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#### Implications of the 2011-based CLG **Household Projections**

**Ribble Valley Housing Requirement Update** 

**Ribble Valley Borough Council** 

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40895/02/MW/CRo

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## 1.0 Introduction

- 1.1 In July 2011 Nathaniel Lichfield and Partners [NLP] produced a study on behalf of Ribble Valley Borough Council [RVBC] concerning local housing requirements within the Borough<sup>1</sup>. The study set out the potential scale of future housing requirements in Ribble Valley, based upon a range of housing, economic and demographic factors, trends and forecasts. This sought to provide the Council with evidence on future housing requirements to help it plan for future growth and make informed policy choices.
- 1.2 The study subsequently formed a key part of the evidence base underpinning Ribble Valley's Submission Draft Local Plan, which was submitted for examination in September 2012.
- 1.3 In accordance with the requirements of the National Planning Policy Framework [The Framework], the Local Plan must be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area [para 158].
- 1.4 For housing, this means that housing needs must be objectively assessed. This requires that the most up-to-date household and population projections are used, taking into account migration and demographic change. NLP's earlier HEaDROOM report based the demographic scenarios on the most up-to-date evidence available at the time (spring 2011), which comprised the ONS 2008based Sub-National Population Projections [SNPP] and CLG 2008-based household projections.
- 1.5 New evidence is now available including the 2011 Census, ONS 2010-based SNPP, the (interim) ONS 2011-based SNPP, the ONS mid-year migration estimates for 2001-2011 and the (interim) CLG 2011-based household projections. The 2013 Employment Land Review [ELR] for Ribble Valley (BE Group) has also been made available by RVBC. This report therefore updates the locally generated housing requirements produced for RVBC in 2011 in the light of the latest demographic evidence. This includes the following:
  - 1 An analysis of the latest demographic and population releases for Ribble Valley Borough, notably the 2011 Census population figures; the (interim) ONS 2011-based SNPP, the ONS mid-year migration estimates for 2001-2011 and the (interim) CLG 2011-based household projections, and how these forecasts compare with the data underpinning NLP's 2011 HEaDROOM report;
  - 2 New Scenarios exploring the likely impact of these new figures on dwelling requirements to 2028 through a re-run of the PopGroup baseline model, (incorporating the 2011-based ONS SNPP forecasts and headship rates from the 2011-based household projections), adjusted to take into

<sup>&</sup>lt;sup>1</sup> NLP: Ribble Valley Housing Requirement HEaDROOM Report (July 2011)

account the 2011 Census population for the Borough and updated migration trend statistics;

- 3 A new economic-change scenario, based upon the job growth projected for Ribble Valley in the Council's 2013 ELR;
- 4 A contextual overview exploring the reasons behind any significant changes to the forecasts and the extent to which the previous HEaDROOM results remain valid.

## **Background and Context**

## **Ribble Valley Housing Needs Study**

2.1 The purpose of the Ribble Valley Housing Needs Study, undertaken by NLP in 2011, was to set out the scale of future housing requirements in the Borough based upon a range of housing, economic and demographic factors, trends and forecasts. NLP's HEaDROOM model was used to provide RVBC with evidence on the future housing requirement for their area to help Officers plan for future growth and make informed policy choices through the Development Plan preparation process.

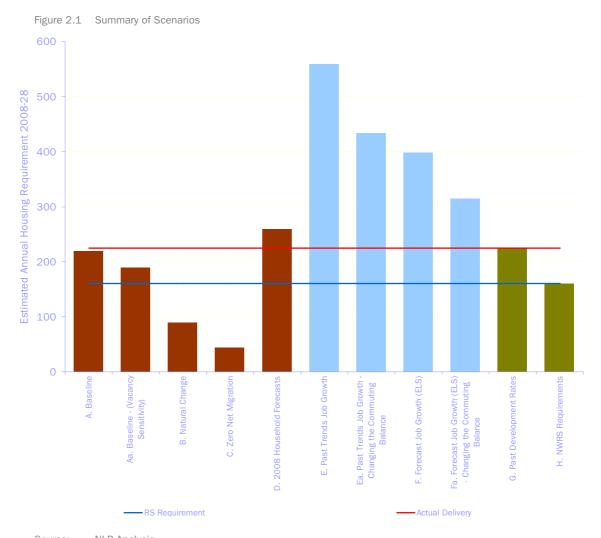
### What is HEaDROOM?

- 2.2 At the heart of HEaDROOM is an understanding of the role of housing in ensuring that the future population of a locality can be accommodated and the extent to which housing plays a crucial role in securing the economic well-being of a local area. The model involves the use of a variety of forecasting techniques and analysis to avoid any over-reliance on 'predict and provide'. Specifically, this incorporates the 'PopGroup' demographic forecasting tool, with a variety of inputs including ONS population projections and comparable CLG household forecasts.
- 2.3 At the time of the 2011 study, the most up-to-date information available for the PopGroup model involved the 2008-based ONS SNPP and the 2008-based CLG household projections. On this basis, 11 future housing scenarios were agreed with the Council as follows:
  - 1 **Demographic Factors** (Scenarios A-D) what projections of natural change, migration and headship rates will mean for future levels of household growth. This primarily involved undertaking a series of sensitivity adjustments to the PopGroup Baseline model run (particularly concerning migration), as well as interpreting the 2008-based CLG household growth statistics for the area. An adjustment was also made to explore the implications of reducing the vacancy rate in Ribble Valley from 3.7% to 1.9%;
  - 2 **Economic Factors** (Scenarios E-F) what levels of housing are needed to sustain different estimates of employment change. This approach included taking forward job growth forecasts for the Borough underpinning the Council's Employment Land Study, as well as applying a sensitivity test that changed the commuting balance; and,
  - 3 **Housing Factors** (Scenarios G-H) how past trends of delivery are likely to be reflected in future household growth. This included analysing construction rates to identify what the market could potentially bring forward, as well as revisiting the NWRS housing requirements.

#### Results of the 2011 HEaDROOM Model Runs

2.4

The scenarios resulted in a wide range of housing requirements for the period 2008 to 2028 based upon different indicators of what the need for housing within Ribble Valley could be, as summarised in Figure 2.1.



NLP Analysis Source:

The projected dwelling requirements ranged from as low as 43 dpa (based on

the zero net migration forecasts) to as high as 559 dpa (Past trends job growth). These were split into three broad groups - demographic based scenarios allowing for an element of in-migration (A, Aa and D) and housing scenarios (G and H); demographic based scenarios excluding net in-migration (scenarios B and C); and employment-led scenarios (E, Ea, F and Fa). The employment led and reduced migration scenarios were subsequently excluded on the grounds that they were neither realistic nor desirable.

2.5

### **Suggested Range**

- 2.6 The HEaDROOM report concluded that the dwelling requirements for Ribble Valley Borough should be for between **190 dpa and 220 dpa over the period 2008 to 2028.**
- 2.7 This refined range was derived following the consideration of the combined outputs from the various model runs, set against the environmental issues and constraints that could preclude the Borough from physically accommodating certain levels of housing need. In particular, and as noted in the HEaDROOM report, a sensitivity test was undertaken on the baseline figure of 220 dpa using a lower rate of 1.9% in 2028, based on the Borough's valuation list data<sup>2</sup>. This resulted in a reduction in the dwelling requirement figure to 190 dpa. The HEaDROOM report concluded that there would be a need to continue to monitor and update existing evidence, including reviewing dwelling vacancy levels in the Borough, to test whether a higher/lower figure should be incorporated into a recalibrated PopGroup model.
- 2.8 It was considered that a requirement of between 190 dpa and 220 dpa represented a sensible range for the Borough, providing a realistic level of housing to deliver some economic growth, whilst recognising environmental issues and the challenges ahead.
- 2.9 It should be noted that the evidence within the report did not include any allowance for backlog/past over-provision; nor did it seek to make a planning or policy judgement. Both points were considered to be matters for RVBC Officers taking into account the information before them. The 2011 report therefore represented a first stage for further consideration of all relevant factors through the Local Plan process.

## **Local Plan Proposals**

#### **Ribble Valley Borough Local Plan**

- 2.10 Key Statement H1 of the Submission Ribble Valley Local Plan (2012) states that land for residential development will be made available to deliver **4,000 dwellings**, at an average annual completion rate of at least **200 dpa** over the period 2008 to 2028 in accordance with baseline information.
- 2.11 Policy H1 states that RVBC will seek affordable housing provision at 30% of units on housing developments within the settlement boundaries of Clitheroe and Longridge comprising of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings). In all other locations in the

 $<sup>^2</sup>$  Valuation List Data comes from Valuation Office Agency of HMRC. It is based on property values at 1 April 1991, with homes allocated to one of eight bands in England: the lowest - band A - is for homes worth less than £40,000, and the highest - band H - is for those worth more than £320,000. The valuation lists show to which band a property has been allocated, which reflects a value range.

Borough, for developments of 5 or more dwellings (or sites of 0.2 hectares or more), RVBC will require 30% affordable units on the site.

2.12 Policy EC1 states that RVBC will aim to allocate an additional 9 ha of land for employment purposes in appropriate and sustainable locations during the lifetime of the plan. This figure excludes the Enterprise Zone at the BAe Samlesbury site, which is considered to be of regional significance.

### **Summary**

2.13 Table 2.1 compares the NLP housing requirement range identified in the 2011 HEaDROOM report against the amount RVBC is actively planning for. It suggests that RVBC are planning for a level of housing growth that is approximate to the middle of the recommended range in NLP's 2011 HEaDROOM report.

Table 2.1	Annual	Housing	Requirements	Comparison
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	2011 HEaDROOM – Recommended Range	Local Plan Provision
Ribble Valley (2008-28 – 20 year)	190 – 220 dpa	4,000 (200 dpa)
Source: NILP analysis PV/PC		

Source: NLP analysis, RVBC

## **3.0 2011-based CLG Household Projections**

### **Overview**

- 3.1 The Framework [para 47] requires LPAs to meet the full, objectively assessed need for market and affordable housing within their HMA. To have a clear understanding of housing needs in their area, LPAs should prepare a SHMA which should identify the scale and mix of housing need over the plan period to meet household and population projections, taking account of migration and demographic change [para 159].
- 3.2 In this regard, since the submission of the 2011 HEaDROOM Study, the demographic data which underpinned NLP's modelling work has been updated by both the ONS and CLG. New statistical information includes:
  - 1 2011 Census data;
  - 2 RVBC's 2013 Employment Land Review;
  - 3 Revised 2010/2011-based mid-year population estimates;
  - 4 Revised ONS mid-year population/migration estimates for 2001-2011, factoring in the 2011 Census;
  - 5 2010-based ONS SNPP;
  - 6 (Interim) 2011-based SNPP; and,
  - 7 (Interim) 2011-based household projections.
- 3.3 The latter dataset is of particular relevance to this update. The latest set of household projections was published by CLG on 9<sup>th</sup> April 2013. The CLG 2011based interim household projections cover the period 2011 to 2021 and supersede the previous 2008-based household projections which covered the period 2008 to 2033 but which were built up from a 2001 Census base.
- 3.4 A comparison of the latest household projections against the previous 2008based household projections for Ribble Valley Borough is set out in Table 3.1.

		2011-base	d Household F	Projections			l Household ctions
	2011	2021	2011-21	Annual H'holds	Annual Dwellings*	Annual H'holds	Annual Dwellings*
Ribble Valley	24,099	25,978	1,879	188	196	250	261

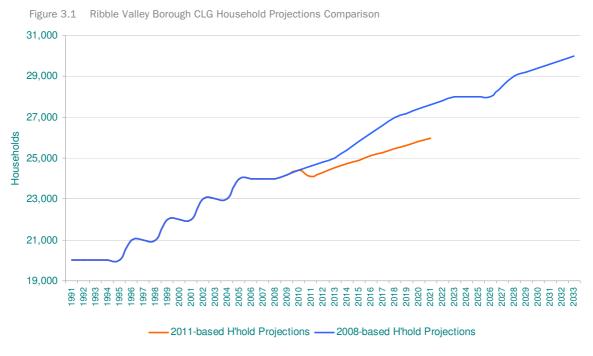
 Table 3.1
 Household Projections Comparison 2011-2021

Source: CLG (interim) 2011/2008-based household projections / NLP analysis

\*Converts households into dwellings by making an additional allowance for vacant units/second homes (4.2% for Ribble Valley as recorded in the October 2012 Council Tax Base for Formula Grant Purposes)

3.5 Both Table 3.1 and Figure 3.1 indicate that whilst household growth is forecast to continue to increase in Ribble Valley under the latest projections, the level of change between 2011 and 2021 is projected to be much lower than the

previous 2008-based household projections suggested. The most recent projections are around 25% lower than the 2008-based projections. This appears to be due, at least in part, to a past over-estimation of the number of residents living in the Borough based on the mid-year estimates. This indicated 58,500 residents living in the Borough in 2011, whereas the more accurate 2011 Census recorded that the total resident population was significantly lower, at 57,100.



Source: NLP Analysis / CLG 2008/2011-based household projections

Overall, the latest CLG household projections indicates that the number of households in the Borough is likely to increase by around 188 households per annum [hhpa], compared to 250 hhpa as suggested by the previous set of projections. Converting this into dwellings would indicate a need of 196 dpa for Ribble Valley up to 2021, around 25% lower than the previous projections suggested.

### **Issues with the Data**

- 3.7 The 2011-based (interim) household projections represent the most up-todate indication of household change currently available at a national, regional and local level. The projections incorporate 2011 Census data and supersede the 2008-based household projections.
- 3.8 However, it is important to note that there are a variety of limitations with the projections, not least the fact that these are demographic and trendbased only and do not take into account any policy changes that may affect actual household formation in the future.
- 3.9 The most obvious statistical shortcoming is that the projections only span a 10-year period, which presents difficulties for LPAs looking to plan for a

3.6

minimum of 15 years into the future. Furthermore, although Census 2011 data was used where possible, where data was not available (for example, household representative rates by age and marital status) information was used from the Labour Force Survey data or from previous projections instead.

3.10 In this regard:

'The household projections are derived from the SNPP, so any limitations with the interim population projections would also need to be taken into account when interpreting household projections. For example, population projections generally update underlying demographic assumptions on fertility and migration in line with new available data, but for the 2011-based SNPP trends from the 2010-based projections were used'.<sup>3</sup>

#### **Household Formation Rates**

3.11 There is a marked difference between the household formation rates underpinning the 2008-based and (interim) 2011-based household projections. At the national level, the latest 2011-based projections strongly reflect recently observed trends in suppressed household formation which are associated, at least in part, with the impacts of the recession and past housing under-supply. CLG caution against simply rolling forward household formation rates beyond 2021:

> "There are also particular limitations in the use of the 2011-based interim household projections. The projections only span for a 10-year period so users that require a longer time span would need to judge whether recent household formation trends are likely to continue."<sup>3</sup>

3.12 Overall household formation rates in Ribble Valley have been on a consistently downward trend for many years. Indeed, unlike many other parts of the country which experienced a relatively static formation rate between 2001 and 2011, Figure 3.2 demonstrates that the downward trend towards smaller household size has continued in Ribble Valley up to the present day despite the economic downturn. Post 2011, the downward trend carried forward in the latest 2011-based projections is less pronounced than the 2008-based projections suggested, which are more reflective of long term trends.

<sup>&</sup>lt;sup>3</sup> CLG (2013): 2011-based Interim Household Projections - Quality Report

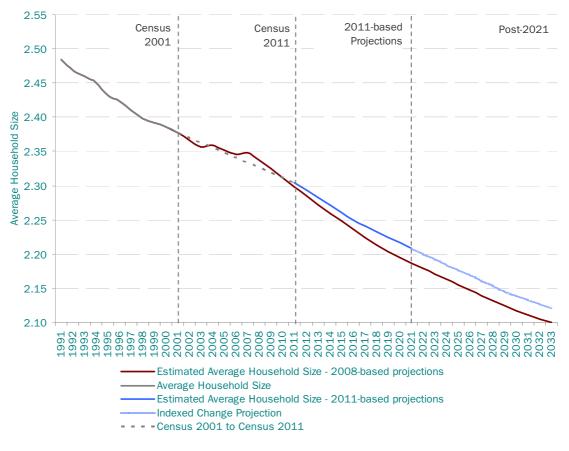


Figure 3.2 Trends in Household Formation (Average Household Size) in Ribble Valley (1991-2033)

- 3.13 The 2011-based projections expect this moderated average household size to continue in the short term up to 2021. Conversely, the previous 2008-based household projections projected forward the trends in Ribble Valley experienced pre-2001 and suggested a steeper decline.
- 3.14 For the purposes of an objective assessment of needs in line with The Framework, it is reasonable to assume that beyond 2021, rates of household formation (and therefore trends in average household size) will reflect a change in line with long term trends, i.e. decreasing household size as a result of the country's ageing population and changing social imperatives. This is likely to occur in particular as the wider economy returns to growth and peoples' circumstances improve, with an improvement in confidence and their ability to form new households.
- 3.15 NLP considers that as the market recovers the suppressed demand resulting from the recessionary constraints on household formation will simply be unlocked. In particular, this will include people in the 25-44 age brackets (and in many cases seeking to start families) being able to get on the housing ladder and form new households.
- 3.16 Therefore, beyond 2021 NLP has applied the rate of annual change in household formation from the 2008-based household projections to reflect such long term trends (and in the absence of other long-term projections of

Source: Census 2001, Census 2011 and ONS/CLG Population and Household Estimates and Projections

household formation). This is illustrated for individual age cohorts in Figure 3.3, which shows increasing headship rates (the proportion of a population that will form a head of household) within Ribble Valley among 35 to 54 year olds, whilst a decreasing headship rate among 25-34 year olds and those aged 60+.

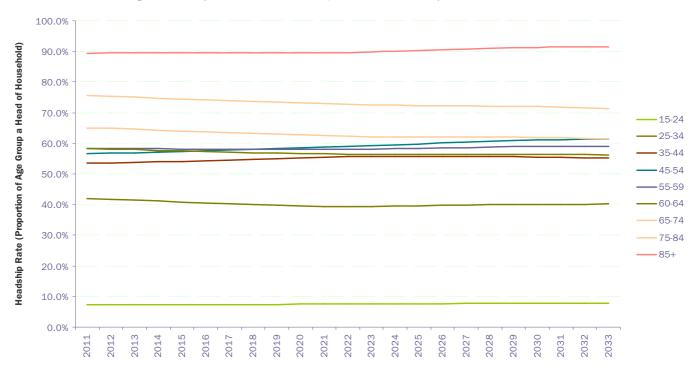


Figure 3.3 Projected Household Headship Rates for Ribble Valley

Source: CLG 2011-based Interim Household Projections, NLP

3.17 These age-specific projections of household headship rates are applied to the projected population of Ribble Valley to arrive at an estimate of the future number of households in the Borough post 2021.

### **Updated Scenarios**

- 3.18 NLP has re-visited the 2011 HEaDROOM analysis to incorporate new scenarios based on the latest CLG 2011-based (interim) household projections; the updated ONS mid-year sub-national population and migration estimates for 2001-2011; and the 2013 ELR. As discussed above, various assumptions have been made concerning the headship rates post 2021. Similar assumptions have been made concerning vacancy rates, unemployment and economic activity as in the 2011 HEaDROOM report, albeit again, more up-to-date information has been used where available. The output sheets are provided in Appendix 1, whilst a summary of the key assumptions is provided in Appendix 2. The new scenarios are as follows:
  - 1 **PopGroup Baseline Scenario** A demographic-led scenario modelled on the ONS 2011-based SNPP for fertility, mortality and migration rates and utilising the 2011-based (interim) household projections;

- 2 Long Term Past Migration Trends A demographic-led scenario modelled on the basis of past migration trends in Ribble Valley over the past 10 years;
- 3 **Short Term Past Migration Trends** A demographic-led scenario modelled on the basis of past migration trends in Ribble Valley over the past 5 years, when net in-migration rates have been much lower;
- 4 ELR Preferred Scenario Employment Growth An economic-led scenario based upon delivering the anticipated job growth in Ribble Valley as projected by Oxford Economic Forecasts and incorporated within the 2013 ELR, equivalent to +1,600 new jobs over the period 2012-28 (+100 jobs per annum). This scenario is demographically modelled based on the broad relationship between jobs, labour force, population and dwellings.

Scenario I: Revised PopGroup Baseline (2011-based CLG Household Projections)

- 3.19 This scenario represents the housing and economic implications of the projected demographic shift based on current factors and past trends in Ribble Valley, using projected assumptions from the 2011-based SNPP, results from the 2011 Census and CLG 2011-based projected headship rates. The results of this updated PopGroup Baseline model run are outlined in Table 3.2.
- 3.20 It should be noted that the figures below do not include any allowance for backlog; nor do they seek to make a planning or policy judgement as to their suitability. This is also the case for the other two new scenarios modelled.

2011-28	Ribble Valley
Population Change	+5,596
of which Natural Change	-1,881
of which Net Migration	+7,477
Household Change	+3,603
Dwelling Change	+3,761
Dwellings p.a.	+221
Economic Activity	+33
Jobs	+96

Table 3.2	Summary of PopGroup Baseline Scenario	, (2011-based CLG Household Projections) 2011-28
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Source: NLP Analysis Using PopGroup

The analysis indicates that the overall Ribble Valley dwelling requirement figure for the period 2011-2028, at **221 dpa**, is slightly higher than the 200 dpa currently being planned for by the Council in their emerging Local Plan. It extends just beyond the top end of the 190-220 dpa range recommended by the previous HEaDROOM report.

3.21

- 3.22 Table 3.2 indicates that migration and specifically domestic migration from elsewhere in the UK - is the driver of population growth in Ribble Valley. Over the 17-year modelling period, around 47,900 people are anticipated to move into the Borough from elsewhere in the UK, with around 40,700 leaving, resulting in a net increase in the population of over 7,200 (almost 7,480 including international migrants).
- 3.23 Conversely, as the Borough's population is already weighted towards the older age cohorts, the number of deaths significantly outnumbers births, resulting in a negative natural change figure of over 1,880. Therefore due to the ageing population and despite growing by almost 5,600 residents over the Plan period, the number of economically active residents living in Ribble Valley is barely expected to change.

**Scenario J: Long Term Past Migration Trends** 

3.24 As noted above, migration is the key driver of population growth in Ribble Valley. In order to understand the sensitivity of the housing requirements figure to changes in migration rates, this scenario - examining long term past migration trends - incorporates the average rate of internal and international migration over the past ten years. These rates are shown in Table 3.3.

Migration Type	Long Term Average
Domestic Migration In	+2,957
Domestic Migration Out	-2,477
Net Domestic Migration	+480
International Migration In	+158
International Migration Out	-123
Net International Migration	+35
Total Net Migration	+515

 Table 3.3
 Long Term Annual Average Migration Trends (2001/02 - 2010/11)

Source: ONS mid-year sub-national population estimates for mid-2001 to mid-2011, revised following the 2011 Census (30 April 2013)

- This scenario is a reasonable proxy for what can be expected to occur in migration terms going forward, particularly as these long term past trends show that migration has fluctuated significantly during this period, and therefore this scenario represents a 'smoothed' trend. This scenario would lead to a growth in the population totalling c.5,215 by 2028, of which -1,885 would be from natural change, with 7,100 from net migration.
- This would lead to household growth totalling 3,480 between 2011 and 2028. Again, taking account of the dwelling vacancy and second home rate, this generates a requirement for c.**3,633** new dwellings over the 17-year period, equivalent to **214 dpa**.

#### Scenario K: Short Term Past Migration Trends

The short term past migration trends scenario is similar to Scenario J, in that it is based on past observed trends. However, it is based upon only the previous five years of migration, during which there has been a much lower observed level of net domestic in-migration and, to a lesser extent, lower levels of net international in-migration as well. Therefore, this scenario is based upon the migration levels outlined in Table 3.4.

Migration Type	Short Term Average
Domestic Migration In	+2,767
Domestic Migration Out	-2,477
Net Domestic Migration	+290
International Migration In	+158
International Migration Out	-148
Net International Migration	+10
Total Net Migration	+300

Table 3.4Short Term Annual Average Migration Trends (2006/07 - 2010/11)

Source: ONS mid-year sub-national population estimates for mid-2001 to mid-2011, revised following the 2011 Census (30 April 2013)

This scenario would lead to a population increase of 3,877 over the period 2011 to 2028. This would comprise -1,934 fewer people associated with natural change factors and +5,810 from net in-migration. This would lead to a growth in the number of households in Ribble Valley Borough of 3,009 between 2011 and 2028, which would equate a total dwelling requirement of **3,140 dwellings**. This would be the equivalent of **185 dpa**.

Scenario L: ELR Job Growth

- 3.29 This scenario is based upon data informing the 2013 Ribble Valley ELR. The 'Policy Off' Oxford Economics Forecasting Model (2013) projected that Ribble Valley Borough would have an increase in jobs of 100 per annum over the period 2012 to 2028 (+1,600 in total). This is equivalent to a rise of 4.6% from 2012 (although this is significantly less than the UK growth figure of 8.1% and the North West growth rate of 6.2% over the same time period.) RVBC Officers have confirmed that the emerging Local Plan will include this figure as the anticipated level of job growth likely to be created in the Borough over the Plan period.
- 3.30 The necessary population growth to underpin an expansion in the indigenous labour supply, which would in turn support this given level of employment growth is modelled in this scenario, along with the quantity of housing required to ensure delivery of these jobs.
- 3.31 The modelling for this scenario assumes that rates of natural population change and household formation remain the same as for the baseline

3.27

demographic scenario outlined earlier (i.e. based on past trends continuing). The scale of in-migration is adjusted to provide a sufficient quantity of economically active people to meet the job target for Ribble Valley.

- 3.32 To meet the job growth of 100 per annum between 2011 and 2028, an increase in the indigenous labour force of c.1,670 people would be necessary; this would require a population growth of 8,738 people (Table 3.5). This population growth (combined with household change within the existing population profile) would lead to a growth in households of 4,553 by 2028.
- 3.33 To accommodate this growth in households (and taking into account a second home and vacancy rate), an additional 4,753 homes would need to be built between 2011 and 2028, equivalent to 280 dpa.

2011-28	Ribble Valley
Population Change	+8,738
of which Natural Change	-1,124
of which Net Migration	+9,862
Household Change	+4,553
Dwelling Change	+4,753
Dwellings p.a.	+280
Economic Activity	+1,670
Jobs	+1,700

 Table 3.5
 Summary of ELR Job Growth Scenario L 2011-28

Source: NLP Analysis Using PopGroup / RVBC ELR 2013

## **Implications of the Revised Projections**

In the light of the recent publication of the 2011-based CLG household projections and other key data sources, this section of the report discusses the extent to which the previous forecasts remain valid, and whether as a consequence of this, the justification behind the range of dwelling requirements given in the previous report (and which underpins Ribble Valley's Local Plan housing requirement) remains robust.

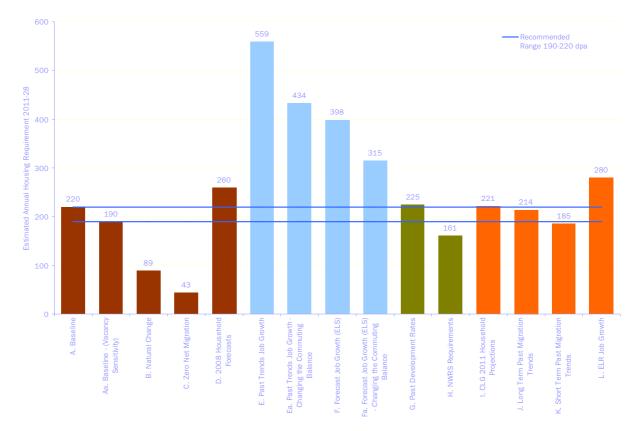


Figure 4.1 Summary of Retained Scenarios, including New Scenarios

Source: NLP Analysis of PopGroup Outputs

Figure 4.1 demonstrates the extent to which the latest CLG household projections scenario (I), the two past migration trend scenarios (J & K) and the ELR job growth scenario (L) compare with the previously modelled scenarios (excluding the less realistic/unsustainable projections) and the recommended range for Ribble Valley Borough. The more recent estimates of migration trends demonstrate lower levels of housing requirement, associated with lower levels of net in-migration, whilst the ELR job growth scenario suggests a much higher figure of 280 dpa. This is due to the ageing indigenous population, whereby existing residents are being removed from the pool of labour available to support the local economy. Clearly a balance needs to be struck between the various factors and this must be reflected in the Council's policy aspirations.

4.2

4.1

- 4.3 It is re-iterated that NLP has some reservations regarding an over-reliance of the 2011-based household projections to underpin Local Plan housing requirements (as set out in Section 3.0), as although they represent the most up to date indications of demographic change, there are issues over the quality of the data, its restricted time frame, and the lack of any policy emphasis in their formulation. With regards to this latter point, the previous HEaDROOM report sought to balance the various economic, social and environmental sustainability criterion to inform a suitable housing requirement of the Borough, which is beyond the scope of this report.
- 4.4 The most meaningful comparisons for the demographic-led projections relate to Scenario A (the previous PopGroup baseline); Scenario Aa (the baseline incorporating an allowance for adjustments to the vacancy rate) and Scenario D (the 2008-based household projections).
- 4.5 As can be seen in Figure 4.1, the projections for Scenarios J and K are very similar to the previous PopGroup baseline Scenario A, which indicated a requirement of 220 dpa compared to 221/214 dpa respectively. As no adjustment has been made to the vacancy rate, it is unsurprising that the three new scenarios are higher than Scenario Aa; indeed, were a similar approach to be taken to gradually reducing the vacancy rate to 1.9%, a not dissimilar figure of 189 dpa would also accrue from Scenario I. The continued merits of this sensitivity test are discussed below.
- 4.6 The three new demographic scenarios indicate dwelling requirements that all remain significantly below the previous CLG household projections would suggest (260 dpa). This is primarily due to the consistently lower headship rates used for the latter, even allowing for index-based adjustments to the 2011-based figures post 2021.
- 4.7 The new ELR job growth Scenario L is also significantly lower than the comparable earlier economic scenarios (E-F). Along with the demographic influences discussed above, this is primarily due to the much lower job growth projected for this scenario 100 net additional jobs per annum compared to +418 jobs per annum based on past trends (Scenario E) and +230 jobs per annum based on the 2008 ELRS (Scenario F).
- 4.8 As this scenario factors in an objectively assessed level of job growth that incorporates the impact of the recession and subsequent economic downturn, it is considered that considerably more weight can be attached to this projection than for the two previous economic scenarios (and subsequent sensitivity tests), although questions still remain as to whether the resulting level of housing suggested for this scenario, at 280 dpa, is achievable for Ribble Valley to pursue in policy terms bearing in mind past delivery rates.

## **Overall Compliance**

4.9 Following from the above analysis, it is relevant to revisit the original justification for Ribble Valley's housing requirement range. The 2011 report reviewed the range of scenarios and excluded the more extreme, or

unsustainable, forecasts such as the employment-led or reduced migration projections. Excluding the employment led and reduced migration scenarios, this left a broad range of 190-260 dwellings per annum, relating to the demographic projections for the area contained with Scenario A (PopGroup Baseline), Scenario Aa (the Baseline PopGroup model output sensitivity), Scenario D (2008 CLG Household forecasts) and G (Past Development Rates). Based on the core constraints on development delivery and policy choices, the analysis suggested that the realistic dwelling requirement for Ribble Valley Borough should sit somewhere within the 190-220 dwellings per annum range between 2008 and 2028.

4.10 This range was further justified on the grounds that:

- a Meeting Affordable Housing Need: Providing 190-220 dpa would contribute towards meeting some of the housing need identified in the SHMA. The SHMA identifies a critical need of 264 dpa in the Borough; the figure of 190-220 offered some scope to address the current affordable housing shortfall, and could provide between 57-66 affordable units per annum based on the Ribble Valley Submission Draft Local Plan requirement of 30% affordable housing on new sites. This level was more than double the average amount that has been achieved over the past five years, and hence represented an aspirational (but potentially realisable) target.
- b Supporting Ribble Valley's economy: A dwelling requirement of 190-220 could lead to a neutral change in the number of residents in employment over the plan period. Whilst a neutral job gain does not, on the face of it, appear to be much of an aspiration, this should be set against the fact that a significantly higher proportion of the resident population are forecast to be economically inactive by 2028. As noted in the HEaDROOM report, any figure significantly lower than the 190-220 range would be unlikely to allow the Borough to pursue its economic growth objectives. The economic scenarios produced projections considerably in excess of the demographic and housing-led forecasts and demonstrated the difficult policy choices that would need to be taken by RVBC should the economic growth forecasts be aggressively pursued. NLP took the view that the negligible decline in the working age population at the top end of the range was not sufficient to cause significant harm to the local economy. Furthermore, the trend-based economic analysis underpinning the ELRS did not sufficiently factor in the adverse impacts of the recession and subsequent economic downturn. The figures taken from the 2008 ELRS are therefore outdated, a fact RVBC has accepted by commissioning an update in 2013.
- c **Balancing constraints to delivery:** The range of 190-220 dpa represented a similar level of delivery to the level that was achieved before the housing moratorium came into force in 2004 (i.e. 225dpa). Hence it was considered that this range could be readily achieved once the housing market regains its former strength.

- d **Environmental Constraints:** Given RVBC's objectives for respecting, protecting and enhancing the environment, biodiversity and character of the Borough whilst protecting the Green Belt, the Council was concerned that a level of development above 220 dpa could have an adverse impact on the individual character and settings of Ribble Valley's market towns and villages.
- 4.11 As required by The Framework, there is a need to balance each of the economic, social and environmental dimensions of sustainable development and ideally achieve net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued [para 152].
- 4.12 A range of 190-220 was therefore considered to achieve a suitable balance across all three dimensions of sustainable development.

#### **Analysis**

#### Vacancy Sensitivity

- 4.13 NLP has revisited the earlier assumption that 190 dpa could be justified at the lower end of the range primarily on the grounds that the vacancy/second homes rate recorded previously (of 3.7%) could be reduced over time, with the increased occupancy rates necessitating the construction of fewer new homes.
- 4.14 In Ribble Valley (as in any area), it is expected that housing vacancies and second homes will result in the number of dwellings exceeding the number of households. In establishing future projections, it is likewise expected that the dwelling requirement will exceed the household forecast. A rate of 3.7% was previously factored into the PopGroup model, based upon the most recent vacancy data available for the Borough at the time (ONS 2008 Vacant Dwellings data).
- 4.15 As noted in the HEaDROOM report, tackling vacancy rates has long been an aspiration of RVBC. A sensitivity test was therefore undertaken on the baseline figure using a lower rate of 1.9%, based on the Borough's valuation list data<sup>4</sup>. This resulted in a reduction in the dwelling requirement figure, from 220 dpa to 190 dpa. The HEaDROOM report concluded that there would be a need to continue to monitor and update existing evidence, including reviewing dwelling vacancy levels in the Borough, to test whether a higher/lower figure should be incorporated into a recalibrated PopGroup model.
- 4.16 To this end, an analysis of the latest Council Tax Base data for Formula Grant Purposes (CTB October 2012) indicates that the Borough's vacancy rate has actually risen slightly, from 3.7% to 4.2%. On this basis, there is no conclusive

 $<sup>^{4}</sup>$  Valuation List Data comes from Valuation Office Agency of HMRC. It is based on property values at 1 April 1991, with homes allocated to one of eight bands in England: the lowest - band A - is for homes worth less than £40,000, and the highest - band H - is for those worth more than £320,000. The valuation lists show to which band a property has been allocated, which reflects a value range.

evidence to date of the vacancy/second homes rate reducing. In these circumstances the lower end of the housing requirement range would not be justified unless there is a clearly defined policy drive on the part of RVBC to ensure that more empty homes are brought back into use and/or the number of second homes is reduced over the Plan period. We are not aware of any specific policy response from RVBC in its emerging Local Plan that is specifically seeking to bring empty homes back into use, nor to reduce the numbers of second homes in the Borough.

- 4.17 This suggests that without a clear policy response to reduce vacancy rates in the Borough, the lower end of the range, 190 dpa, lacks validity.
- 4.18 As a consequence of this, NLP considers that if the data within the 2011-based household projections, updated migration statistics and the latest vacancy rates for Ribble Valley had been available to inform the 2011 HEaDROOM report, a figure of around 220 dpa would have been recommended at the lower end of the range. Whilst Scenario K, based on short-term migration trends, indicates a lower requirement figure, NLP has reservations about placing an over-reliance on migration data for the past 5-years alone, as this may have been unduly influenced by the economic downturn and may not be replicated in future as the economy recovers.

#### **Economic Alignment**

4.19 The Framework states that the planning system should:

'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth' [para 17].

- 4.20 Furthermore, the document is clear that significant weight should be placed on the need to support economic growth through the planning system. On this basis, it is important that the identified level of economic growth aspired to in the emerging Ribble Valley Local Plan dovetails with the level of housing provision therein. The updated 2013 ELR provides a more up-to-date and robust level of employment growth than the previous economic Scenarios in the earlier HEaDROOM report were able to rely upon. As such, it is considered that more weight could be attached to Scenario L (ELR Job Growth) than previous Scenarios E and F.
- 4.21 Based upon Scenario L, and assuming that factors such as forecast economic activity or current rates of commuting do not significantly shift in the future, Ribble Valley would need to deliver around 280 dpa to meet their anticipated job growth to 2028. Although lower than the previous economic scenarios, this figure remains considerably in excess of the updated demographic forecasts and demonstrates the tough policy choices that would need to be taken by the Council should this economic growth forecast be aggressively pursued.

- 4.22 In particular, if the Council were to pursue a figure significantly lower than 280 dpa whilst also planning for annual job growth of 100 per annum to 2028 despite an ageing population, it would need to explain how it would mitigate or avoid the adverse housing, economic and other outcomes that a lower-growth approach would give rise to. It would also need to evidence how the adverse impacts of meeting housing needs, would 'significantly and demonstrably outweigh the benefits' [The Framework, para 14] as well as make provision, through the duty-to-cooperate, for those needs to be met in full elsewhere within the housing market area.
- 4.23 As an alternative to the high levels of in-migration necessary to underpin the labour force under Scenario L, RVBC could meet their job growth projections through changing commuting patterns (i.e. 'clawing back' local residents currently commuting out to adjoining settlements); increasing economic activity rates / reducing unemployment (both of which would be very difficult to achieve in Ribble Valley); or through planning for a mix of housing which encouraged the retention of residents of an economically active age, or encouraged younger economically active people to move into the Borough. The practicalities of these options are discussed in further detail in the earlier HEaDROOM Report.
- 4.24 Set against this is the need to balance constraints to delivery and the extent to which a figure of 280 dpa can realistically be achieved in an area which only averaged 225 dpa pre-housing moratorium/recession.
- 4.25 Should a figure of around **250 dpa** be selected at the top end of the range (which would represent a mid-point between meeting demographic needs and full economic needs), this would appear to us to meet the majority of national policy objectives based on The Framework and specifically, objectively assessed demographic needs and the majority of economic needs. Any figure above 250dpa would have to be considered in the context of the rural and policy-protected nature of the Borough and against RVBC objectives for respecting, protecting and enhancing the environment, biodiversity and character of the Borough.

	Scenario I: 2011-based CLG (interim) H'hold Projections (2011-28)	Scenario J: Long Term Past Migration Trends (2011-28)	Scenario K: Short Term Past Migration Trends (2011-28)	Scenario L: ELR Job Growth (2011-28)	Revised Range	Local Plan Provision 2008-28
Ribble Valley	221 dpa	214 dpa	185 dpa	280 dpa	220 – 250 dpa	4,000 (200 dpa)

Table 4.1Annual Housing Requirements - Updated Comparison

Source: NLP analysis, RVBC

4.26 If RVBC are to take this **revised range of 220-250 dpa** forward in their Local Plan, then for their ELR aspirations to be achieved, a proportion of the new jobs created would either have to be filled by in-commuters, reflecting the location of major employment zones in the west of the borough close to the boundary with Preston or by 'clawing back' Ribble Valley residents who currently commute out to places such as Preston. Alternatively, an agreement would need to be reached with adjoining Boroughs under the 'duty to co-operate' to meet some of Ribble Valley's unmet needs within their boundaries.

- 4.27 Further evidence would therefore need to be provided by RVBC on how far these may be practically implemented in the context of the Borough's economic aspirations.
- 4.28 Within all this, it is important to recognise that the statistics upon which the housing needs model is based are updated and adjusted on a regular basis, with more detailed 2012-based 25-year forward household projections likely to be made available by CLG in 2014. It will be important for RVBC to ensure that its housing figure remains under regular review, taking into account new and more detailed evidence as it emerges.
- 4.29 It is also important to remember that whilst the evidence within this statement takes into consideration the need and demand for housing, crucially, it does not seek to make a planning or policy judgement this is a matter for the Council taking account of the information before it. This statement therefore seeks to stimulate the further consideration of all relevant factors through the appropriate Local Plan process.

## Conclusion

- 4.30 This statement has tested the ongoing validity of the housing requirements identified in the original Ribble Valley Housing Needs study in the light of recently released demographic data and population projections.
- 4.31 Having modelled the latest CLG household projections, the 2013 ELR and related statistics on vacancy rates, unemployment and commuting, this points to a range of **between 220 dpa and 250 dpa for Ribble Valley Borough**. This would, at a minimum, meet need and demand arising from future projected demographic change within the Borough, but would also (at the top end of the range) support some economic growth, and would deliver affordable housing to respond to (at least some of) identified local needs.
- 4.32 To ensure that there is no disconnect between the housing requirement and the Council's job growth aspirations, in order to justify a figure below 280 dpa, RVBC would need to demonstrate how it would mitigate or avoid the adverse housing, economic and other outcomes that a lower-growth approach could give rise to.
- 4.33 The 200 dpa figure that RVBC is currently planning to provide to meet the needs of residents in its emerging Local Plan sits below the bottom end of this range.

# Appendix 1 HEaDROOM Modelling Results

#### Population Estimates and Forecasts

#### Scenario I: PopGroup Baseline 2011-based CLG Household Projections

Commonwheat of Dom	Inge Ribble Valley																								
Components of Pop					1	RIDDIE	valley																		
1	rearbegii 2011	nning July 2012	1st 2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Births																									
Aale emale	266 253	267 254	267 255	265 252	265 253	265 252	264 251	263 250	262 249	261 248	259 247	259 246	258 246	257 245	257 244	256 244	257 245	259 246	260 248	262 250	266 253	270 257	276 262	282 269	
All Births	203	204 521	200	202	203	202	201	250 513	249	246	247	240	246	245	294	244	245	246	248	200	203	257	538	209	
FR	1.95	1.97	1.97	1.93	1.92	1.90	1.88	1.86	1.85	1.84	1.83	1.82	1.82	1.81	1.80	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	
Births input																									
Deaths																									
Aale	283	283	290	293	291	294	298	302	305	308	312	316	320	325	328	334	338	343	349	354	359	364	370	376	
emale	303	304 586	307	309	305	305	306	308	309	310	312	316	320	324	330	335	340	345	351	358	363	370	377	383	
III deaths MR: males	586 102.2	586 99.4	597 98.9	602 97.2	596 93.8	599 92.0	604 90.4	610 88.8	614 87.0	618 85.3	624 83.8	632 82.3	640 80.9	649 79.5	658 78.2	669 77.1	678 76.0	688 74.9	700 74.1	712 73.2	722 72.4	734 71.5	747 70.9	759 70.3	
MR: females	100.8	98.6	97.2	95.8	92.4	90.3	88.6	87.0	85.0	82.9	81.1	79.7	78.2	77.1	76.0	74.9	73.7	72.7	71.6	71.0	70.0	69.4	68.8	67.9	
SMR: male & female	101.5	99.0	98.0	96.5	93.1	91.1	89.5	87.9	86.0	84.1	82.5	81.0	79.6	78.3	77.0	76.0	74.8	73.8	72.8	72.0	71.2	70.4	69.8	69.1	
xpectation of life	81.1	81.3	81.3	81.5	81.7	81.9	82.0	82.2	82.4	82.5	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0	
eaths input																									
n-migration from the UK																									
lale emale	1,373 1,503	1,393 1,515	1,397 1,524	1,405	1,428	1,434 1,544	1,437 1,543	1,442 1,544	1,447 1,548	1,457	1,451 1,549	1,460	1,467 1,555	1,474 1.560	1,478 1,566	1,479 1,576	1,481 1.586	1,485 1,593	1,488 1.601	1,492 1.608	1,496 1.615	1,498 1.624	1,498 1.635	1,501 1,644	
emale //	1,503	1,515	2,921	2 926	1,542	1,544	1,543	1,544 2,986	1,548	1,555	1,549	1,551	1,555	1,560	3 044	1,576	1,586	1,593	1,601	1,608	1,615	1,624	1,635	1,644	
MigR: males	52.3	53.1	53.3	53.5	54.4	54.6	54.7	54.8	55.1	55.6	55.3	55.4	55.5	55.4	55.2	54.7	54.3	53.9	53.5	53.1	52.5	51.9	51.3	50.7	
MigR: females	56.4	57.4	58.0	58.0	58.7	58.8	58.8	58.9	59.2	59.6	59.3	59.1	58.8	58.6	58.4	58.3	58.0	57.6	57.2	56.6	56.0	55.5	55.1	54.6	
igrants input	1.1	· •			· •	· •	· •	· •		1			•	•	•	1			1.0		1.0				
out-migration to the UK																									
fale	1,280	1,244	1,243	1,243	1,268	1,261	1,265	1,266	1,267	1,256	1,215	1,218	1,200	1,192	1,189	1,188	1,182	1,171	1,163	1,153	1,145	1,138	1,131	1,125	
emale //	1,405 2,686	1,347 2,592	1,336 2,579	1,330 2,574	1,363 2,631	1,361 2,622	1,355 2,620	1,348 2,614	1,338 2,606	1,332 2,588	1,285 2,500	1,271 2,489	1,278 2,478	1,275 2,467	1,266 2,456	1,256 2,444	1,252 2,433	1,251 2,422	1,248 2,411	1,247 2,400	1,244 2,389	1,240 2,378	1,235 2,367	1,231 2,356	
MidR: males	48.8	47.4	47.4	47.4	48.3	48.1	48.2	48.2	48.2	47.9	46.3	46.2	45.4	44.8	44.4	44.0	43.3	42.5	41.8	41.0	40.2	39.4	38.7	38.0	
MigR: females	52.7	51.1	50.9	50.7	51.9	51.9	51.7	51.4	51.2	51.0	49.1	48.4	48.3	47.9	47.2	46.5	45.8	45.2	44.6	43.9	43.1	42.4	41.6	40.9	
ligrants input	· •				· •	· •	· •	· •		•						•			· ·	•	· ·				
n-migration from Overseas																									
lale	95	108	108	108	107	107	107	107	107	107	107	107	107	107	108	108	107	107	107	107	107	107	107	107	
emale	82	92	92	92	93	93	93	93	93	93	93	93	93	93	92	92	93	93	93	93	93	93	93	93	
// MigR: males	177 54.5	200 61.7	200 61.7	200 61.7	200 61.6	200 61.7	200 61.9	200 62.0	200 62.2	200 62.5	200 62.6	200 62.4	200 62.5	200 62.4	200 62.2	200 61.7	200 61.2	200 60.5	200 59.8	200 58.9	200 58.1	200 57.2	200 56.3	200 55.4	
MigR: females	48.0	54.1	54.1	54.1	54.5	54.8	55.0	55.2	55.4	55.6	55.9	56.0	55.8	55.7	55.5	55.2	54.8	54.2	53.6	52.9	52.1	51.3	50.6	49.7	
ligrants input	· · ·	· •	· •	· •	•	· •	•	•	•	•	•	•	•	•	•	•	•	· •	•	•	· ·	•		· • `	
out-migration to Overseas																									
lale	60	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	110	110	110	110	110	110	109	
emale	49	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	90	90	90	90	90	91	
	109	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
MigR: males MigR: females	34.6 28.5	63.8 52.0	63.7 52.0	63.8 52.0	63.7 52.3	63.8 52.6	64.0 52.8	64.1 53.0	64.3 53.2	64.6 53.4	64.8 53.6	64.7 53.6	64.7 53.6	64.4 53.6	64.1 53.5	63.6 53.3	63.0 52.9	62.3 52.4	61.5 51.8	60.6 51.2	59.6 50.5	58.7 49.7	57.7 49.1	56.8 48.2	
ligrants input					•					•		•	•		•	•						+0.7		40.2	
ligration - Net Flows																									
JK	+191	+316	+342	+352	+339	+356	+361	+372	+389	+425	+500	+522	+544	+567	+589	+611	+633	+656	+678	+700	+722	+744	+767	+789	
lverseas	+68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
summary of population char																									
latural change	-67	-65	-75	-85	-78	-82	-90	-97	-103	-109	-118	-127	-136	-147	-157	-168	-176	-183	-192	-199	-203	-207	-209	-207	
let migration let change	+259	+316	+342 +267	+352 +267	+339 +261	+356 +274	+361 +271	+372 +274	+389 +286	+425	+500 +382	+522 +395	+544	+567	+589	+611 +443	+633 +457	+656	+678	+700	+722 +519	+744 +538	+767 +558	+789 +582	
iel change	+192	+251	+267	+267	+261	+2/4	+2/1	+2/4	+286	+316	+382	+395	+408	+420	+432	+443	+457	+4/2	+486	+501	+519	+538	+558	+582	
Summary of Populat	ion es	timates	s/forec	asts																					
	Population	n at mid-ye	ar																						
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
-4	2,830	2,834	2,865	2,851	2,870	2,923	2,923	2,914	2,901	2,890	2,878	2,872	2,867	2,861	2,857	2,852	2,846	2,843	2,844	2,850	2,864	2,886	2,917	2,955	
-10	3,821	3,822	3,893	3,971	4,024	4,036	4,061	4,091	4,138	4,137	4,169	4,229	4,227	4,219	4,206	4,197	4,184	4,174	4,163	4,149	4,138	4,128	4,122	4,120	
1-15	3,846	3,855	3,720	3,673	3,609	3,553	3,561	3,657	3,700	3,792	3,840	3,829	3,875	3,934	3,949	3,990	4,065	4,065	4,054	4,038	4,025	4,009	3,996	3,983	
6-17 8-59Female, 64Male	1,568 31,400	1,546 31,266	1,602 31,155	1,609 31,110	1,576 31,103	1,590 31,125	1,570 31.090	1,470 31.023	1,434 30.998	1,471 30.931	1,482 30.879	1,543 30.801	1,595 30.800	1,599 30,792	1,644 30,784	1,663 30,808	1,601 30.893	1,639 30,954	1,717 31.004	1,727 31,109	1,724 31,318	1,719 31,509	1,715 31,755	1,705 32.084	
8-59Female, 64Male 0/65 -74	31,400 8,497	31,266	31,155 8,917	31,110 9,028	31,103 9,175	31,125 9,238	31,090 9,371	31,023 9,475	30,998 9,468	30,931 9,443	30,879 9,446	30,801 9,390	30,800 9,366	30,792 9,431	30,784	30,808 9,796	30,893 9,994	30,954	31,004 10,384	31,109	31,318	31,509	31,755	32,084	
5-84	3,838	3,914	4,004	4,150	4,238	4,335	4,418	4,561	4,753	4,929	5,107	5,440	5,680	5,863	5,982	6,056	6,123	6,182	6,167	6,164	6,157	6,096	6,093	6,107	
5+	1,492	1,529	1,579	1,610	1,674	1,731	1,809	1,884	1,956	2,042	2,150	2,229	2,319	2,437	2,535	2,627	2,726	2,860	3,026	3,183	3,354	3,621	3,819	3,992	
otal	57,292	57,484	57,735	58,002	58,269	58,530	58,804	59,075	59,349	59,635	59,951	60,333	60,729	61,137	61,557	61,989	62,431	62,888	63,361	63,846	64,347	64,866	65,404	65,961	
pulation impact of constra imber of persons	int -1,182	-29	+16	+42	+52	-61	-44	-39	-28	-11	+25														
ouseholds																									
umber of Households	24,096	24,312	24,522	24,714	24,898	25,096	25,279	25,457	25,634	25,804	25,980	26,198	26,423	26,681	26,928	27,184	27,443	27,698	27,947	28,193	28,458	28,705	28,967	29,259	
nange over previous year	-460	+216	+211	+192	+184	+198	+183	+178	+176	+170	+176	+218	+225	+258	+248	+256	+258	+256	+249	+246	+264	+247	+262	+293	
umber of supply units	25,152	25,377	25,597	25,798	25,990	26,196	26,388	26,573	26,757	26,935	27,119	27,346	27,581	27,851	28,109	28,376	28,646	28,913	29,172	29,429	29,705	29,963	30,237	30,542	
hange over previous year	-480	+225	+220	+200	+192	+207	+192	+186	+184	+178	+183	+228	+234	+270	+258	+267	+270	+267	+260	+257	+276	+258	+274	+305	
abour Force																									
umber of Labour Force	29,371	29,319	29,263	29,243	29,265	29,269	29,199	29,145	29,115	29,082	29,065	29,051	29,055	29,103	29,142	29,196	29,270	29,404	29,569	29,732	29,949	30,190	30,463	30,743	
hange over previous year	-829	-52	-56	-20	+22	+4	-70	-54	-30	-33	-17	-13	+4	+48	+38	+55	+74	+134	+165	+163	+217	+241	+273	+280	
umber of supply units	28,702	28,503	28,449	28,429	28,493	28,539	28,513	28,502	28,515	28,482	28,466	28,453	28,456	28,504	28,541	28,595	28,667	28,798	28,960	29,119	29,332	29,568	29,836	30,110	
hange over previous year	-871	-199	-54	-20	+64	+46	-26	-11	+13	-33	-17	-13	+3	+47	+37	+54	+72	+131	+161	+159	+213	+236	+268	+274	

Population Estin Components of Po					1		Valley		Ŭ		Past	Ŭ													
	Year begii		1st																						
N-41	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Births Male	266	267	267	265	265	265	264	263	262	261	259	259	258	257	256	255	255	255	255	255	256	258	261	264	
emale	253	254	255	252	253	252	251	250	249	248	247	246	246	245	244	243	243	243	243	243	244	246	248	251	
All Births	519	521	522	517	518	517	515	513	511	509	506	505	504	502	500	498	497	498	498	499	501	504	509	515	
TFR	1.95	1.97	1.97	1.93	1.92	1.90	1.88	1.86	1.85	1.84	1.83	1.82	1.82	1.81	1.80	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	
Births input																									
Deaths																									
Aale	283	283	290	293	291	294	298	302	305	308	312	316	320	324	328	333	338	342	347	352	357	361	366	371	
emale	303	304	307	309	305	305	306	308	309	310	312	316	320	324	329	334	339	343	349	355	359	366	372	377	
All deaths SMB: males	586 102.2	586 99.4	597 98.9	602 97.2	596 93.8	599 92.0	604 90.4	610 88.8	614 87.0	618 85.3	624 83.8	632 82.3	640 80.9	648 79.5	657 78.2	667 77 1	676 76.0	685 74.9	696 74.1	707 73.2	716 724	727	738 70.9	748 70.3	
SMR: females	102.2	98.6	97.2	97.2	92.4	90.3	88.6	87.0	85.0	82.9	81.1	79.7	78.2	77.1	76.0	74.9	73.7	74.5	74.1	71.0	72.4	69.4	68.8	67.9	
SMR: male & female	101.5	99.0	98.0	96.5	93.1	91.1	89.5	87.9	86.0	84.1	82.5	81.0	79.6	78.3	77.0	76.0	74.8	73.8	72.8	72.0	71.2	70.4	69.8	69.1	
Expectation of life	81.1	81.3	81.3	81.5	81.7	81.9	82.0	82.2	82.4	82.5	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0	
Deaths input																									
In-migration from the UK																									
Male	1,373	1,393	1,397	1,405	1,428	1,434	1,437	1,442	1,447	1,457	1,451	1,434	1,436	1,437	1,437	1,433	1,430	1,430	1,430	1,430	1,430	1,429	1,425	1,424	
Female	1,503	1,515	1,524	1,522	1,542	1,544	1,543	1,544	1,548	1,555	1,549	1,523	1,521	1,520	1,520	1,524	1,527	1,527	1,527	1,527	1,527	1,528	1,532	1,533	
All SMigR: males	2,876 52.3	2,908 53.1	2,921 53.3	2,926 53.5	2,969 54.4	2,978 54.6	2,980 54.7	2,986 54.8	2,994 55.1	3,012 55.6	3,000 55.3	2,957 54.4	2,957 54.3	2,957 54.0	2,957 53.7	2,957 53.2	2,957 52.7	2,957 52.4	2,957 52.0	2,957 51.6	2,957 51.2	2,957 50.8	2,957 50.3	2,957 50.0	
SMigR: males SMigR: females	52.3 56.4	53.1 57.4	53.3 58.0	53.5 58.0	54.4 58.7	54.6 58.8	54.7 58.8	54.8 58.9	55.1 59.2	55.6 59.6	55.3 59.3	54.4 58.1	54.3 57.6	54.0 57.2	53.7 56.9	53.2 56.7	52.7 56.3	52.4 55.8	52.0 55.4	51.6 54.9	51.2 54.4	50.8 54.0	50.3 53.7	50.0 53.4	
Migrants input	•	•	•					•				•	•	•	•	•	•		•			•	•	•	
Out-migration to the UK																									
Male	1,280	1,244	1,243	1,243	1,268	1,261	1,265	1,266	1,267	1,256	1,215	1,212	1,200	1,198	1,201	1,206	1,205	1,200	1,199	1,194	1,193	1,192	1,192	1,192	
Female	1,405	1,347	1,336	1,330	1,363	1,361	1,355	1,348	1,338	1,332	1,285	1,265	1,277	1,279	1,276	1,271	1,272	1,277	1,278	1,283	1,284	1,285	1,285	1,285	
All	2,686	2,592	2,579	2,574	2,631	2,622	2,620	2,614	2,606	2,588	2,500	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	
SMigR: males	48.8	47.4	47.4	47.4	48.3	48.1	48.2	48.2	48.2	47.9	46.3	46.0	45.4	45.0	44.9	44.7	44.4	43.9	43.6	43.1	42.7	42.4	42.1	41.8	
SMigR: females	52.7	51.1	50.9	50.7	51.9	51.9	51.7	51.4	51.2	51.0	49.1	48.2	48.3	48.1	47.7	47.3	46.9	46.7	46.4	46.1	45.7	45.4	45.1	44.7	
Migrants input		1.1	1									1		1.1		1	1		1	1.1		1.1	1.1		
In-migration from Oversea																									
Male Female	95 82	108 92	108 92	108 92	107 93	85 73	85 73	85 73	85 73	85 73	85 73	85 73													
remaie All	82 177	92 200	92 200	92 200	93 200	158	158	73 158	158	158	158	73 158	158	73 158	73 158	158	158	158							
SMigR: males	54.5	61.7	61.7	61.7	61.6	61.7	61.9	62.0	62.2	62.5	62.6	49.3	49.4	49.4	49.2	49.0	48.7	48.4	48.0	47.5	47.2	46.8	46.4	46.0	
SMigR: females	48.0	54.1	54.1	54.1	54.5	54.8	55.0	55.2	55.4	55.6	55.9	44.2	44.1	44.0	43.9	43.8	43.6	43.3	43.0	42.7	42.3	41.9	41.6	41.3	
Migrants input						•		•		•															
Out-migration to Overseas																									
Male	60	111	111	111	111	111	111	111	111	111	111	68	68	68	68	68	68	68	68	68	68	68	68	68	
Female	49	89	89	89	89	89	89	89	89	89	89	55	55	55	55	55	55	55	55	55	55	55	55	55	
All	109	200	200	200	200	200	200	200	200	200	200	123	123	123	123	123	123	123	123	123	123	123	123	123	
SMigR: males	34.6 28.5	63.8 52.0	63.7 52.0	63.8 52.0	63.7 52.3	63.8 52.6	64.0 52.8	64.1 53.0	64.3 53.2	64.6 53.4	64.8 53.6	39.8 33.0	39.8 32.9	39.7 33.0	39.5 33.0	39.3 32.9	39.0 32.8	38.8 32.5	38.4 32.3	38.1 32.1	37.7 31.8	37.4 31.6	37.1	36.8	
SMigR: females Migrants input	28.5	52.0	52.0	52.0	52.3	52.6	52.8	53.0	53.2	53.4	53.6	33.0	32.9	33.0	33.0	32.9	32.8	32.5	32.3	32.1	31.8	31.6	31.4	31.1	
Migration - Net Flows	+191	+316	+342	+352	+339	+356	+361	+372	+389	+425	+500	+480	+480	+480	+480	+480	+480	+480	+480	+480	+480	+480	+480	+480	
Overseas	+191	+316	+342	+352	+339	+356	+301	+3/2	+369	+425	+500	+460	+480	+460	+480	+460	+480	+460	+480	+480	+480	+460	+480	+460	
		0	0	0	0	0	0	0	0	0	0	+35	+33	+35	+33	+35	+35	+35	+35	+35	+30	+35	+35	+35	
Summary of population ch		-65	75	05	70	-82			400	400		407	400		457	470	470	407	400			000	000	-233	
Natural change Net migration	-67 +259	+316	-75 +342	-85 +352	-78 +339	-82 +356	-90 +361	-97 +372	-103 +389	-109 +425	-118 +500	-127 +515	-136 +515	-147 +515	-157 +515	-170 +515	-179 +515	-187 +515	-198 +515	-208 +515	-215 +515	-223 +515	-229 +515	+515	
Net change	+192	+251	+267	+267	+261	+274	+271	+274	+286	+316	+382	+388	+379	+368	+358	+345	+336	+328	+317	+307	+300	+292	+286	+282	
Summary of Popul	lation e Population			ecasts																					
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	20
0-4		2012 2.834	2013 2.865	2014 2.851	2015 2.870	2016 2.923	2017 2.923	2018 2.914	2019 2.901	2020 2.890	2021 2.878	2022	2023	2024 2.857	2025 2.848	2026 2.838	2027 2.825	2028 2.814	2029 2.805	2030 2.797	2031 2.795	2032 2.799	2033 2.806	2034 2.818	20
0-4 5-10	2,830 3,821	2,834	2,865	2,851	2,870	2,923	2,923	2,914	2,901	2,890	2,878	2,872	2,865	2,857	2,848	2,838	2,825	2,814	2,805	2,797	2,795	2,799	2,806	2,818	2,
11-15	3,821	3,822	3,893	3,971	3,609	3,553	3,561	3,657	3,700	3,792	3,840	4,229	4,225	3,929	4,196	3,977	4,161	4,143	4,123	3,998	3,977	3,952	3,930	3,906	4, 3,
16-17	1,568	1,546	1,602	1,609	1,576	1,590	1,570	1,470	1,434	1,471	1,482	1,543	1,593	1,595	1,638	1,655	1,590	1,626	1,701	1,707	1,701	1,693	1,684	1,671	1,
18-59Female, 64Male	31,400	31,266	31,155	31,110	31,103	31,125	31,090	31,023	30,998	30,931	30,879	30,801	30,803	30,782	30,745	30,724	30,748	30,731	30,686	30,679	30,759	30,803	30,885	31,032	31,
60/65 -74	8,497	8,718	8,917	9,028	9,175	9,238	9,371	9,475	9,468	9,443	9,446	9,390	9,365	9,429	9,595	9,786	9,978	10,147	10,351	10,581	10,708	10,824	10,898	10,909	10,
75-84	3,838	3,914	4,004	4,150	4,238	4,335	4,418	4,561	4,753	4,929	5,107	5,440	5,678	5,860	5,976	6,047	6,110	6,164	6,145	6,136	6,124	6,057	6,048	6,055	6,
85+ Total	1,492	1,529	1,579	1,610	1,674	1,731 58,530	1,809	1,884	1,956	2,042	2,150	2,229	2,318 60.721	2,434	2,529	2,618	2,713	2,843 62.508	3,004 62.836	3,154 63,153	3,318 63,460	3,577	3,766	3,929 64,338	4, 64.
Population impact of cons		57,484	57,735	58,002	58,269	58,530	58,804	59,075	59,349	59,635	59,951	60,333	60,721	61,100	61,469	61,826	62,1/2	62,508	62,836	63,153	63,460	63,760	64,052	64,338	64,
Number of persons	-1,182	-29	+16	+42	+52	-61	-44	-39	-28	-11	+25														
Households	o					07	or	05	or	05	or			00.071			07.000	07.07-		07.000					
Number of Households Change over previous year	24,096 -460	24,312 +216	24,522 +211	24,714 +192	24,898 +184	25,096 +198	25,279 +183	25,457 +178	25,634 +176	25,804 +170	25,980 +176	26,198 +218	26,421 +223	26,671 +250	26,903 +231	27,134 +231	27,360 +226	27,576 +216	27,778 +202	27,969 +191	28,169 +200	28,343 +174	28,521 +179	28,721 +199	28
Change over previous year Number of supply units	-460 25.152	+216 25.377	+211 25.597	+192 25.798	+184 25.990	+198 26.196	+183 26.388	+178 26.573	+176 26.757	+170 26.935	+176 27.119	+218 27.346	+223 27.580	+250 27.841	+231 28.082	+231 28.323	+226 28.559	+216 28.785	+202 28.996	+191 29.196	+200 29.404	+174 29.585	+179 29.772	+199 29.980	30
Number of supply units Change over previous year	25,152 -480	+225	+220	+200	25,990 +192	26,196 +207	26,388	26,573 +186	26,757	26,935	27,119 +183	+228	+233	+261	28,082	28,323	+236	28,785 +226	28,996	29,196 +200	29,404	29,585	+187	+208	30
ourandio over brevious App	-480	+220	+220	+200	+102	+207	+102	+100	+104	+170	+103	+220	+200	+201	+2+1	7241	+230	7220	7211	+200	+200	+101	+10/	+208	
Labour Force																									
Number of Labour Force	29,371	29,319	29,263	29,243	29,265	29,269	29,199	29,145	29,115	29,082	29,065	29,051	29,056	29,092	29,103	29,117	29,136	29,199	29,278	29,340	29,440	29,548	29,672	29,787	29
Change over previous year	-829	-52	-56	-20	+22	+4	-70	-54	-30	-33	-17	-13	+4	+36	+12	+14	+18	+64	+79	+62	+100	+108	+124	+115	
		28,503	28,449	28.429		28.539																			29.
Number of supply units Change over previous year	28,702 -871	-199	-54	-20,429	28,493 +64	28,539	28,513 -26	28,502 -11	28,515 +13	28,482 -33	28,466 -17	28,453 -13	28,457 +4	28,492 +35	28,504 +11	28,517 +14	28,535 +18	28,598 +62	28,675 +77	28,735 +60	28,834 +98	28,939 +105	29,061 +122	29,173 +112	29

#### Population Estimates and Forecasts

#### Scenario K: Short Term Past Migration Trends

#### Components of Population Change Ribble Valley

•	• Year begin	ning July	1st																						
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Births																									
Male Female	266 253	267 254	267 255	265 252	265 253	265 252	264 251	263 250	262 249	261 248	259 247	259 246	256 244	253 241	249 237	246 234	243 232	241 230	239 227	236 225	235 224	234 223	234 223	235 223	
All Births	203 519	204 521	522	517	253 518	517	515	513	511	248 509	506	246 505	244 500	493	487	480	475	471	466	462	458	457	456	458	
TEB	1.95	1.97	1.97	1.93	1.92	1.90	1.88	1.86	1.85	1.84	1.83	1.82	1.82	1.81	1.80	1 79	1.79	1.79	1 79	1.79	1 79	1 79	1.79	1 79	
Births input																									
Deaths																									
Male	283	283	290	293	291	294	298	302	305	308	312	316	320	323	327	331	335	339	344	348	352	356	360	365	
Female	283	263	290	293	305	294	296	302	305	308	312	316	320	323	327	331	335	339	344	348	352	350	360	365	
All deaths	586	586	597	602	596	599	604	610	614	618	624	632	639	646	654	663	671	679	688	698	706	716	726	735	
SMR: males	102.2	99.4	98.9	97.2	93.8	92.0	90.4	88.8	87.0	85.3	83.8	82.3	80.9	79.5	78.2	77.1	76.0	74.9	74.1	73.2	72.4	71.5	70.9	70.3	
SMR: females	100.8	98.6	97.2	95.8	92.4	90.3	88.6	87.0	85.0	82.9	81.1	79.7	78.2	77.1	76.0	74.9	73.7	72.7	71.6	71.0	70.0	69.4	68.8	67.9	
SMR: male & female	101.5	99.0	98.0	96.5	93.1	91.1	89.5	87.9	86.0	84.1	82.5	81.0	79.6	78.3	77.0	76.0	74.8	73.8	72.8	72.0	71.2	70.4	69.8	69.1	
Expectation of life	81.1	81.3	81.3	81.5	81.7	81.9	82.0	82.2	82.4	82.5	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0	
Deaths input																									
In-migration from the UK																									
Male	1,373	1,393	1,397	1,405	1,428	1,434	1,437	1,442	1,447	1,457	1,451	1,341	1,345	1,347	1,348	1,345	1,344	1,344	1,345	1,346	1,346	1,345	1,343	1,343	
Female	1,503	1,515	1,524	1,522	1,542	1,544	1,543	1,544	1,548	1,555	1,549	1,426	1,422	1,420	1,419	1,422	1,423	1,423	1,422	1,421	1,421	1,422	1,424	1,424	
All	2,876	2,908	2,921	2,926	2,969	2,978	2,980	2,986	2,994	3,012	3,000	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	2,767	
SMigR: males	52.3	53.1	53.3	53.5	54.4	54.6	54.7	54.8	55.1	55.6	55.3	50.9	51.1	51.2	51.2	51.0	50.8	50.8	50.8	50.7	50.6	50.4	50.2	50.1	
SMigR: females	56.4	57.4	58.0	58.0	58.7	58.8	58.8	58.9	59.2	59.6	59.3	54.3	54.1	54.1	54.1	54.2	54.1	54.0	53.9	53.6	53.4	53.3	53.3	53.2	
Migrants input	1.1	1	1.1					1	1	1				· ·	· ·			1	1			1	1		
Out-migration to the UK																									
Male	1,280	1,244	1,243	1,243	1,268	1,261	1,265	1,266	1,267	1,256	1,215	1,212	1,200	1,199	1,203	1,208	1,208	1,204	1,203	1,199	1,198	1,197	1,198	1,198	
Female	1,405	1,347	1,336	1,330	1,363	1,361	1,355	1,348	1,338	1,332	1,285	1,265	1,277	1,278	1,274	1,269	1,269	1,273	1,274	1,278	1,279	1,280	1,279	1,279	
All	2,686	2,592	2,579	2,574	2,631	2,622	2,620	2,614	2,606	2,588	2,500	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	
SMigR: males	48.8	47.4	47.4	47.4	48.3	48.1 51.9	48.2	48.2	48.2	47.9	46.3	46.0	45.6 48.6	45.6 48.6	45.7	45.8 48.3	45.7 48.2	45.5 48.3	45.4	45.2	45.0 48.0	44.9	44.8	44.7 47.8	
SMigR: females Migrants input	52.7	51.1	50.9	50.7	51.9	51.9	51.7	51.4	51.2	51.0	49.1	48.2	48.6	48.6	48.5	48.3	48.2	48.3	48.3	48.2	48.0	48.0	47.9	47.8	
In-migration from Oversea Male																									
	95	108	108	108	107	107	107	107	107	107	107	85	85	85	85	85	85	85	85	85	85	85	85	85	
Female All	82 177	92 200	92 200	92 200	93 200	93 200	93 200	93 200	93 200	93 200	93 200	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	73 158	
SMigR: males	54.5	61.7	61.7	61.7	61.6	61.7	61.9	62.0	62.2	62.5	62.6	49.3	49.7	50.1	50.3	50.4	50.4	50.4	50.3	50.2	50.1	50.0	49.8	49.7	
SMigR: females	48.0	54.1	54.1	54.1	54.5	54.8	55.0	55.2	55.4	55.6	55.9	44.2	44.4	44.6	44.8	45.0	45.1	45.1	45.1	45.1	44.9	44.9	44.8	44.7	
Migrants input		•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	
Out-migration to Overseas Male																00	82	82	82	82					
Female	60 49	111 89	111 89	111 89	111 89	111 89	111 89	111 89	111 89	111 89	111	82 66	82 66	82 66	82 66	82 66	82 66	82	82 66	82 66	82 66	83 65	82 66	83 65	
All	109	200	200	200	200	200	200	200	200	200	200	148	148	148	148	148	148	148	148	148	148	148	148	148	
SMigR: males	34.6	63.8	63.7	63.8	63.7	63.8	64.0	64.1	64.3	64.6	64.8	47.9	48.2	48.4	48.6	48.7	48.7	48.7	48.6	48.5	48.3	48.2	48.1	48.0	
SMigR: females	28.5	52.0	52.0	52.0	52.3	52.6	52.8	53.0	53.2	53.4	53.6	39.7	39.9	40.2	40.5	40.6	40.7	40.7	40.7	40.7	40.6	40.5	40.5	40.4	
Migrants input	•						•			•				•			•	· • ·	· • ·					•	
Migration - Net Flows																									
UK	+191	+316	+342	+352	+339	+356	+361	+372	+389	+425	+500	+290	+290	+290	+290	+290	+290	+290	+290	+290	+290	+290	+290	+290	
Overseas	+68	0	0	0	0	0	0	0	0	0	0	+10	+10	+10	+10	+10	+10	+10	+10	+10	+10	+10	+10	+10	
Summary of population ch	ande																								
Natural change	-67	-65	-75	-85	-78	-82	-90	-97	-103	-109	-118	-127	-139	-153	-167	-183	-196	-208	-222	-236	-248	-259	-270	-277	
Net migration	+259	+316	+342	+352	+339	+356	+361	+372	+389	+425	+500	+300	+300	+300	+300	+300	+300	+300	+300	+300	+300	+300	+300	+300	
Net change	+192	+251	+267	+267	+261	+274	+271	+274	+286	+316	+382	+173	+161	+147	+133	+117	+104	+92	+78	+64	+52	+41	+30	+23	
0																									
Summary of Popul	ation est	imates	s/torec	asts																					
	Population	at mid-ye	ar																						
	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
0-4	2,830	2,834	2.865	2,851	2,870	2,923	2,923	2.914	2,901	2,890	2,878	2,872	2.850	2,825	2,799	2.770	2.736	2,703	2,670	2,639	2,612	2,590	2.572	2,558	2,551
5-10	3,821	3,822	3,893	3,971	4,024	4,036	4,061	4,091	4,138	4,137	4,169	4,229	4,210	4,184	4,151	4,121	4,086	4,053	4,016	3,973	3,931	3,885	3,840	3,795	3,751
11-15	3,846	3,855	3,720	3,673	3,609	3,553	3,561	3,657	3,700	3,792	3,840	3,829	3,862	3,905	3,905	3,930	3,987	3,970	3,942	3,909	3,878	3,842	3,810	3,775	3,737
16-17	1,568	1,546	1,602	1,609	1,576	1,590	1,570	1,470	1,434	1,471	1,482	1,543	1,588	1,586	1,625	1,637	1,569	1,600	1,669	1,672	1,662	1,650	1,638	1,621	1,609
18-59Female, 64Male	31,400	31,266	31,155	31,110	31,103	31,125	31,090	31,023	30,998	30,931	30,879	30,801	30,659	30,491	30,307	30,137	30,010	29,842	29,645	29,484	29,407	29,295	29,221	29,209	29,211
60/65 -74	8,497	8,718	8,917	9,028	9,175	9,238	9,371	9,475	9,468	9,443	9,446	9,390	9,353	9,404	9,556	9,733	9,910	10,063	10,251	10,463	10,574	10,672	10,728	10,723	10,680
75-84	3,838	3,914	4,004	4,150	4,238	4,335	4,418	4,561	4,753	4,929	5,107	5,440	5,672	5,847	5,956	6,021	6,078	6,126	6,100	6,085	6,067	5,995	5,980	5,981	6,053
85+	1,492	1,529	1,579	1,610	1,674	1,731	1,809	1,884	1,956	2,042	2,150	2,229	2,313	2,423	2,513	2,597	2,687	2,812	2,968	3,113	3,272	3,524	3,707	3,864	3,956
Total	57,292	57,484	57,735	58,002	58,269	58,530	58,804	59,075	59,349	59,635	59,951	60,333	60,506	60,667	60,814	60,947	61,064	61,169	61,261	61,339	61,402	61,455	61,495	61,526	61,549
Population impact of const Number of persons	traint -1,182	-29	+16	+42	+52	-61	-44	-39	-28	-11	+25														
Households																									
Number of Households	24,096	24.312	24.522	24.714	24.898	25.096	25.279	25.457	25,634	25.804	25.980	26,198	26.348	26,523	26.677	26.828	26,972	27,104	27,222	27.327	27.439	27.524	27.612	27,720	27.809
Change over previous year	-460	+216	+211	+192	+184	+198	+183	+178	+176	+170	+176	+218	+151	+175	+154	+151	+144	+132	+118	+105	+111	+85	+89	+107	+89
Number of supply units	25.152	25.377	25.597	25.798	25.990	26,196	26.388	26.573	26,757	26.935	27.119	27.346	27.504	27.686	27.847	28.004	28.154	28.293	28.416	28.525	28.642	28,730	28.823	28.935	29.028
Change over previous year	-480	+225	+220	+200	+192	+207	+192	+186	+184	+178	+183	+228	+157	+183	+161	+157	+150	+138	+123	+110	+116	+89	+93	+112	+93
Labour Force																									
Number of Labour Force	29,371	29,319	29,263	29,243	29,265	29,269	29,199	29,145	29,115	29,082	29,065	29,051	28,924	28,826	28,703	28,580	28,461	28,385	28,323	28,244	28,201	28,165	28,145	28,114	28,076
Change over previous year	-829	-52	-56	-20	+22	+4	-70	-54	-30	-33	-17	-13	-128	-97	-123	-123	-119	-76	-62	-80	-42	-36	-20	-30	-38
Number of supply units	28,702	28,503	28,449	28,429	28,493	28,539	28,513	28,502	28,515	28,482	28,466	28,453	28,328	28,232	28,112	27,991	27,874	27,800	27,740	27,662	27,620	27,585	27.565	27,535	27,498
																		-							
Change over previous year	-871	-199	-54	-20	+64	+46	-26	-11	+13	-33	-17	-13	-125	-95	-121	-120	-117	-74	-60	-78	-41	-36	-20	-30	-38

Components of Pop	ulation	Chan	ar		5	Ribble	Vallev																		
• •	Year begin	-	-				vaney																		
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Births																									
Male	266	272	277	278	282	285	289	292	295	299	300	299	297	292	289	288	287	285	284	284	286	289	294	300	
Female	253	259	263	265	268	271	275	278	281	285	286	285	283	278	276	274	273	272	271	271	272	275	280	286	
All Births	519	532	540	543	550	555	563	571	576	583	585	584	580	571	565	562	559	557	555	555	558	564	573	586	
TFR	1.95	1.97	1.97	1.93	1.92	1.90	1.88	1.86	1.85	1.84	1.83	1.82	1.82	1.81	1.80	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	
Births input																									
Deaths																									
Male	283	284	291	295	293	296	300	304	307	310	314	318	323	327	331	336	341	345	351	356	362	367	372	379	
Female	303	305	310	312	308	308	311	313	314	316	318	322	325	330	335	340	344	349	354	361	366	373	380	386	
All deaths	586	589	601	606	600	604	610	617	621	626	632	640	648	656	665	676	685	694	706	717	728	739	752	764	
SMR: males	102.2	99.4	98.9	97.2	93.8	92.0	90.4	88.8	87.1	85.2	83.8	82.2	80.9	79.5	78.1	77.1	76.0	74.9	74.1	73.2	72.4	71.6	70.9	70.3	
SMR: females	100.8	98.6	97.2	95.8	92.4	90.3	88.6	87.0	85.0	83.0	81.2	79.8	78.2	77.1	76.0	74.9	73.7	72.7	71.6	71.0	70.0	69.4	68.8	67.9	
SMR: male & female Expectation of life	101.5	99.0	98.0	96.5	93.1	91.1	89.5 82.0	87.9 82.2	86.0 82.4	84.1 82.5	82.5 82.7	81.0 82.8	79.6 82.9	78.3	77.0 83.2	76.0 83.3	74.8 83.4	73.8 83.5	72.8 83.6	72.0	71.2 83.8	70.4 83.8	69.8	69.1 84.0	
Expectation of the Deaths input	81.1	81.3	81.3	81.5	81.7	81.9	62.0	62.2	62.4	82.5	02.7	02.0	62.9	83.1	63.2	63.3	03.4	63.5	03.0	83.7	03.0	63.6	83.9	64.0	
n-migration from the UK																									
Male	1,601	1,506	1,476	1,423	1,439	1,517	1,515	1,501	1,545	1,537	1,521	1,522	1,479	1,505	1,494	1,479	1,424	1,477	1,482	1,488	1,491	1,495	1,495	1,497	
Female	1 754	1,663	1,470	1,423	1,439	1,517	1,515	1,501	1,545	1,557	1.642	1,633	1,479	1,505	1,494	1,479	1,424	1,477	1,402	1,400	1,491	1,485	1,460	1,497	
4//	3,355	3.168	3.127	2,993	3.012	3.167	3,151	3,119	3.211	3,193	3,163	3,155	3.059	3,114	3.093	3.079	2,970	3.078	3.089	3,100	3,111	3.122	3,133	3,144	
SMigR: males	61.0	56.6	55.0	52.7	53.1	55.9	55.4	54.5	55.9	55.4	54.5	54.1	52.3	52.8	52.0	51.0	48.7	50.3	50.0	49.7	49.3	48.8	48.3	47.7	
SMigR: females	65.8	61.8	60.9	57.5	57.5	60.3	59.4	58.6	60.3	59.7	58.9	58.1	55.6	56.2	55.4	55.0	52.6	54.0	53.7	53.1	52.6	52.2	51.8	51.4	
Aigrants input	•	•	•	•	•	•	•	•	•	•	•			•	•	•		•	•	•			•	•	
Dut-migration to the UK																									
Vale	1.274	1.250	1.251	1.248	1.244	1.243	1.250	1.254	1.264	1.260	1.212	1.219	1,194	1.187	1.187	1.187	1,180	1,167	1.161	1.150	1,142	1.135	1.129	1,122	
Female	1,397	1,350	1,349	1,352	1,356	1,357	1,350	1,346	1,336	1,340	1,288	1,270	1,284	1,279	1,269	1,257	1,253	1,255	1,250	1,250	1,247	1,243	1,238	1,234	
4//	2,671	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,500	2,489	2,478	2,467	2,456	2,444	2,433	2,422	2,411	2,400	2,389	2,378	2,367	2,356	
SMigR: males	48.5	46.9	46.6	46.2	45.9	45.8	45.7	45.5	45.7	45.4	43.4	43.3	42.2	41.7	41.3	41.0	40.4	39.7	39.2	38.4	37.8	37.1	36.4	35.8	
SMigR: females	52.4	50.2	49.8	49.5	49.6	49.6	49.1	48.8	48.4	48.3	46.2	45.2	45.2	44.7	44.0	43.2	42.6	42.3	41.8	41.2	40.5	39.8	39.2	38.5	
Vigrants input	1.1	1.0			· •	· •	1.1	1.1	1.1	1.0	· •			1.0	1.0	· •		1.0	1.0		1.0	1.1	1.1	1.1	
n-migration from Overseas																									
Male	95	107	107	107	107	106	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	107	106	106	
emale	82	93	93	93	93	94	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	94	94	
4//	177	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
MigR: males	54.5	60.5	59.6	59.1	58.8	58.7	58.8	58.6	58.6	58.4	58.2	57.8	57.7	57.6	57.3	56.9	56.4	56.2	55.6	54.9	54.2	53.6	52.7	51.9	
SMigR: females	48.0	53.1	52.4	51.7	51.9	52.1	51.7	51.9	51.9	51.9	51.9	51.8	51.5	51.4	51.2	51.0	50.7	50.2	49.8	49.3	48.5	47.8	47.3	46.6	
Vigrants input					· · ·	· · ·	· ·	· ·	· ·			•	•							- * · · ·			· ·		
Dut-migration to Overseas																									
Male	60	111	111	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	109	109	
Female	49	89	89	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	91	91	
All	109	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
SMigR: males	34.6	62.5	61.6	60.9	60.7	60.6	60.6	60.3	60.3	60.1	60.0	59.7	59.5	59.1	58.7	58.4	58.0	57.7	57.1	56.5	55.7	55.0	54.1	53.4	
SMigR: females	28.5	51.1	50.4	49.9	50.0	50.2	49.9	50.1	50.2	50.2	50.1	49.9	49.7	49.8	49.7	49.4	49.1	48.7	48.2	47.7	47.0	46.3	45.9	45.1	
Migrants input	1.1	1.1					1.1	1.1	1.1	1.1				1.0	1.0		1	1.1	1.0		1.1	1.1	1.1	1.1	
Migration - Net Flows																									
UK	+684	+568	+527	+393	+412	+567	+551	+519	+611	+593	+663	+666	+582	+648	+638	+634	+537	+656	+678	+700	+722	+744	+767	+789	
Overseas	+68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Summary of population char	nge																								
Natural change	-67	-57	-61	-63	-50	-48	-47	-46	-45	-43	-47	-56	-68	-85	-100	-114	-126	-137	-151	-162	-170	-175	-179	-178	
Net migration	+752	+568	+527	+393	+412	+567	+551	+519	+611	+593	+663	+666	+582	+648	+638	+634	+537	+656	+678	+700	+722	+744	+767	+789	
Net change	+685	+511	+466	+330	+362	+519	+504	+473	+567	+551	+616	+610	+513	+562	+538	+520	+411	+518	+527	+538	+553	+569	+588	+611	
Summary of Populat	tion es	limates	s/torec	asts																					
1	Population	at mid-ye	ar																						
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2
)-4	2,830	2,876	2,936	2,933	2,965	3,053	3,096	3,136	3,170	3,210	3,241	3,269	3,287	3,288	3,278	3,253	3,220	3,181	3,153	3,133	3,124	3,125	3,135	3,156	3
5-10	3,821	3,852	3,940	4,044	4,117	4,139	4,184	4,233	4,310	4,318	4,383	4,504	4,557	4,598	4,638	4,676	4,701	4,707	4,705	4,686	4,655	4,613	4,570	4,529	4
11-15	3,846	3,879	3,755	3,716	3,647	3,582	3,602	3,729	3,780	3,924	4,004	3,981	4,025	4,097	4,100	4,158	4,277	4,315	4,352	4,381	4,413	4,438	4,456	4,462	4
16-17	1,568	1,557	1,615	1,629	1,601	1,629	1,619	1,498	1,457	1,506	1,514	1,591	1,662	1,651	1,717	1,752	1,645	1,675	1,772	1,795	1,810	1,825	1,844	1,857	1
18-59Female, 64Male	31,400	31,608	31,679	31,768	31,785	31,855	31,957	32,018	32,099	32,176	32,249	32,278	32,394	32,428	32,494	32,564	32,724	32,747	32,803	32,910	33,157	33,375	33,670	34,072	34
60/65 -74	8,497	8,741	8,952	9,073	9,225	9,289	9,442	9,568	9,574	9,553	9,554	9,521	9,496	9,565	9,747	9,941	10,128	10,289	10,493	10,745	10,866	10,988	11,059	11,055	11
75-84	3,838	3,926	4,018	4,166	4,251	4,348	4,428	4,569	4,763	4,947	5,134	5,479	5,729	5,921	6,042	6,116	6,190	6,253	6,239	6,235	6,221	6,168	6,171	6,186	
35+	1,492	1,540	1,594	1,626	1,694	1,751	1,837	1,918	1,989	2,073	2,181	2,252	2,335	2,450	2,547	2,639	2,733	2,863	3,030	3,189	3,368	3,633	3,829	4,006	
Total	57,292	57,977	58,488	58,955	59,285	59,647	60,165	60,669	61,142	61,708	62,259	62,875	63,485	63,999	64,561	65,098	65,618	66,030	66,548	67,075	67,613	68,166	68,735	69,323	69
Population impact of constra lumber of persons	aint -1,182	+464	+268	+227	+93	+12	+167	+151	+119	+211	+193	+163	+144	+37	+81	+49	+23	-96							
abour Force																									
Number of Labour Force	29,371	29,626	29,728	29,831	29,890	29,948	30,006	30,064	30,122	30,224	30,326	30,428	30,530	30,632	30,735	30,837	30,939	31,041	31,239	31,426	31,681	31,964	32,294	32,637	3
Change over previous year	-829	+254	+103	+103	+58	+58	+58	+58	+58	+102	+102	+102	+102	+102	+102	+102	+102	+102	+198	+187	+255	+283	+329	+343	
Number of supply units	28,702	28,801	28,901	29,001	29,101	29,201	29,301	29,401	29,501	29,601	29,701	29,801	29,901	30,001	30,101	30,201	30,301	30,401	30,595	30,778	31,029	31,306	31,628	31,964	3
Change over previous year	-871	+99	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+194	+183	+250	+277	+323	+336	
laura halda																									
Households					05.155	05	05	05				00						00.515	00.000						
Number of Households	24,096	24,442 +346	24,706 +264	24,939	25,160	25,409	25,698	25,928	26,139	26,370	26,594	26,882	27,164	27,459	27,783	28,102	28,410	28,649	28,905	29,158	29,433	29,698	29,976	30,301	31
Ot				+233	+221	+249	+289	+230	+211	+231	+224	+288	+282	+295	+324	+320	+307	+240	+256	+254	+275	+265	+278	+326	
	-460																								
Change over previous year Number of supply units Change over previous year	-460 25,152 -480	+346 25,514 +362	25,789 +275	26,033 +244	26,263 +230	26,523 +260	26,825 +302	27,065 +240	27,285 +220	27,526 +241	27,759 +234	28,061 +301	28,355 +294	28,663 +308	29,001 +338	29,335 +334	29,655 +321	29,905 +250	30,172 +267	30,437 +265	30,724 +287	31,000 +276	31,290 +290	31,630 +340	31

Scenario L: ELR Job Growth

Population Estimates and Forecasts

# Appendix 2 Inputs and Assumptions

DEMOGRAPHIC	Scenario I: 2011-Based CLG Household Projections	Scenarios J & K: Past Migration Trends	Scenario L: ELR Job Growth		
Population					
Baseline Population	A 2010 baseline population is taken from the 2010 Mid-year population estimates 2011-2021 is constrained to the 2011-based SNPP for the Borough, by age and s		ort and gender. The population for		
Births	Future change assumed in the Total Fertility Rate [TFR] uses the birth projections projected TFRs through PopGroup.	from the ONS 2010-based Interim SNPP. T	his in turn is used to derive future		
Deaths	Future change assumed in the SMR uses the death projections from the ONS 201 PopGroup.	LO-based Interim SNPP. This in turn is used	to derive future projected SMRs through		
Internal Migration	Gross domestic in and out migration flows are adopted based on forecast migration in Ribble Valley Borough from the ONS 2010-based SNPP for 2010, and using the 2011-based Interim SNPP for the actual internal migration flows 2011-2021. This is the sum of internal migration (elsewhere in England) and cross-border migration (elsewhere in the UK) (SNPP Table 5). Internal migration includes moves to all other Local Authority areas, including to neighbouring areas (i.e. a move of two streets might be classed as internal migration if it involves a move to another LA area). Beyond 2021, a trend rate is applied.	As Scenario I to 2021; post 2021, Gross domestic internal migration flows are adopted based on average gross past trends for the past 5/10 years.	Internal in-migration and outmigration is flexed (inflated or deflated) to achieve the necessary number of economically active people to underpin the economy in the Borough in the employment scenario.		
International Migration	Gross international in and out migration flows are adopted based on forecast migration in Ribble Valley Borough from the ONS 2010-based SNPP for 2010, and using the 2011-based Interim SNPP for the actual internal migration flows 2011-2021. Beyond 2021, a trend rate is applied.	As above but for international flows			
Propensity to Migrate (Age Specific Migration Rates)	Age Specific Migration Rates (ASMigR) for both in and out domestic migration are 2010-based SNPP. These identify a migration rate for each age cohort within the age providing an Age Specific Migration Rate. This then drives the demographic p numbers of migrants).	Borough (for both in and out flows separate	ly) which is applied to each individual		
Housing					
Headship Rates	Headship rates that are specific to Ribble Valley Borough and forecast over the per 2011-based CLG household forecasts and applied to the demographic forecasts frage cohort and by household typology. These are the most up-to-date headship rational term trends identified within the 2008-based household projections with independent of the second	or each year as output by the PopGroup mo ates available at the time of writing. Beyond	del. These headship rates were split by 2021 this is assumed to resume the		
Population not in households	The number of population not in households (e.g. those in institutional care) is sir household forecasts. No change is assumed to the rate of this from the CLG ider		underpin the 2011-based CLG		

DEMOGRAPHIC	Scenario I: 2011-Based CLG Household Projections	Scenarios J & K: Past Migration Trends	Scenario L: ELR Job Growth
Vacancy / 2nd Home Rate	A vacancy and second homes rate is applied to the number of households, represe the housing market. This means that more dwellings than households are require 4.2% (estimated using data from the Council Tax Base for Formula Grant Purpose	ed to meet needs. The vacancy/second hor	me rate in Ribble Valley Borough totals
Economic			
Economic Activity Rate	Age and gender specific economic activity rates are used. The basis for this is ON growth rates for each age cohort from these national projections are applied to th period. At 2011 these have been rebased from their 2011 estimate using a unifor districts from the Annual Population Survey (APS). These are assumed to remain changing pension ages beyond that already taken into account in the ONS 2006-b women above age 65). In this regard, 1% has been added to the female 60-64 age cohort activity rates in has then been held constant across the remainder of the forecasting period. Further economic activity rates in 2019 and 2% in 2020. These 2020 rates were then here	e Census 2001 economic activity profile for orm adjustment to all age cohorts to meet c the same as the projection with the excepti based projections (i.e. to account for pension a 2011, 2% in 2012, 3% in 2013 and so for hermore, 1% has been added to the Male 6	the three districts across the forecast urrent total economic activity in the on of an adjustment to take account of n age increases for both men and th up to 8% in 2018. This 2018 rate
Commuting Rate	A standard net commuting rate is inferred through the modelling using a Labour F living in area ÷ (B) Number of workers who work in the area (number of jobs). For Ribble Valley Borough, data from the 2011 APS and 2011 BRES identifies an This has not been flexed over the forecasting period with no assumed increase or	LF ratio of 0.987 (30,000 employed people	
Unemployment	To calculate the unemployment rate, NLP took Jan 2011–Dec 2011 NOMIS unem the Jan 2012-Dec 2012 NOMIS unemployment figures (4.0% for Ribble Valley Bor 2014 to reflect initial stabilisation at the current high rate, and then gradually red Valley Borough over a five year time frame. This figure was then held constant to the end of the forecasting period on the gro to a similar rate as seen pre-recession.	ough) to equate to the 2012 rates. NLP ke uced the rate on a linear basis to the 7-year	pt this figure constant for 2013 and average (06-12) of 3.29% for Ribble