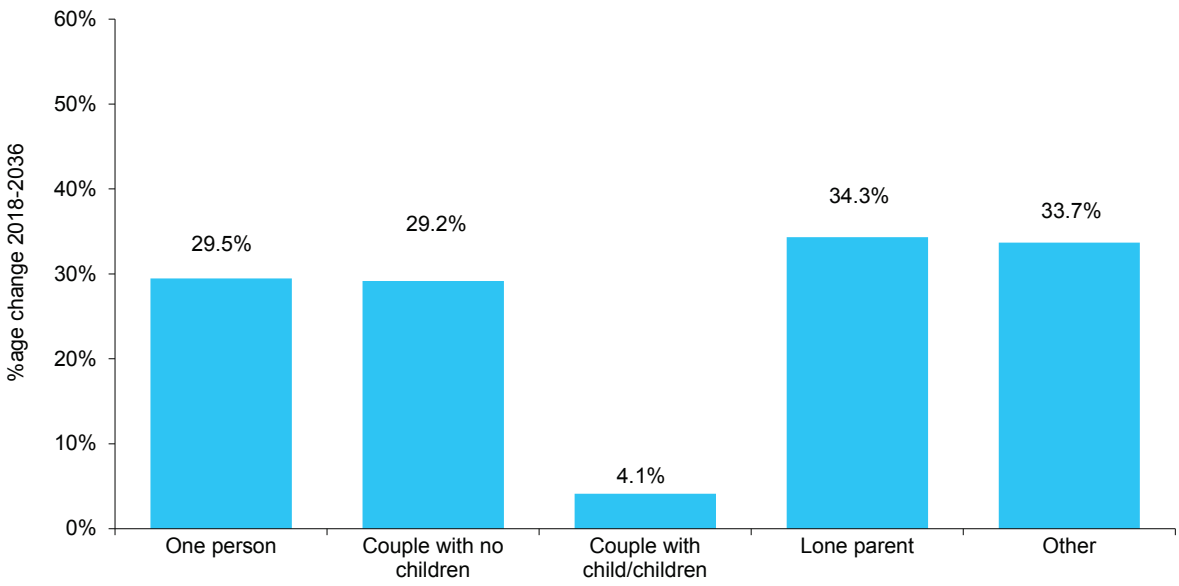
Table 4.1e Projected household population in 2036 by household type in Mid Suffolk

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	11,502	26.3%	14,893	27.6%
Couple with no children	15,624	35.7%	20,181	37.4%
Couple with child/children	11,342	25.9%	11,807	21.9%
Lone parent	3,351	7.7%	4,501	8.3%
Other*	1,917	4.4%	2,563	4.8%
Total	**43,736**	**100.0%**	**53,945**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of lone parent households are expected to increase proportionately the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.

Figure 4.1e Change in household structure, 2018 – 2036 in Mid Suffolk



Tenure of housing required

The table below shows the projected tenure profile for Mid Suffolk in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Mid Suffolk should comprise 73.7% owner-occupied accommodation, 13.2% private rented homes, 1.8% Shared Ownership properties and 11.3% Social Rented/Affordable Rented housing.

Table 4.2e Current tenure and tenure profile projected in 2036 in in Mid Suffolk

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	32,502	74.3%	39,754	73.7%
Private rented	6,069	13.9%	7,143	13.2%
Shared Ownership	375	0.9%	960	1.8%
Social Rent/Affordable Rent	4,790	11.0%	6,088	11.3%
Total	**43,736**	**100.0%**	**53,945**	**100.0%**

The table below shows the tenure profile required by households resident in Mid Suffolk in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 71.0% of new housing should be owner-occupied, 10.5% private rented, 5.7% should be Shared Ownership and 12.7% Social Rent/Affordable Rent.

Table 4.3e Tenure of new accommodation required in Mid Suffolk over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	32,502	39,754	7,252	71.0%
Private rent	6,069	7,143	1,074	10.5%
Shared Ownership	375	960	585	5.7%
Social Rent/Affordable Rented	4,790	6,088	1,298	12.7%
Total	**43,736**	**53,945**	**10,209**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Mid Suffolk, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 431 discount home ownership dwellings in Mid Suffolk. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 431 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Mid Suffolk in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	707	1,223	516	7.1%
Two bedrooms	5,908	8,393	2,485	34.3%
Three bedrooms	13,680	15,810	2,131	29.4%
Four or more bedrooms	12,208	14,327	2,120	29.2%
Total	**32,502**	**39,754**	**7,252**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5e Size of new private rented accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	799	1,042	243	22.6%
Two bedrooms	2,324	2,538	214	19.9%
Three bedrooms	2,110	2,459	349	32.5%
Four or more bedrooms	836	1,104	268	25.0%
Total	**6,069**	**7,143**	**1,074**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6e Size of new Shared Ownership accommodation required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	78	226	148	25.2%
Two bedroom	116	304	188	32.1%
Three bedroom	125	274	149	25.5%
Four or more bedrooms	56	157	101	17.2%
Total	**375**	**960**	**585**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7e Size of new Social Rent/Affordable Rent required in Mid Suffolk over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,256	1,548	292	22.5%
Two bedroom	1,953	2,317	365	28.1%
Three bedroom	1,511	1,817	306	23.6%
Four or more bedrooms	70	406	336	25.9%
Total	**4,790**	**6,088**	**1,298**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8e Potential demand for discount home ownership/Starter Homes in Mid Suffolk over the next 18 years by size

Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	97	146
Two bedroom	144	70
Three bedroom	131	218
Four or more bedrooms	59	209
Total	**431**	**644**

Suffolk Coastal

Demographic projections

The household and population projections associated with the Local Housing Need calculation presented in the parallel report have been further disaggregated into different household groups. The table below sets out the number of households that will be resident in Suffolk Coastal in 2036 disaggregated by broad household type. The current (2018) household profile is also presented as a reference point.

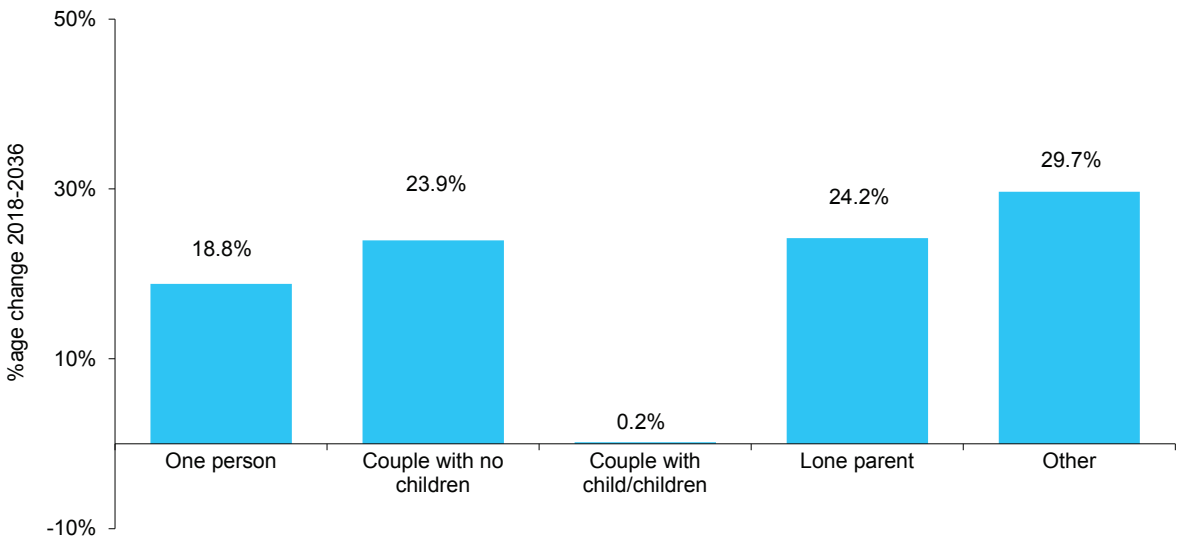
Table 4.1f Projected household population in 2036 by household type in Suffolk Coastal

Household type	*2018 Number*	*2018 Percentage*	*2036 Number*	*2036 Percentage*
One person	16,735	29.7%	19,887	30.1%
Couple with no children	19,425	34.5%	24,074	36.5%
Couple with child/children	13,423	23.8%	13,450	20.4%
Lone parent	4,321	7.7%	5,368	8.1%
Other*	2,464	4.4%	3,195	4.8%
Total	**56,367**	**100.0%**	**65,974**	**100.0%**

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

The figure below indicates the change in these household types that will occur between 2018 and 2036. The figure indicates that the number of 'other' households are expected to increase proportionately the most in Suffolk Coastal, followed by lone parent households. The number of couples with children is projected to change only marginally.

Figure 4.1f Change in household structure, 2018 – 2036 in Suffolk Coastal



Tenure of housing required

The table below shows the projected tenure profile for Suffolk Coastal in 18 years' time. The current tenure is also set out for context. The data shows that in 2036 the housing stock in Suffolk Coastal should comprise 72.9% owner-occupied accommodation, 14.6% private rented homes, 1.1% Shared Ownership properties and 11.4% Social Rented/Affordable Rented housing.

Table 4.2f Current tenure and tenure profile projected in 2036 in Suffolk Coastal

Tenure	*Current tenure (2018)*		*Projected tenure (2036)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	41,131	73.0%	48,088	72.9%
Private rented	8,562	15.2%	9,605	14.6%
Shared Ownership	132	0.2%	741	1.1%
Social Rent/Affordable Rent	6,542	11.6%	7,540	11.4%
Total	**56,367**	**100.0%**	**65,974**	**100.0%**

The table below shows the tenure profile required by households resident in Suffolk Coastal in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 72.4% of new housing should be owner-occupied, 10.9% private rented, 6.3% should be Shared Ownership and 10.4% Social Rent/Affordable Rent.

Table 4.3f Tenure of new accommodation required in Suffolk Coastal over the next 18 years				
Tenure	*Current tenure profile*	*Tenure profile 2036*	*Change required*	*% of change required*
Owner-occupied	41,131	48,088	6,957	72.4%
Private rent	8,562	9,605	1,043	10.9%
Shared Ownership	132	741	609	6.3%
Social Rent/Affordable Rented	6,542	7,540	998	10.4%
Total	**56,367**	**65,974**	**9,607**	**100.0%**

The analysis of the likely cost profile of discount home ownership/Starter Homes in Suffolk Coastal, set out in Chapter 3 of the original SHMA report, concludes that this product is most likely to be suitable for households that would otherwise reside in the private rented sector. The approach to modelling the potential demand for this product over the plan period, described in Chapter 4, identifies that between 2018 and 2036 there would be a potential demand for 397 discount home ownership dwellings in Suffolk Coastal. This figure is therefore deducted from the total requirement for private rented accommodation (where the LTBHM model presumes they would otherwise be housed). The demand for 397 discount home ownership dwellings identified using this process should be treated as an indicative figure.

The model is able to also provide detail on the size of new homes required within each tenure, as is set out in the section below.

Size of housing required within each market tenure

The table below presents the size of owner-occupied accommodation required in Suffolk Coastal in 18 years' time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented.

Table 4.4f Size of new owner-occupied accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,107	1,690	583	8.4%
Two bedrooms	7,648	9,838	2,190	31.5%
Three bedrooms	17,096	19,017	1,921	27.6%
Four or more bedrooms	15,280	17,544	2,264	32.5%
Total	**41,131**	**48,088**	**6,957**	**100.0%**

This analysis can be repeated for private rented housing and is presented in the table below.

Table 4.5f Size of new private rented accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,430	1,596	166	15.9%
Two bedrooms	3,147	3,414	267	25.6%
Three bedrooms	2,922	3,256	334	32.0%
Four or more bedrooms	1,063	1,339	276	26.4%
Total	**8,562**	**9,605**	**1,043**	**100.0%**

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 4.6f Size of new Shared Ownership accommodation required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	24	187	163	26.7%
Two bedroom	45	222	177	29.1%
Three bedroom	47	212	165	27.1%
Four or more bedrooms	16	120	104	17.1%
Total	**132**	**741**	**609**	**100.0%**

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 4.7f Size of new Social Rent/Affordable Rent required in Suffolk Coastal over the next 18 years				
Size of home	*Current size profile (2018)*	*Size profile 2036*	*Change required*	*% of change required*
One bedroom	1,778	1,981	203	20.4%
Two bedroom	2,466	2,608	142	14.3%
Three bedroom	2,159	2,315	156	15.6%
Four or more bedrooms	139	636	496	49.7%
Total	**6,542**	**7,540**	**998**	**100.0%**

The table below shows the size of discount home ownership/Starter Homes that would be potentially demanded should this product become available to house some households that

would otherwise reside in the private rented sector. The residual private rented requirement, once the potential demand from households for this alternative product has been deducted, is also set out in the table.

Table 4.8f Potential demand for discount home ownership/Starter Homes in Suffolk Coastal over the next 18 years by size		
Dwelling size	*Discount home ownership/Starter Homes*	*Residual private rented homes*
One bedroom	67	99
Two bedroom	113	153
Three bedroom	146	188
Four or more bedrooms	71	204
Total	**397**	**645**

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HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

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- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

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