Draft City Plan Part One

Brighton & Hove City Council's Local Development Framework

May 2012

Brighton & Hove Housing Requirements Study Modelling of Housing Trajectory Scenario

Brighton & Hove City Council

1 DEMOGRAPHIC IMPLICATIONS OF HOUSING TRAJECTORY

1.1 This note presents the findings of a modelling exercise to consider the demographic implications of the proposed housing trajectory being considered by Brighton and Hove City Council. It is prepared as an addendum to the Brighton and Hove Housing Requirements Study (GL Hearn, June 2011). Specifically it updates Projection 9 (PROJ 9) within the original report.

1.2 The housing trajectory modelled draws on the Preferred Options Housing Targets Paper (October 2011) and information from the Council's SHLAA 2011 Update on housing supply over the period 2010-2030.

HOUSING SUPPLY ASSUMPTIONS

1.3 The assumptions on housing supply are derived from the Council's 2011 SHLAA Update, but also include an allowance for development of small sites (< 6 dwellings) throughout the plan period. Al allowance for development of small unidentified sites has therefore been included (at a rate of 130 units per annum) from 2014 onwards in consultation with BHCC.

1.4 The resultant assumptions on housing supply are therefore:

Figure 1.1: Housing Supply Assumptions

	2010-14	2014-19	2019-24	2024-30	Total
Identified Supply in Development Areas (6+ Units)	363	1752	1734	1307	5156
Other Identified Supply not in DAs (6+ Units)	663	902	931	1677	4173
Small Site Identified Supply (< 6 Units)	532	0	0	0	532
Broad Locations (Estates & Sh Harbour)	0	0	450	450	900
Small Unidentified Site (Windfall) Allowance	0	650	650	780	2080
Total Supply	1558	3304	3765	4214	12841

1.5 The demographic model is calibrated to project population over five year time periods from 2010-2030. It is therefore necessary to adjust the housing supply assumptions in Figure 1.1 to apply to five year periods. To do this we have assumed housing delivery occurs at constant annual rate in the time periods identified in Figure 1.1. The resultant assumptions on overall housing delivery for five year periods are set out in Figure 1.2 below.

Figure 1.2: Housing Supply Assumptions Modelled for 5 Year Periods

	2010-15	2015-20	2020-25	2025-30
Total Supply per 5 Year Period	2219	3396	3714	3512

DEMOGRAPHIC IMPLICATIONS

1.6 Delivery of the housing trajectory would support growth in the City's population by 6.3% over the 2010-30 period. The estimated population in 2030 would be 274,165, an increase of almost 16,200 over the 20 year period.

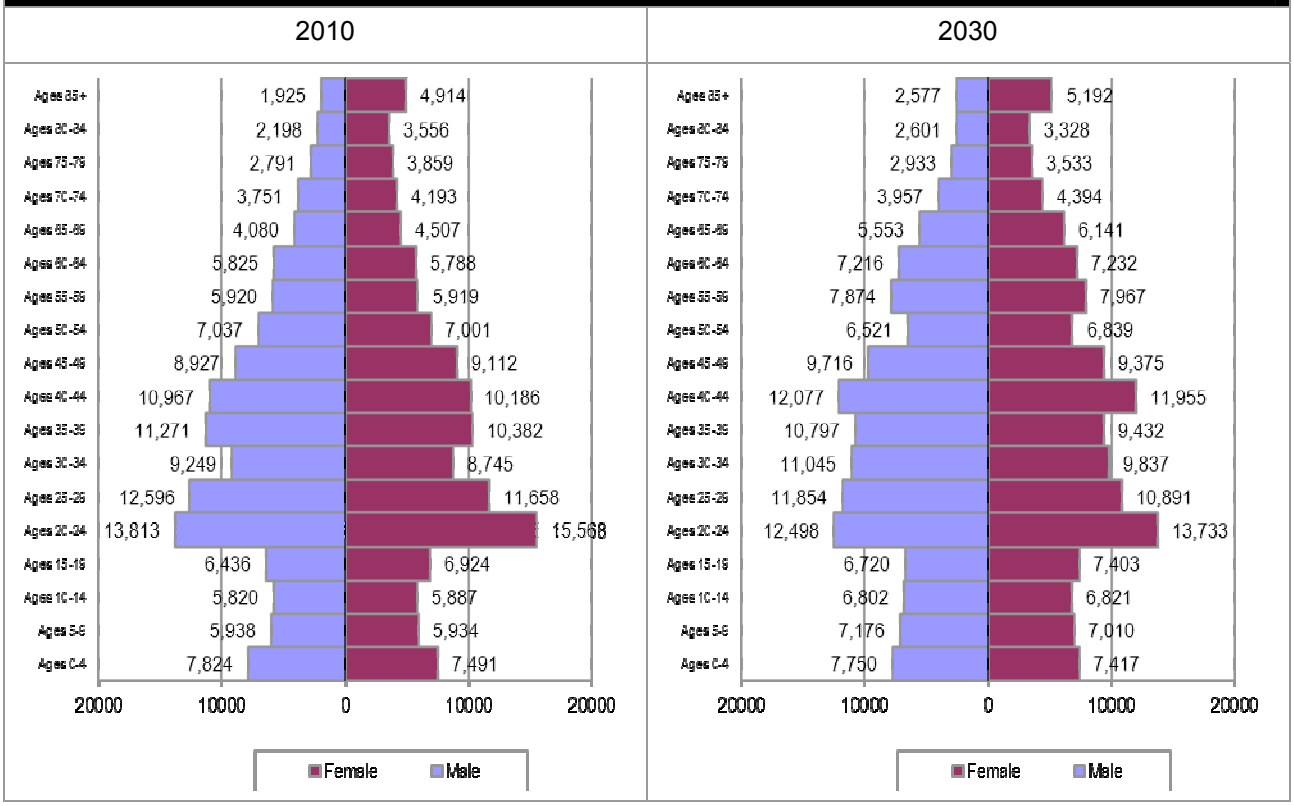
Figure 1.3: Population Estimates 2010 to 2030					
	2010	2015	2020	2025	2030
PROJ 10 (housing trajectory)	257,988	259,681	263,854	269,093	274,165
	0.0%	0.7%	2.3%	4.3%	6.3%

1.7 Figure 1.4 outlines the expected changes in the age structure between 2010 and 2030. The City's population will continue to be focused on households aged in their 20s, 30s and early 40s.

1.8 The changes in the population structure will occur as the population ages (with each age group moving up the pyramid). The population at the top end of the pyramid will also grow as life expectancy continues to improve.

1.9 The high existing population in their 20s and late 30s/early 40s in 2010 will also move up the pyramid, resulting in growth in the population in their 30s and their late 40s/ 50s. The concentration of people in their 20s is expected to reduce (in absolute and proportional terms).

Figure 1.4: Distribution of Population 2010 and 2030 for PROJ 10 – housing trajectory



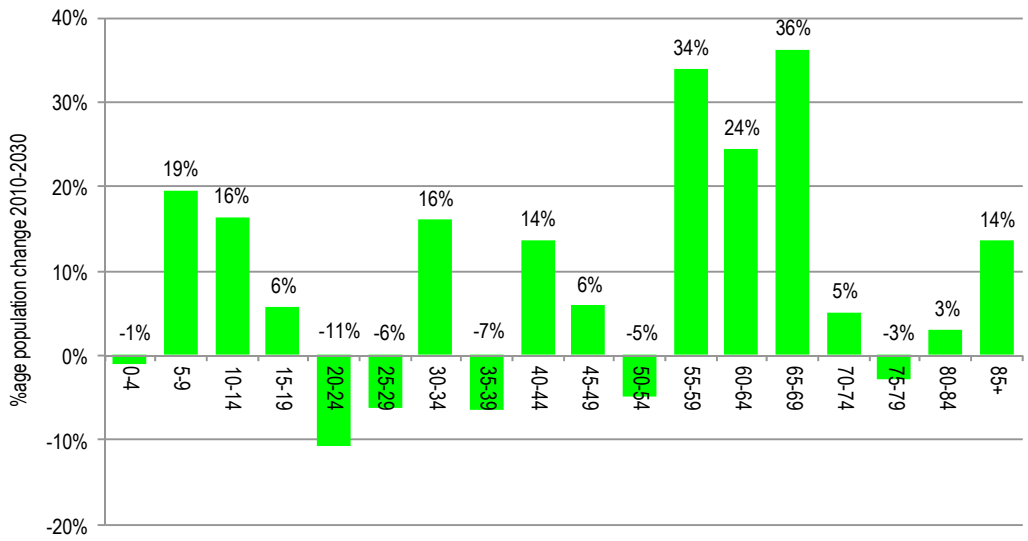
1.10 Figure 1.5 outlines the implications of forecast demographic changes on the age structure of the population by 5-year age group.

Figure 1.5: Population change 2010 to 2030 by broad age bands

Age group	Population 2010	Population 2030	Change in population	% change from 2010
Under 15	38,893	42,977	4,083	10.5%
15-29	66,994	63,100	-3,895	-5.8%
30-44	60,799	65,142	4,343	7.1%
45-59	43,915	48,292	4,376	10.0%
60-74	28,143	34,493	6,350	22.6%
75+	19,243	20,162	920	4.8%
Total	257,988	274,165	16,177	6.3%

1.11 Figure 1.6 provides a more detailed analysis looking at 5-year age bands.

Figure 1.6: Forecast Population Change by Age Group 2010 – 2030 (PROJ 10 – housing trajectory)



1.12 Over the last 15 years the strongest growth in the population has been of people aged between 15-44 (with the strongest growth in the number of people aged 20-24 and 40-44).

1.13 The strongest growth in population over the 20 year period is expected to occur in those aged 55-69 (as the current large population groups aged in their late 30s and 40s get older). The school age population is expected to grow (reflecting current high levels of births), as is the population in selected other age groups. The population over retirement age will increase but the strongest growth will be of people in their late 60s and over 85 (as a result of improvements to life expectancy).

1.14 Figure 1.7 assesses the implications on the size of the resident labour force. The City's labour force can be expected to grow by 9.5% with an increase of 12,400 people over the 2010-30 period.

Figure 1.7: Employment Estimates 2010 to 2030

	2010	2015	2020	2025	2030
PROJ 10 (housing trajectory)	129,870 0.0%	135,254 4.1%	139,924 7.7%	141,880 9.2%	142,270 9.5%

1.15 Growth in the labour force will support growth in employment. It may be possible to support additional growth in employment over and above the level indicated in Figure 1.6 through an

increase in commuting into the City or reduction in commuting out. As one of the larger urban areas and employment centres within the sub-region, it is reasonable to consider that the employment density (number of jobs per working-age resident) could conceivably increase over time (from a baseline of 0.77 in 2009).

1.16 Figure 1.8 estimates the growth in households which will result from projected housing delivery. The number of households can be expected to increase by 10.7% to 2030.

Figure 1.8: Household Estimates 2010 to 2030

	2010	2015	2020	2025	2030
PROJ 1 (trend-based)	117,376 0.0%	119,541 1.8%	122,853 4.7%	126,478 7.8%	129,904 10.7%

1.17 Drawing the analysis together, Figure 1.9 summarises growth in population and labour supply arising from the projected housing delivery.

Figure 1.9: PROJ 10 (housing trajectory) - summary of projections 2010 to 2030

	Population		Housing Numbers		Workforce	
	Change	% change	Change	% change	Change	% change
Total 2010-30	16,177	6.3%	12,841	10.7%	12,400	9.5%
Annual	809	0.3%	642	0.5%	620	0.5%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