Nathaniel Lichfield & Partners
Planning. Design. Economics.

Wirral SHMA and Housing Needs Study

Final Report

Wirral Council

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1.0 Executive Summary

Introduction

1.1 Nathaniel Lichfield & Partners [NLP] was appointed by Wirral Council to undertake a Strategic Housing Market Assessment [SHMA] and Local Housing Needs Study. The purpose of the study is to provide robust and up-to-date evidence on the potential scale of future housing need and demand in Wirral based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide the Council with evidence on the future housing needs of the authority area to help Wirral Council plan for future growth and make informed policy choices through its emerging Local Plan process.

1.2 The National Planning Practice Guidance [Practice Guidance] defines an HMA as a level of geography at which 70% of local moves are contained, whilst the former CLG Guidance notes that the benchmark-for self-containment may be lower in more rural areas. The 2011 Census migration data indicates that over 70% of moves in Wirral are from households already living in the Borough. The latest primary research on migration patterns as set out in the HNS (2013), reinforces the high levels of self-containment in the Borough (at over 75%) at a regional scale. The 2011 TTWA ONS data also supports this view. On this basis Wirral can be considered as a single HMA for the purpose of considering housing needs in the context of the Local Plan.

1.3 The Practice Guidance indicates that once an assessment of need based upon household projections is established, this should be adjusted to reflect appropriate market signals. NLPs analysis of housing market signals suggests that when compared against districts elsewhere in Merseyside, Wirral has experienced a relatively high rate of house price growth over the period 1999 to 2014, at a rate higher than the national level of growth, whilst the rate of change in the affordability ratio has also been significantly higher than many of the comparable districts nearby. As a consequence, it is considered that some upward adjustment to the demographic starting point could be necessary.

Modelling Approach

1.4 NLP's HEaDROOM framework was used to identify locally generated housing needs based upon an analysis of the demographic, economic, and policy / supply factors within Wirral. Based on past trends and context of the Borough, a number of scenarios were identified and agreed with Council Officers reflecting alternatives for potential future growth within Wirral. These were identified to reflect what has occurred previously, as well as what might occur in the future given the range of factors which affect population and household growth within the Borough.

1.5 Data contained within the 2012-based Sub-National Household Projections [SNHP] and equivalent Sub-National Population Projections [SNPP]

underpinned all of the modelling scenarios and act as the starting point for considering evidence of housing need. NLP has modelled the various demographic an economic-led scenarios using industry-standard PopGroup demographic modelling software.

Objectively Assessed Need for Housing in Wirral Borough

1.6 The scenarios present a range of housing needs for the period 2014 to 2032 (and, in the longer term, to 2037) based on different drivers of growth, as set out in Table 1.1. These range from a low of 188 dpa based on the Liverpool City Region LEP OE Job Growth Sensitivity Test (Scenario Ei), all the way up to a high of +1,304 dpa based on Policy On Jobs Growth (Scenario F). With the exception of the Experian Job Growth Scenario (I), the remaining scenarios cluster in a narrower range of 475 dpa to 965 dpa (excluding the affordable housing and past delivery rate comparators).

Table 1.1 Summary of Wirral Scenarios

Scenario	Population Change 2014-32	Jobs 2014-32	Dwelling Change 2014-32	Dwellings p.a. (2014-32)	Dwellings p.a. (2014-37)
A. 2012-based SNPP	10,140	-2,085	12,326	685	652
Ai. 2012 SNPP PCU	10,140	-2,085	13,622	757	740
B. Long Term Migration	66	-6,295	8,112	451	393
C. Zero Net Migration	3,313	-4,711	9,756	542	487
D. Natural Change	3,831	-3,014	8,651	481	452
E. Liverpool City Region LEP OE Job Growth	1,486	-5,500	8,792	488	437
Ei. Liverpool City Region LEP OE Job Growth – Sensitivity Test	-11,850	-5,500	5,385	188	186
F. Policy On Job Growth	37,441	8,800	23,467	1,304	1,216
Fi. Policy On Job Growth – Sensitivity Test	22,390	8,800	17,373	965	928
G. Job Stabilisation	14,912	0	14,213	790	751
Gi. Job Stabilisation – Sensitivity Test	928	0	8,549	475	485
H. Past Job Growth Trends	8,308	-2,664	11,539	641	597
I. Experian Job Growth	34,439	7,730	22,191	1,233	1,183
Ii. Experian Job Growth – Sensitivity Test	19,529	7,730	16,156	898	896
SHMA Affordable Housing Needs	-	-	46,530	2,585	2,585
Past Delivery Rate (383 dpa net)	-3,150	-7,321	6,894	383	383

Source: NLP using PopGroup

1.7 This SHMA provides a forward-looking objective assessment of future housing needs using a base date of 2014 up to 2032, to match the horizon of the emerging Wirral Core Strategy Local Plan. Further evidence has been provided to identify the housing objectively assessed need (OAN) up to 2037.

1.8 The scale of objectively assessed need is a judgement and the different scenarios and outcomes set out within this report provide alternative levels of housing growth for Wirral. NLP considers these to be as follows:

1 **685 dpa** equates to the 2012-based household projections, rising to **757 dpa** with necessary adjustments being made to headship rates in the younger age categories, although this would require a step change in future housing delivery;

2 **790 dpa** represents a scenario at which the Borough's economy would stabilise (i.e. there would be zero job growth over the Plan period). Any housing OAN below this figure would potentially result in a reduction in jobs which would conflict with the Framework's aspiration to ensure that the planning system '*does everything it can to support sustainable economic growth*' [§19];

3 A worsening of some **market signals** suggests the need to improve affordability to stabilise the increasing house prices and affordability ratios. This would justify a modest uplift to the figures over and above the level suggested by the demographic projections. A 5% uplift to the demographic starting point **would indicate a minimum demographic OAN of 795 dpa;**

4 **1,233 dpa** represents the level of housing growth necessary to provide a sufficiently large labour force to support the latest Experian job growth forecasts for the Borough, assuming that commuting rates remain constant. However, this level of housing provision would be very challenging for the Borough to achieve;

5 The scale of affordable housing needs, when considered as a proportion of market housing delivery, implies even higher estimates of total need, although whether such estimates will ever be realistically achievable is open to question. This supports a further additional **uplift of 10%** to the range, above the level identified by demographic needs alone **or a minimum OAN of 874 dpa**;

6 **The resultant (rounded) housing OAN range would therefore be in the order of 875 dpa – 1,235 dpa to 2032, and 855 dpa – 1,185 dpa to 2037.**

1.9 Any figure below this objective assessment would require the Council to clearly demonstrate how the adverse housing, economic and other outcomes identified in this report would be avoided and mitigated and how "*any adverse impacts…would significantly and demonstrably outweigh the benefits when assessed against the policies in [the] Framework taken as a whole; or that specific policies in [the] Framework indicate development should be restricted*" [Framework - §14]. It would also need to make provision, through the duty to co-operate, for any unmet needs to be met in full elsewhere within the wider strategic-level HMA.

Affordable Housing Need

1.10 Calculating affordable housing need essentially involves adding together the current unmet housing need and the projected future housing need and then subtracting the resulting figure from the current (and likely future) supply of affordable housing stock.

1.11 On this basis NLP has undertaken a new SHMA for Wirral, using a range of primary and secondary data sources including the findings of a new Housing Needs Survey of just over 1,500 households split between the eight defined settlement areas.

1.12 An affordability test indicated that the generally higher monthly costs of servicing a mortgage compared to renting mean that a higher proportion of households are unable to buy in Wirral (81.8% of all existing households) than are unable to rent (60.1% of all existing households), with the figures falling to 71.4% and 35.9% respectively if a sensitivity test is applied incorporating a deposit and/or different income multiples.

1.13 Based on the Practice Guidance's approach to identifying affordable housing need in Wirral, the current available affordable housing of 367 was deducted from the outstanding gross need of 3,288. This resulted in a net backlog for Wirral of 2,921 (or 162 annualised).

1.14 In defining newly arising housing need, the future annual supply of affordable housing identified, of 1,365 dpa, was removed from the annual future housing need of 2,908 dpa / 2,236 dpa (depending on whether the sensitivity test concerning income multipliers/deposit is applied). This largely reflects the very high levels of (gross) household formation that are projected to occur. When added to the backlog, this indicates that Wirral has a net annual need of between 1,034 dpa and 1,706 dpa based on the Housing Register approach. Based on the (older) results of the Housing Needs Survey, the equivalent figures are 1,744 dpa / 984 dpa. A strict interpretation of the Practice Guidance and former CLG Guidance would suggest that the **1,706 / 1,744 dpa** figures would be more policy compliant, although in this instance the **lower 1,034 / 984 dpa** are perhaps more likely to align with reality.

Table 1.2 Estimate of Net Annual Need for Affordable Housing in Wirral

	Housing Register		HNS	
	3.5 x income	3.3 x income + 20% deposit	3.5 x income	3.3 x income + 20% deposit
Current Need (Including Backlog)				
Total Current Need (Step 1.4)	3,288		3,977	2,388
MINUS Total Available Stock of Affordable Housing (Step 3.5)	367		367	
Equates to Net Current Need	2,921		3,610	2,021
Net Backlog: Annualised (20 years) (A)	**162**		**201**	**112**
Total Newly Arising Need				
Newly Arising Housing Need (Annual) (Step 2.4)	2,908	2,236	2,908	2,236
MINUS Future Annual Supply of Affordable Housing (Step 3.8)	1,365		1,365	
Equates to Net Newly Arising Need (net) (B)	**1,544**	**872**	**1,544**	**872**
NET ANNUAL NEED = A+B	**1,706**	**1,034**	**1,744**	**984**

1.15 Ultimately, the affordable housing target to be established by Wirral Council is a decision to be made through the Local Plan. The Council will need to

establish a balance between housing need requirements and viability of delivery. However, this study demonstrated that there remains a clear quantitative and qualitative need for replacement stock.

1.16 As such, it is considered that a target figure of **up to 40%** would still be appropriate, based on the 1,034 dpa figure. This could provide almost half of the total identified affordable housing need should the upper end of the overall housing OAN be delivered. It is important to note that this figure has not been subject to viability testing, which must be considered by Wirral Council before identifying an appropriate level of affordable housing provision.

1.17 The recommended percentage split for social rent/affordable rent/intermediate affordable housing (based on the identified net requirements) is set out in Table 1.3. This is based on the SHMA analysis and the progressive move at a national level away from social rented towards affordable rented tenure provision and particularly the emerging role of starter homes.

Table 1.3 Suggested Social Rent/Intermediate Affordable Housing Split

	Wirral
Net Annual Affordable Housing Need (Housing Register 20% deposit sensitivity approach)	1,034 dpa
% Affordable Housing (to be viability tested), of which:	40%
% Social / Affordable Rented	*50%*
% Intermediate Tenure / Starter Homes	*50%*

1.18 An assessment was also undertaken of the split required between housing type and size over the Plan period. Such housing targets are a policy decision to be made through the Local Plan. However, the following percentage targets are recommended for Wirral, with the intention of rebalancing the stock away from small terraced properties and 3-bed accommodation, towards 2-bed dwellings, larger, more aspirational stock, and good quality accommodation designed specifically for the growing older population:

1. Property Sizes (overall): 40% 1/2-bed; 60% 3/4-bed dwellings overall;
2. Property Sizes (affordable): 85% 1/2-bed; 15% 3/4-bed affordable dwellings;
3. Property Type (Market): 35% semi-detached; 25% detached; 10% terraced; 10% flat/maisonette; 20% bungalow/specialist older people's accommodation;
4. Property Type (Affordable): 30% semi-detached; 10% detached; 15% terraced; 20% flat/maisonette; 25% bungalow/specialist older people's accommodation.

1.19 It is recommended that Wirral Council take a flexible approach to applying this advice when dealing with housing applications in the Borough, to ensure that housing viability is not compromised by an unsuitable housing mix. This advice, which is primarily needs based, must be subjected to further detailed

assessment through the Council's housing viability work to test the deliverability of these rates.

1.20 There are a range of housing requirements which are specific to certain groups in Wirral Borough. In particular, the HMA faces considerable growth in the number of older person households and this will increase the need for a range of housing options to accommodate such households in the future, as well as the need for additional residential care solutions.

1.21 It is for the Council to consider how this translates into their housing requirement and the extent to which it aligns with their economic objectives and the delivery of sufficient affordable housing to meet identified needs, in line with national policy and guidance.

2.0 Introduction

2.1 Nathaniel Lichfield & Partners [NLP] was appointed by Wirral Council to undertake a Strategic Housing Market Assessment [SHMA] and Local Housing Needs Study. The purpose of the study is to provide robust and up-to-date evidence on the potential scale of future housing need and demand in Wirral based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide the Council with evidence on the future housing needs of the Borough to help Wirral Council plan for future growth and make informed policy choices through the emerging Local Plan process.

Background to the Study

2.2 The work replaces the 2007 Strategic Housing Market Assessment [SHMA] covering the Borough which was prepared by Fordham Research, and the subsequent update undertaken in 2010. There have been significant economic and policy changes since the original SHMA was adopted, in September 2007, and new population and household data from the 2011 Census is now available. Whilst the previous SHMA provides useful background information, a more robust and transparent methodology enabling Wirral Council to update the SHMA on a regular basis is required.

2.3 This report also summarises the outputs of the application of NLP's HEaDROOM work. HEaDROOM is NLP's bespoke framework for identifying locally generated housing, demographic and economic factors requirements based upon an analysis of the housing, economic and demographic factors within an area.

2.4 This report sits alongside (and will subsequently inform) other evidence base documents such as Strategic Housing Land Availability Assessments [SHLAA] Economic Viability Study and Infrastructure Delivery Plans as well as other environmental and technical studies. It will assist the Local Planning Authority [LPA] in formulating their spatial strategies and enable the Council to make the informed policy choices required for a sound Local Plan.

2.5 The core outputs of this study cover the following:

1 Core Output 1: Estimates of current dwellings in terms of size, type, condition and tenure [Section 5];

2 Core Output 2: Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market [Section 5];

3 Core Output 3:Relationship between housing and employment and analysis of past and current economic trends in the HMA [Section 5];

4 Core Output 4: Estimates of total future number of households, broken down by age and type where possible [Section 7]

5 Core Output 5: Estimates of backlog and newly arising households in need [Section 9];

6 Core Output 6: Estimate of net annual affordable housing need [Section 11];

7 Core Output 7: Estimates of household groups who have particular housing requirements [Section 11];

8 Policy advice on the proportion of housing to be affordable [Section 12];

9 Policy advice in relation to suggested affordable housing tenure split [Section 12];

10 Policy advice in relation to housing requirement by size and type [Section 13];

11 Policy advice in relation to the possible distribution of affordable housing between the 8 Settlement Areas of Wirral [Section 13]; and,

12 A framework to practically enable the future and regular update of Housing Needs information [Section 14].

2.6 The base date of the modelling work is 2014 and in-depth analysis is provided to 2032. The results for affordable housing are disaggregated into the same Settlement Areas that are used in the emerging Wirral Core Strategy Local Plan.

2.7 The study provides a robust and credible evidence base to inform the Council's new Local Plan policies, and is compliant with existing and emerging Government planning policy.

National Planning Policy Framework

2.8 In March 2012 the Government published the National Planning Policy Framework [Framework]. The Government's policy approach to planning has been focused on applying the principles of 'localism'. The aim is to give LPAs greater autonomy in planning for housing and in particular setting local housing requirements in their local plans. This presents a major opportunity for local authorities to shape the agenda for their localities, but with it comes new responsibilities.

2.9 The Framework states that LPAs should:

> *"Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework…"* [§47]

2.10 To deliver a wide choice of quality homes and widen opportunities for home ownership, LPAs should:

1 Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community

(such as families with children, the older people and people with disabilities); and,

2 Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand [Framework Paragraph 50].

2.11 The Framework [§159] outlines the evidence required to underpin a local housing target, and concludes that's LPAs should:

"Prepare a Strategic Housing Market Assessment [SHMA] to assess their full housing needs, working with neighbouring authorities where HMAs cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- *Meets household and population projections, taking account of migration and demographic change;*
- *Addresses the needs for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families and people wishing to build their own homes); and,*
- *Caters for housing demand and the scale of housing supply necessary to meet this demand."*

2.12 The starting point for plan making is to use the evidence base to objectively assess the need for development with an area and then seek to meet that in full, where it is appropriate to do so. This is underlined in the Framework [§14] which identifies in respect of plan-making that local plans should, *"meet objectively assessed needs… unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits…"*

2.13 The Framework also outlines the importance of LPAs promoting economic growth:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system… Planning policies should recognise and seek to address potential barriers to investment, including…any lack of infrastructure, services or housing." [§19 & §21]

2.14 With the planning system expected to do 'everything it can' to support economic growth and strategic plans required to address any potential barriers to achieving this, Local Plans need to demonstrate how they are effectively and positively planning to support the economy in their local area, including delivering sufficient housing to ensure economic potential is realised.

2.15 Where objectively assessed development needs [OAN] are evidenced, but are not achievable within the boundaries of a Local Authority, the Framework sets out a requirement to plan positively across boundaries to meet the need elsewhere within the market area. This ensures that any shortfall in provision in

one authority area is still met in other local authority areas. This is practically achieved through the statutory 'duty to cooperate'.

The National Planning Practice Guidance

Assessment of Housing and Economic Development Needs

2.16 On 6th March 2014 CLG launched the National Planning Practice Guidance [Practice Guidance] web-based resource[1]. This website brings together many areas of English planning guidance into a new format, linked to the Framework and replaces the previous CLG SHMA Practice Guidance published in 2007, which has now been cancelled. Although the new Practice Guidance is more succinct and provides less detail on the assessment of affordable housing need than the 2007 Guidance, the overall approach remains essentially the same.

2.17 The Guidance states that an objective assessment of need must be based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans[2].

2.18 The Guidance advises that HMAs can be broadly defined by using three different sources of information as follows: house prices and rates of change in house prices; household migration and search patterns; and, contextual data (e.g. travel to work area boundaries, retail and school catchment areas)[3].

2.19 The Guidance states that household projections published by CLG should provide the starting point estimate of overall housing need[4]. Housing need, as suggested by household projections, should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings. Relevant signals may include land prices, house prices, rents, affordability (the ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing), rate of development and, overcrowding[5].

2.20 In areas where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable. The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential

[1] http://planningguidance.planningportal.gov.uk/

[2] 2a-004-20140306

[3] 2a-004-20140306

[4] 2a-015-20140306

[5] 2a-019-20140306

between land prices), the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be[6].

2.21 The Guidance recognises that market signals are affected by a number of economic factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period[7].

2.22 Against this background, the Framework [Paragraph 159] provides the starting point for considering the key requirements of what SHMAs now need to cover, namely household and population projections taking account of migration, the need for all types housing including affordable and the housing needs of different groups. The Framework [Paragraph 50] also identifies other relevant considerations that will need to be evidenced around housing market trends and size/type/tenure requirements by location.

Localism Act and Duty to Cooperate

2.23 The statutory duty to cooperate in respect of plan making is set out in Section 33A of the Localism Act (2011). The Framework [§178] sets out how public bodies have a duty to cooperate on planning issues that cross administrative boundaries, highlighting the strategic priorities of Local Plans which includes delivering the homes and jobs needed in the area. The Framework [§182] sets out the tests of soundness for Local Plans, crucially identifying that plans should be 'positively prepared' based on a strategy which seeks to meet OAN, including unmet needs from neighbouring authorities.

Local Plans Expert Group

2.24 To coincide with the March 2016 Budget, the Local Plan Expert Group [LPEG] published a Local Plan Report[8] with a remit to consider how local plan making can be made more efficient and effective. The report recommended various changes to the Practice Guidance on a variety of issues, but with a particular focus on standardising and streamlining SHMAs, and in particularly the approach taken to identifying the objectively assessed need for housing.

2.25 Whilst recognising that the LPEG report is still only a consultation document and has not yet had its recommendations accepted by the government and translated into the Practice Guidance, it is nevertheless a useful indication of how future housing OAN assessments may evolve.

[6] 2a-020-20140306

[7] ibid

[8] Local Plans Expert Group (March 2016): Local Plans Report to the Communities Secretary and to the Minister of Housing and Planning

2.26 In this regard, the key recommendations of the LPEG as they relate to identifying housing need include the following:

a The government should commission a statistical assessment of HMA boundaries based on the 2011 Census, adjusted to local authority areas for simplicity;

b Authorities who do not plan to meet their own housing OAN should identify how they expect those needs to be met elsewhere;

c A simplified, standard common methodology within the Practice Guidance should be adopted for the preparation of concise SHMAs;

d The current requirement to consider alignment of housing need with employment forecasts should be removed;

e The market signals adjustment to the demographic starting point should be distinct from household formation rates based on two straightforward measures of absolute housing affordability in each LA, with clear stepped increments of uplift;

f Where the total number of homes that would be necessary to meet affordable housing is greater than the figure arrived at based on the demographic starting point and application of market signals, an upwards adjustment should be made of either 10%, or to meet the total affordable housing need in full if lower;

g Include a 'lock down' of the OAN evidence for a period of 2 years from submission of the Local Plan;

h In translating the housing OAN into a Local Plan housing requirement, a proportionate Assessment of Environmental Capacity should be undertaken.

SHMA Practice Guidance

2.27 The Framework indicates that Strategic Housing Market Assessments [SHMAs] are the vehicle through which LPAs should put forward evidence on objectively assessed housing needs. In this respect the (former) SHMA Practice Guidance (Version 2) published by CLG in August 2007, provides a framework, along with a step-by-step approach, to follow in assessing housing need and demand. Whilst this is now revoked following the Government's adoption of the Planning Practice Guidance, it arguably remains a source of good practice.

2.28 The former guidance sets out a wide ranging and holistic approach to assessing housing markets. It sets this out in a structure which broadly covers:

a How to assess current housing markets, including existing housing demand;

b How to estimate changes in household numbers to assess total future housing demand;

c How to assess current and future levels of housing need; and,

d How to consider the requirements of particular household groups.

2.29 The SHMA Guidance identifies a range of core outputs that it is necessary for a SHMA to cover, along with a SHMA process checklist. In respect of these the SHMA Guidance [page 4] states:

> *"…a strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in figures 1.1 and 1.2."*

2.30 These core outputs and processes are identified in Figure 2.1.

Figure 2.1 SHMA Core Outputs and Process Checklist

Figure 1.1: Strategic Housing Market Assessment core outputs (further details are set out in Table 2.1, Chapter 2)	
1	Estimates of current dwellings in terms of size, type, condition, tenure
2	Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market
3	Estimate of total future number of households, broken down by age and type where possible
4	Estimate of current number of households in housing need
5	Estimate of future households that will require affordable housing
6	Estimate of future households requiring market housing
7	Estimate of the size of affordable housing required
8	Estimate of household groups who have particular housing requirements eg families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.

NB. Estimates of household numbers (3, 4, 5 and 6) may be expressed as a number or a range.

Figure 1.2: Strategic Housing Market Assessment process checklist	
1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
2	Housing market conditions are assessed within the context of the housing market area
3	Involves key stakeholders, including house builders
4	Contains a full technical explanation of the methods employed, with any limitations noted
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
6	Uses and reports upon effective quality control mechanisms
7	Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

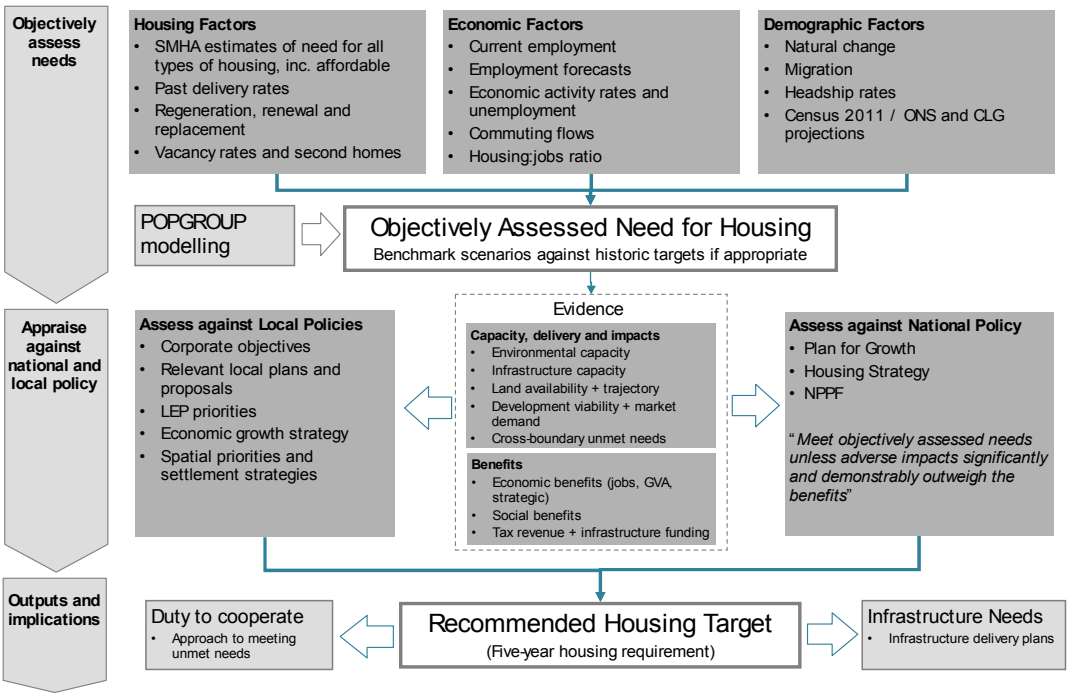
Source: CLG SHMA Practice Guidance (2007)

Approach to Undertaking the SHMA and Identifying Local Housing Needs

A Conceptual Framework

2.31 In response to the need to generate locally derived requirements for growth, NLP developed HEaDROOM, a conceptual framework for identifying local housing needs providing a robust basis for planning through Local Plans. NLP's HEaDROOM framework (so-called given its focus on the Housing, Economic and Demographic factors underpinning the need for housing in a locality) has been applied in this study (See Figure 2.2) to identify the OAN for housing.

Figure 2.2: HEaDROOM Framework for Objective Assessment of Need for Housing



Source: NLP

2.32 The approach adopted is consistent with the requirements of the Practice Guidance, the CLG's former SHMA Practice Guidance; and, The Framework, providing the necessary evidence and 'core outputs' to estimate future housing need and demand. The approach taken in arriving at a housing target for the Local Plan will need to consider relevant national and local policy factors at a high level; the deliverability of any target; and, the duty to cooperate. Although these are strictly factors outwith the remit of this SHMA, it will nevertheless have due regard to them.

Overall Approach

Objective Assessment of Housing Need

2.33 In essence, the approach adopted to identify the housing need element of the study is to derive a series of scenarios based on housing, economic and demographic factors, and to identify the potential housing and employment growth needs arising within the parameters of any given scenario.

2.34 The key outputs of the study are presented for the period 2014 to 2032. This is to fit with the proposed Local Plan period within Wirral. It is important to note that HEaDROOM is dependent upon the availability of a wide range of existing data sources. Many of the modelled assumptions take account of datasets (particularly those demographically-driven) that are updated annually. It also relies on a number of older datasets which, due to reporting periods and data availability, represent the most recently available and/or most appropriate and robust data to use.

2.35 It will be important to keep the analysis under review and to take account of emerging information as it arises as part of the evidence base informing the Council's Local Plan.

2.36 The analysis of housing market factors, the outputs of each of the scenarios and much of the assessment is undertaken cognisant of the geography of the Borough.

2.37 Results are disaggregated into eight Settlement Areas that have been defined through the Local Plan preparation process. These are:

- *Wallasey;*
- *Commercial Core;*
- *Suburban Birkenhead;*
- *Bromborough and Eastham;*
- *Mid-Wirral;*
- *Hoylake and West Kirby;*
- *Heswall; and*
- *Rural Areas.*

2.38 The Council has divided the Borough into these eight broad Settlement Areas based on the main groups of settlements within the Borough. The locations included in each of the Settlement Areas are set out in Table 2.1.

Table 2.1: Locations within Each Settlement Area

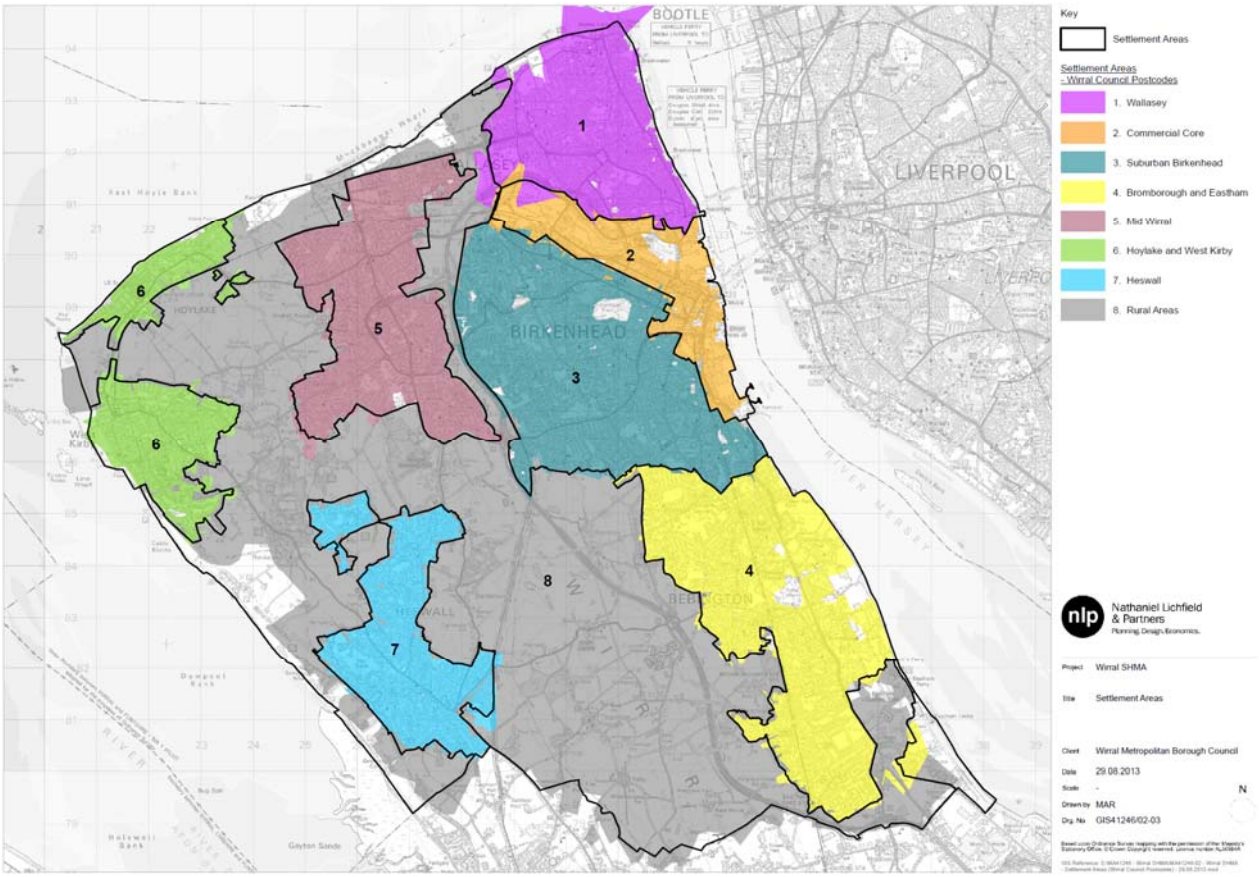
Settlement Area:	Locations Included
Settlement Area 1 - Wallasey	New Brighton, Liscard, Egremont, Seacombe, Poulton and Wallasey Village
Settlement Area 2 – Commercial Core	Birkenhead and Wallasey Docklands, Bidston Moss, Valley Road, Birkenhead Town Centre, Hamilton Square, Twelve Quays, Woodside, Hind Street, Monks Ferry and Cammell Lairds
Settlement Area 3 – Suburban Birkenhead	Bidston, Beechwood, Claughton, Oxton, Noctorum, Prenton, Mountwood, Tranmere, Rock Ferry and Rock Park
Settlement Area 4 - Bromborough and Eastham	Bromborough, New Ferry, Bebington, Port Sunlight, Brookhurst, Raby Mere, Poulton, Spital, Eastham and Bromborough Pool
Settlement Area 5 - Mid-Wirral	Leasowe, Moreton, Upton, Woodchurch and Greasby
Settlement Area 6 - Hoylake and West Kirby	Hoylake, West Kirby, Meols, Newton and Caldy, Birchcroft Road/Rycroft Roadand Barn Hey Crescent.
Settlement Area 7 - Heswall	Heswall, Gayton, Pensby, Thingwall and Irby
Settlement Area 8 - Rural Areas	The Wirral countryside including Clatterbridge Hospital, the villages of Thornton Hough, Raby, Barnston, Brimstage, Storeton, Landican, Thurstaston, Frankby, Saughall Massie and Eastham, and the M53 Corridor.

Source: NLP/Wirral Council

2.39 The area covered by each of the eight settlement areas is illustrated in Figure 2.3. The different coloured areas represent the boundaries of each settlement area, matched to postcodes.

2.40 Postcode boundaries within each of the Settlement Areas have informed the primary survey work undertaken as part of the preparation of the SHMA. As local authority boundaries do not align exactly with postcode boundaries a 'best fit' approach has been used (hence the 'gaps' in the Figure – the blank areas relate to areas with no resident population). In the majority of instances, this only encompasses countryside or undeveloped areas and hence does not result in any significant bias in the results.

Figure 2.3: Wirral Settlement Areas



Source: NLP

Affordable Housing

2.41 In addition to establishing the overall housing level associated with different scenarios, this study also seeks to assess the level of affordable housing need. This appraisal draws upon a wide range of existing sources of data relating to:

1 The local housing market;

2 Market signals, including house prices and affordability issues;

3 The existing stock of affordable housing;

4 Anticipated future changes in the affordable housing stock; and,

5 Current and anticipated future levels of need for affordable housing.

2.42 The affordable housing target will be broken down by tenure, size and type, for each sub-housing market area, and for special needs households.

1 Families with children;

2 Older people;

3 Households with specific needs (such as disabled people);

4 Minority and hard to reach households;

5 Rural communities;

6 First time buyers and young people; and,

7 Key workers and service personnel.

2.43 In setting this housing target by tenure, NLP also considered the affordable rent model and the ability of households across the Borough to pay up to 80% market rents. This required an analysis of the new affordable rent model and the identification of suitable rent thresholds for local authority and settlement areas having regard to local incomes, the mortgage market and the supply of private rented and affordable housing, including consideration of its likely impact on the supply and demand of social rented housing and its implications for households in need of affordable housing.

2.44 Appendix 1 sets out the relevant assumptions used for the demographic modelling.

Stakeholder Consultation

2.45 Stakeholder consultation is vital for realistic and robust outputs, particularly when it must be defensible in Examination in Publics [EIPs] and planning inquiries. In this situation, significant weight has been given to the views of neighbouring local authorities as per the duty to co-operate, Registered Providers [RPs] who operate in the area, local agents, developers, and other key stakeholders.

2.46 A stakeholder meeting was held by NLP and Wirral Council at Wallasey Town Hall in October 2013. The meeting was held twice as morning and afternoon sessions to accommodate all of the consultees who had indicated a wish to attend. Both of the sessions followed a similar format. Presentations of the initial SHMA and housing OAN findings were followed by discussion sessions, based around a series of key questions, where stakeholders had the opportunity to contribute and comment upon the issues raised.

2.47 Stakeholder representatives included Wirral Council's Housing and Forward Planning departments, RPs operating in the area, neighbouring local authorities, local state agents, developers, landowners, and other key stakeholders. The local authorities invited to the Stakeholder Workshop were: Sefton, Halton, West Lancashire, Knowsley, St Helens, Liverpool and Cheshire West and Chester.

2.48 In addition to the Stakeholder Workshops mentioned above, questionnaires were also sent to RPs operating in the area to gain a more detailed view on the affordable housing needs in the HMA, including any recent key changes in the sector, the needs of specific groups, and the impact of the new Affordable Rent model. Questionnaires were also sent to local agents covering questions on the housing market and the private rental market. The questionnaire sought the views on a number of topics including the outlook for the local housing market in the future, the demand for sales and rental properties from different groups, the impacts of a lack of access to mortgage finance, and any perceived shortages in supply. The content of these questionnaires was agreed with Wirral Council beforehand.

2.49 The neighbouring local authorities of Sefton, Halton, West Lancashire, Knowsley, St Helens, Liverpool, Cheshire West and Chester, and Flintshire have also been approached, both in 2013 and again in 2016, on an individual basis to establish their relationship with the HMA and assess whether there is likely to be a need to accommodate any of the housing need of these authorities in Wirral or vice versa.

2.50 The feedback from stakeholders at the Workshop has assisted NLP in assessing the assumptions used in the SHMA and the assessment of housing need. Details of this feedback are set out in various sections of this report.

3.0 Defining the Housing Market Area

3.1 The Localism Act 2011 includes the statutory duty to cooperate on strategic planning for cross-boundary issues, and this is a requirement reiterated in The Framework in terms of addressing issues including housing figures and job growth. The Framework [Paragraph 159] states the following with regards to Local Planning Authorities understanding their housing needs:

"To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area."

3.2 Inspectors[9] have taken the view that SHMAs must be undertaken for the whole Housing Market Area [HMA] and that objectively assessed housing needs should reflect such geographies.

CLG Guidance on defining Housing Market Areas

3.3 HMAs are inherently difficult to define. They are a geographic representation of people's choices and preferences on the location of their home, accounting for where they want to live and work. They can be defined at varying geographical scales from the national scale, to sub-regional scale, down to local and settlement specific scales. HMAs are also not definitive. As well as a spatial hierarchy of different markets and sub-markets, they will inevitably overlap. However, CLG provide some advice in this regard.

3.4 The CLG '*Identifying sub-regional housing market areas'* advice note (March 2007) recommends that a measure of migration flow patterns can identify the geographical relationships of where people move house within an area with a 70% containment rate of migratory activity typically representing a HMA. In particular:

"The typical threshold for self-containment is around 70 per cent of all movers in a given time period. This threshold applies to both the supply side (70 per cent of all those moving out of a dwelling move within that same area) and the demand side (70 per cent of all those moving into a dwelling have moved from that same area). Some areas may be relatively more or less self-contained, and it may be desirable to explore different thresholds."

3.5 This level of self-containment is also recommended in the Practice Guidance (March 2014). This provides some guidance on defining housing market areas including consideration of household migration and search patterns.

[9] Waverley Borough Council Core Strategy Examination in Public, Letter from Inspector Michael Hetherington June 2013, and Hart District Council Core Strategy Examination in Public, Letter from Inspector Kevin Ward July 2013

3.6 The Practice Guidance states:

"Migration flows and housing search patterns reflect preferences and the trade-offs made when choosing housing with different characteristics. Analysis of migration flow patterns can help to identify these relationships and the extent to which people move house within an area. The findings can identify the areas within which a relatively high proportion of household moves (typically 70 per cent) are contained. This excludes long distance moves (e.g. those due to a change of lifestyle or retirement), reflecting the fact that most people move relatively short distances due to connections to families, friends, jobs, and schools[10]."

3.7 Migration flows and calculation of self-containment percentages within and between local authorities have been used by NLP to assist in defining the HMA.

Previous SHMAs

3.8 A SHMA for Wirral was published in 2007 and made reference to the housing markets identified in the Liverpool City Region Housing Strategy (2007). The SHMA concluded that based on the CLG approach, Wirral had an affordable housing need of 1,342 dpa, rising to 1,767 dpa based on their 'Balanced Housing Markets' approach (which involved matching size, type and tenure of dwelling supply against both housing demand and housing need).

3.9 In 2010 Fordham Research was commissioned by Wirral Council to carry out a study of affordable housing viability[11]. The results from these appraisals indicated it would be possible to sustain a target of 20% affordable housing in the Outer and Rural areas of the Borough, alongside a 10% for the Inner area.

3.10 The subsequent 2010 SHMA Update, prepared to take account of the impact of the recession, raised the requirement to 2,784 dpa based on the CLG approach, an increase of 58% since 2007 '*largely due to the decreasing ability of local households to afford market housing in Wirral*' [Paragraph 8.3]. Both reports concluded that a target of 40% of new-build housing being affordable would be appropriate, subject to economic viability.

3.11 The 2007 SHMA identifies Wirral as being within the 'Northern Housing Market Area' with links to the 'Southern Housing Market' with specific reference to Chester. However, when discussing movements into and out of Wirral, Paragraph 9.8 states that:

"In comparison to other housing market areas [there is] a relatively high level of self-containment: relatively low flows into and out of Wirral."

[10] [ID: 2a-011-20140306

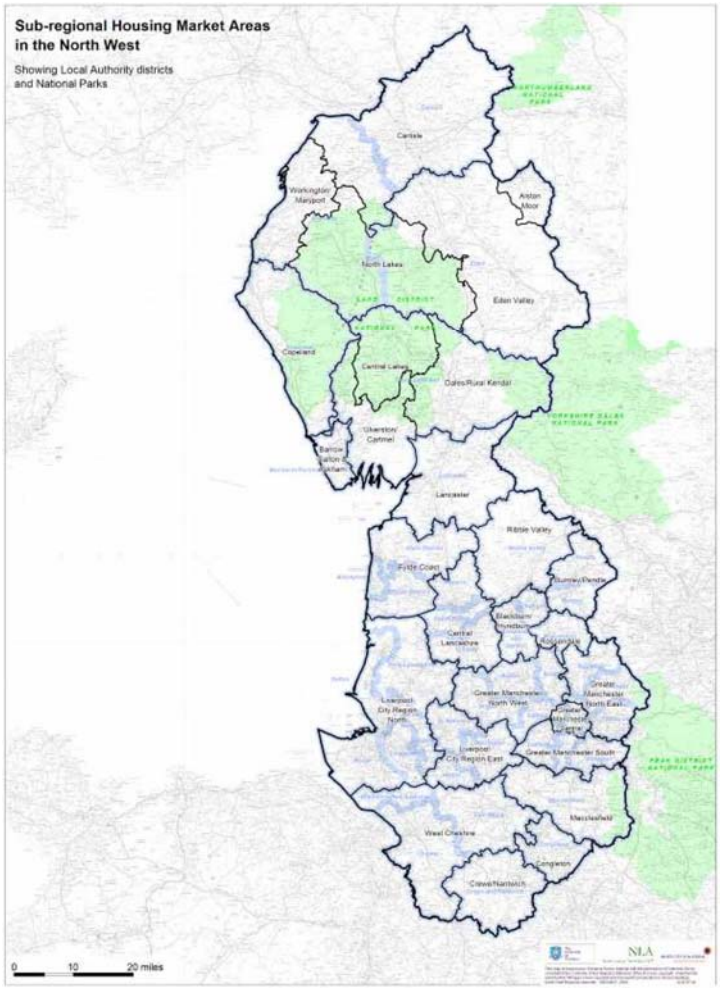
[11] Fordham Research, on behalf of Wirral Council (2010) Borough of Wirral Affordable Housing Viability Study

3.12 Figure 3.1 illustrates the housing market areas indicated in the 2008 definition of HMAs in the North West for 4NW. The Figure includes Wirral within the Liverpool City Region North Housing Market Area.

3.13 The defined boundaries of the various areas are relatively imprecise for plan making at a local level, and cannot be definitive as the basis for preparing SHMAs for local plan purposes. For example, there are HMAs adjoining the Liverpool and City Region North HMA including West Cheshire and Liverpool City Region East. These HMAs have been identified as being separate to the Wirral HMA, but are not entirely independent with some interrelations across defined boundaries.

3.14 The 4NW study suggests that Liverpool's area of housing market influence could theoretically be adjudged to stretch across Wirral, Sefton, Knowsley, West Lancashire and be linked to St Helens, Halton and Ellesmere Port. However, the analysis also identified unique trends in Wirral, most particularly a high level of movement within the Wirral boundary.

Figure 3.1: Sub-regional housing market areas in the North West



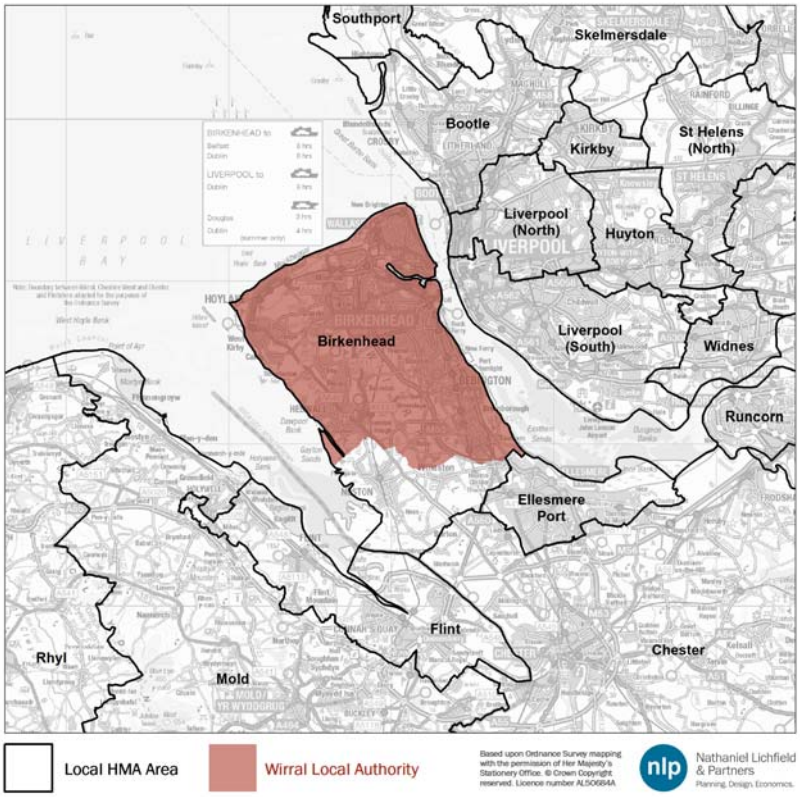
Source: The definition of housing market areas in the North West Region Final Report (2008) prepared for 4NW by a consortium of Nevin Leather Associates, Inner City Solutions and the University of Sheffield

CLG Geography of HMAs Study (2010)

3.15 A CLG study of HMAs was published in 2010 and considered the extent of HMAs at various levels across England. Figure 3.2 presents the 'Birkenhead' HMA as defined in the CLG publication '*Geography of HMAs: Final Report'* (November 2010), mapped against the Wirral Local Authority boundary and those of adjoining districts.

3.16 This study defined wider strategic HMAs based on commuting flows and then subdivided these strategic areas into smaller local housing market areas. Wirral was identified as being within a larger HMA. The Birkenhead HMA includes all of Wirral, as well as the north-westernmost portion of Cheshire West and Chester Borough.

Figure 3.2 Birkenhead Local HMA



Source: CLG 2010 / NLP Analysis 2016

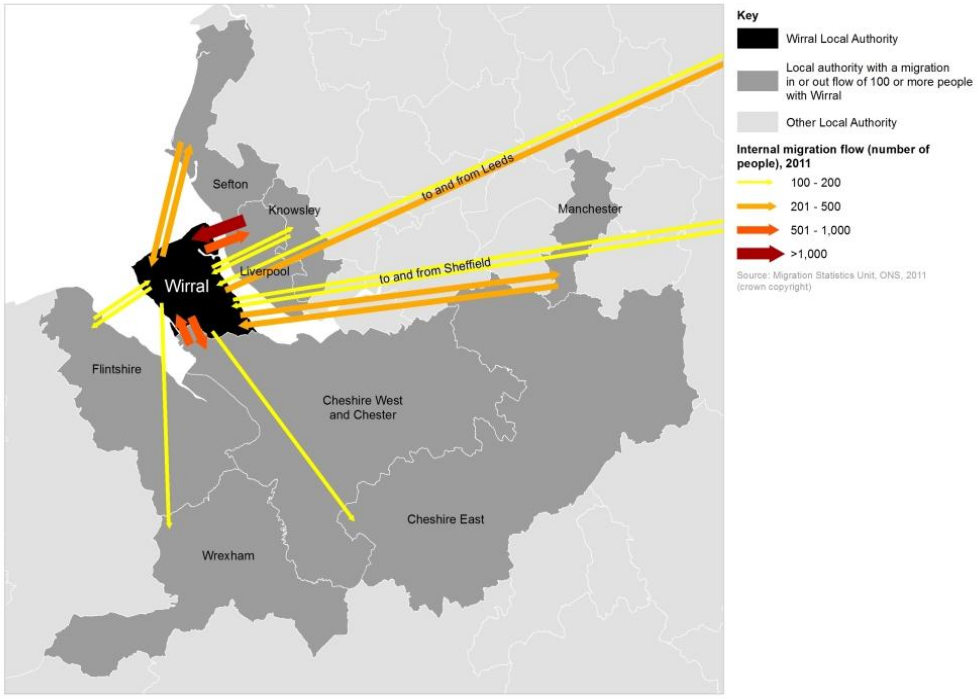
Migration and Commuting Patterns

3.17 Although commuting flows and travel to work areas provide one way of assessing the extent of the housing market within which Wirral sits, a further way of considering this relationship is through the analysis of migration flows.

3.18 Patterns of migration are a function of a range of housing market factors combined with household circumstances. Key factors which influence migration patterns and the geography of housing markets include affordability,

which itself is influenced by a range of factors, and accessibility, particularly related to place of work and ease of commuting.

Figure 3.3 Migration in Wirral 2011

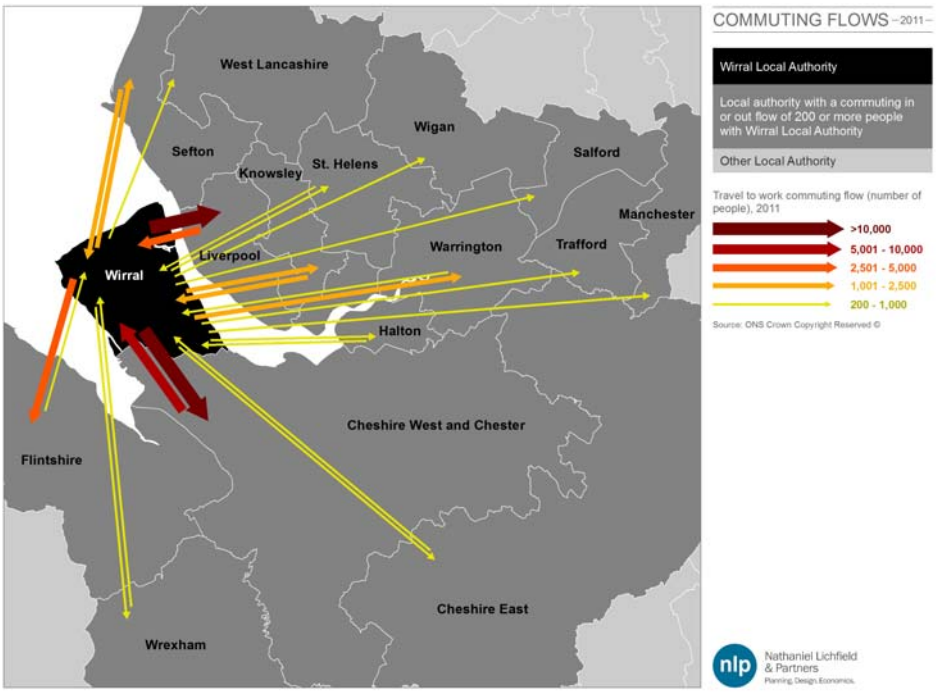


Source: ONS Migration Statistics Unit (2011)

3.19 The 2011 District level migratory patterns for Wirral are illustrated in Figure 3.3. This illustrates the relatively low-level of inter-dependency between Wirral Council and its adjoining authorities, with the partial exception of Liverpool and Cheshire West & Chester. In this regard, there is greater in-migration into Wirral from Liverpool than out migration, with around 1,350 people migrating in to Wirral to live in 2011 (21% of the total flows into Wirral) and around 970 moving in the opposite direction (14% of the total flows out of Wirral). The relationship between Wirral and Cheshire West and Chester is also relatively strong, with more residents moving out of Wirral (880) to Cheshire West and Chester (13% of the total flows out of Wirral) than vice versa (810) (13% of the total flows into Wirral). There is a much weaker relationship between Wirral and the other authorities, with Sefton, followed by Leeds, Manchester and Sheffield being the next most popular destinations.

3.20 Figure 3.4 illustrates the district-level commuting relationship between Wirral and the wider area at the time of the Census in 2011. It shows significant commuting inter-dependency between Wirral and Liverpool as well as with Cheshire West and Chester. This largely mirrors the migration flows observed in the ONS data.

Figure 3.4: Wirral commuting flows 2011



Source: Census 2011/NLP analysis

3.21 The 2011 Census identified that in total, the Borough had a workplace population of 112,947 people, of whom 95,075 (85%) lived and worked in the Borough[12]. As such, 84% of all jobs in the Borough are taken up by local residents, suggesting a very high level of self-containment. Of those who commute from other authorities, the majority came from Cheshire West and Chester (6,135 or 34%); Liverpool (4,195 / 24%); and Sefton (1,194 / 7%).

3.22 However, Wirral has a more significant net out-flow of commuters, with 45,025 residents (32% of Wirral's working age population) commuting out of the Borough on a daily basis for work elsewhere in 2011, particularly Liverpool (18,094 or 40% of out commuters); Cheshire West and Chester (10,189 / 23%); and Flintshire (2,828 / 6%). In total, the Borough had a net loss of 27,734 commuters daily in 2011. At present Wirral does not provide a sufficient number of jobs to occupy its working age population, as exemplified by a job density figure of 0.58, compared to the North West regional figure of 0.77 in 2013[13]. Through the emerging Local Plan the Council is seeking to increase the number of jobs and businesses, improving the balance between jobs and homes, in order to reduce the need for out-commuting.

3.23 This was confirmed through the work of the ONS which, following the 2001 Census, produced a map showing 'Travel to Work Areas' [TTWA] (Figure 3.5)

[12] This includes those which are classed by the ONS as 'Mainly work at or from home'; 'Offshore installation' and 'No fixed place'

[13] ONS Jobs Density 2015

based on commuting data. In this dataset Wirral clearly comprises a self-contained TTWA.

Figure 3.5 Excerpt from Travel to Work Areas (2011)

Source: 2011 Census / ONS Geography GIS & Mapping Unit

Analysing the extent of the HMA

3.24 Table 3.1 presents the migratory patterns of all of the nearby authorities and the extent to which residents move from/to Wirral using data from the 2011 Census. The analysis indicates that the level of self-containment of migratory movements in Wirral is particularly high with supply-side self-containment totalling 73.5% of all those moving out of a dwelling moving within Wirral and demand side self-containment totalling 79.1% of all those moving into a dwelling in Wirral moving from that same area. These outcomes satisfy the 70%+ containment rate the Practice Guidance suggests as being necessary to determine a self-contained HMA.

Table 3.1 Origin/Destination Migration Data for Wirral

District of Origin/Destination	Residents moving into/within Wirral		Residents previously living in Wirral	
	N	%	N	%
Wirral	**19,819**	**79.1%**	**19,819**	**73.5%**
Liverpool	1,078	4.3%	1,322	4.9%
Cheshire West and Chester	788	3.1%	930	3.4%
Sefton	252	1.0%	205	0.8%
Knowsley	154	0.6%	95	0.4%
Flintshire	120	0.5%	169	0.6%
Leeds	106	0.4%	208	0.8%
Manchester	99	0.4%	254	0.9%
Sheffield	77	0.3%	208	0.8%
Halton	71	0.3%	45	0.2%
Other Districts	2,479	9.9%	3,806	14.1%
TOTAL	**25,043**	**100%**	**26,966**	**100%**

Source: 2011 Census

3.25 Given that Wirral can demonstrate over 70% containment in migratory patterns, the Practice Guidance indicates that Wirral as a Borough can be considered as a single HMA and that this is a reliable basis for providing evidence to establish the objectively assessed need for housing in the Borough. The latest 2011 TTWA data also supports this view.

3.26 This appears to be borne out by the findings of the Housing Needs Survey undertaken by NEMS, and which informs this SHMA. This identified that around 75% of all housing market movement is internal and restricted to within Wirral Council's defined boundary (Table 3.2). This figure is above the 70% self-containment rate suggested by the Practice Guidance as being sufficient to demonstrate a self-contained HMA. It is on this basis that the Wirral HMA is assessed. This demonstrates that the previously identified high level of internal movement has remained and can now be described as a consistent trend; enough to determine Wirral as a self-contained HMA.

Table 3.2 Previous Area of Residence for Current Wirral Residents

District of Origin	Previous Area of Residence
Wirral	**79.6%**
Liverpool	4.9%
Cheshire West and Chester	2.1%
Wales	4.2%
London	1.4%
Other Districts	7.7%
TOTAL	**100.0%**

Source: 2013 Housing Needs Survey, Q09: Where did you live previously? (Those who have lived in their current Wirral home for less than 5 years)

3.27 In summary, the HNS work therefore reinforces the findings of the 2010 SHMA and the 2011 Census and suggests that Wirral comprises a single self-contained HMA. As such (according to The Framework), an assessment of full housing needs within the confines of the Borough is appropriate, whilst also recognising the importance of considering cross boundary relationships (as set out in Section 8.0).

Cross Boundary Housing Dynamics

3.28 Although the objective assessment of housing need is focused on the needs of Wirral as a single HMA, this assessment still takes into full account the inter-migratory and travel to work relationships of the Borough with adjoining authorities. The analysis of this SHMA and the migration scenarios used in the demographic modelling explores these relationships, with the modelling taking account of inter district migration patterns through use of past trends in gross and net migration flows (both domestic and international) to inform the assessment of future housing needs. It has also been informed by the journey to work patterns in the sub-region and the large outflows from Wirral.

3.29 The Framework states that housing needs should be met across housing market areas. It also sets out that where needs go unmet in one Local

Authority area they should be met elsewhere in the housing market area (e.g. in a neighbouring local authority). There is a practical expectation that this should be substantiated through the duty-to-cooperate, albeit this must be undertaken in advance of submission of a Local Plan, with the duty-to-cooperate not able to be undertaken retrospectively (sections 20 (7B) and 33A of the Planning and Compulsory Purchase Act 2004 refer). The analysis of Wirral Council's role within the surrounding strategic HMAs, reviewed in Section 2 of this report, has, established that Wirral - although largely self-contained - has an overlapping relationship with both Liverpool and Cheshire West and Chester.

3.30 Although the latest population projections continue to allow for an increase in net in-migration into Wirral over the plan period, a significant increase is likely to have a disproportionate impact on Liverpool. There are already significant levels of journeys to work to both Liverpool and Cheshire West and Chester, which may not be sustainable over the longer term and a further increase in Wirral's population could lead to an even higher level of cross-boundary travel. There may therefore be a need to find a better balance between the location of jobs and homes, in order to reduce the need to travel.

3.31 In order to better understand the position of Wirral's housing needs within the context of its neighbouring authorities, NLP has undertaken an audit of the current position of their respective SHMAs and evidence on objectively assessed housing needs. This review seeks to factually capture the evidence available, the approach to arriving at a housing target being progressed by each authority and the degree of complementarity with the evidence presented as part of this SHMA. As part of this, NLP has consulted with Officers at each Local Authority to establish the position including inviting Officers to a stakeholder workshop in autumn 2013.

3.32 NLP and Wirral Council has also sought the views of surrounding authorities on potential cross boundary implications during early 2016, summarised below and in Table 3.3:

a **Sefton Council** would have concerns if Wirral were to pursue a housing requirement that was below the Borough's demographic housing need, unless a written agreement was in place with another local authority/authorities to accommodate any overspill. Without such an agreement, questions would inevitably arise about where any unmet needs in Wirral should be accommodated. Similarly, a housing requirement significantly above Wirral's demographic need would also be a cause of concern for Sefton, particularly in terms of the migration assumptions that may underpin this, and where these additional residents are assumed to come from.

This could have significant implications for Liverpool and to a lesser extent, Sefton. SBC's view is that the implications of economic-led scenarios are most appropriately addressed at the sub-regional level, and through the forthcoming SHELMA work. This is consistent with the approach Sefton has taken in its Local Plan, which has been supported

by the Inspector's Interim Findings document, published in February 2016.

b **Liverpool City Council** would also be unlikely to object to a figure based on proven demographic need but would be unlikely to support a higher figure, particularly if the same approach was being taken by other surrounding authorities. LCC would have concerns related to the source of any additional in-migration and the potential impact on Liverpool's population which has only recently begun to stabilise after many years of decline.

c **Cheshire West and Chester Council** would similarly be unlikely to object to Wirral meeting its own needs internally or to any figure that could be shown to be necessary in terms of addressing the needs of the local population. CWaC could, however, object to a higher figure that sought to provide for a significant level of additional growth.

d **West Lancashire Borough Council** is concerned that a housing requirement significantly above Wirral's demographic need could have significant implications for other authorities within, and surrounding, the Liverpool City Region, particularly in terms of the migration assumptions that may underpin any such requirement. It is West Lancashire Borough Council's view that the implications of economic-led scenarios are most appropriately addressed at the sub-regional level, and through the forthcoming LCR SHELMA work.

e **Knowsley Council** would potentially have concerns if Wirral were to pursue a housing requirement above the Borough's demographic housing need and would need to take a further view on what such growth would mean for Knowsley, along with the other LCR authorities, in terms of migration and overall growth. Knowsley Council is pursuing a growth agenda and would potentially have concerns over the ability of Knowsley to attract economically active migrants, if Wirral were to pursue a higher figure within the range being considered.

3.33 This SHMA contains a range of demographic scenarios which assume particular levels of net migration with other areas, drawing primarily on past trends and central government projections within the ONS 2012-based SNPP. Where those areas which have key migratory relationships with Wirral adopt significantly different assumptions, it will be necessary to consider the impacts of doing so upon an assessment of future housing needs, and the extent to which any approach within any Local Authority meets the requirements of The Framework.

3.34 Against this backdrop, the purpose of this review is to give Wirral Council a platform for considering the housing needs of Wirral in the context of its neighbours and consider the extent to which the various approaches adopted could indicate areas where unmet housing needs will arise (potentially creating additional pressures on Wirral) or where any unmet needs from Wirral might be able to be accommodated, depending on the current progress on preparation of the Development Plan.

Table 3.3 Position of Neighbouring Authorities on SHMA and Housing Strategy

LPA	CLG 2012 SNHP	LPA view on its objectively assessed housing need	Current Local Plan position and preferred/adopted target	
		Basis for evidence	Stage	Target
Cheshire West and Chester [CWaC]	525 hpa 2012-2037	The Council's housing needs evidence pointed to an OAN considerably in excess of the 2012-based SNHP, based on a desire to meet not only needs arising from the existing population but also support the delivery of a higher level provision of affordable housing and economic growth. PopGroup modelling undertaken by the Council to inform the Local Plan pointed to a need for 22,000 dwellings (**1,100 dpa**) leading to an increase in population of nearly 34,000 people, an increase in labour supply of 16,900 and a net increase in employment of 13,700. These outputs are broadly similar to (and actually involve slightly higher growth rates) than those of the 0.4% jobs growth scenario. CWaC (May 2014): "*Local Plan Part One Strategic Policies Examination - Council's response to matters and issues raised by the Inspector, MATTER 2*"	Local Plan (Part One) Strategic Policies, adopted 29th January 2015	**1,100 dpa 2010-2030**
Knowsley	233 hpa 2012-2037	Policy CS3 of the adopted Local Plan Core Strategy states provision will be made for 450 dpa, or 8,100 between 2010 and 2028. This was supported by an up-to-date evidence base – 'Planning for Housing Growth in Knowsley' Technical Report (Knowsley MBC, 2013). In total, 16 housing 'targets' were modelled by KBC to inform the definition of the OAN for housing in the Borough over the 18-year Plan period 2010 to 2028. These included RS targets, historic build rates, SHMA housing requirements, REFP Forecasts, and NHPAU Lower Range forecasts. The report noted that '*an appropriate annual target for housing growth in Knowsley will fall within the range of 194 dpa to 1,000 dpa, and is likely to appropriately centre within a range of the mid-point of these extreme scenarios'* [para 9.5.2]. Taking into account the information collated in the PHGTP, KBC concluded that an annual average of 450 dpa would be appropriate, as this provides a level of housing which significantly exceeds the baseline requirements identified through consideration of the CLG household projections. This uplift addresses both historic undersupply and market indicators. KBC's most up-to-date SHMA (2010) identified an affordable housing need of 568 dpa and a need for 741 market dwellings per annum. This was significantly higher than the most recent 2012-based CLG household projections (233 per annum). The 450 dpa level of provision is intended to help meet Knowsley's priority to stabilise its local population and rebalance its housing market. The target of 450dpa was found to be "sound" by the Inspector examining the Local Plan Core Strategy. The rationale for his conclusions are set out in his Final Report, published November 2015.	Knowsley LPCS was submitted in July 2013 and the initial hearings of the EiP began in November 2013. On 6 January 2016, Knowsley Council adopted the Knowsley LPCS. The legal challenge period concluded on 16 February and no challenges were lodged.	**450 dpa (2010-2028)**
West Lancashire	140 hpa 2012-2037	At the Local Plan examination, the Inspector proposed the following calculation of housing need, which WLBC accepted: A total 15-year requirement of 4,858 dwellings (rounded to 4,860 dwellings) comprising of three elements: • For 2012-2021, the CLG interim 2011-based household projections plus an allowance for vacant and second homes = 2,313 dwellings (257 p.a.) • For 2021-2027, household growth modelling = 1,866 dwellings (311 p.a.) • The shortfall in housing provision 2003-2012 compared to RSS target = 679 dwellings **= 324 dpa**	Adopted West Lancashire Local Plan (October 2013)	**302 dpa (2012-2017); 335 dpa (2017-2027)**

LPA	CLG 2012 SNHP	LPA view on its objectively assessed housing need	Current Local Plan position and preferred/adopted target	
		Basis for evidence	Stage	Target
St Helens	450 hpa 2012-2037	Regional Strategy Policy L4 required St Helens to provide at least 10,260 new dwellings in the period 2003 to 2021 with an average completion rate of 570 dpa. In the light of an analysis of population and household trends, migration patterns and labour market growth forecast projections the Council considered that it was appropriate to maintain this completion rate (which is in support of the Borough's growth aspirations) to the end of the CS period. The mid-Mersey SHMA (October 2011) noted that for St Helens, according to ONS/CLG 2008-based household projections there is an expected population increase of 5,200 and an increase of 6,900 households (430 per annum) over the next 16 years. Higher population and household growth is to be expected if the Council delivers the number of homes set out in the Core Strategy (570 per annum). According to the SHMA, future population and household growth is expected to result in an increase in the proportion of the population of retirement age and older along with significant decreases in average household sizes. Target = **570 dpa.** A new Mid-Mersey SHMA was published in January 2016 which suggests that St Helen's revised need is **451 dpa**, taking account of the level of housing provision which is expected to be needed to meet demographic need, take account of baseline economic growth projections and improve affordability.	Core Strategy Adopted October 2012	**570 dpa**
Liverpool	1,238 hpa 2012-2037	Liverpool is revising its evidence base and is expecting to produce a new SHMA later in 2016 which will provide Liverpool City Council with its first Objectively Assessed Need calculation. The current SHMA (May 2011), concluded that the most realistic projections results in an average rate of household growth (2008-2026) of 1,441 dpa (25,929 overall). However prior to the publication of the NPPF, Liverpool had been preparing a Core Strategy which sought housing growth at a level originally set by RS and through the New Growth Point, to focus growth at the core of the LCR. This meant a net level of housing delivery of 52,260 dwellings between 2003 and 2028. Given that 11,310 had already been delivered by 2011, the Core Strategy identified a remaining requirement for 40,950 by 2028.	Submission Draft Core Strategy 2012. Work was paused in early 2013 to allow the preparation of a full site-specific Local Plan. Initial consultation ended on 30 April 2014. A second round of consultation under Regulation 18 is envisaged in mid-2016, which will be based on the new OAN.	Legacy target of 2,090 dpa 2003-2028 excluding backlog. To be revised in the new Local plan.
Sefton	533 hpa 2012-2037	NLP undertook a series of Housing Needs studies on behalf of Sefton Council over the period 2011 to 2015. The final report, which factored in the latest 2012-based SNHP and also further economic sensitivity tests based on work undertaken by BE Group, concluded that the demographically-led need for housing in the Borough was 690 dpa, incorporating an uplift for market signals and affordability. At the upper end of the range, 710 dpa would be required to stabilise job growth over the plan period, whilst meeting the job growth prospects forecast by various forecasting houses would suggest a need for up to 1,180 dpa. This final report was produced after Sefton had submitted its Local Plan for to the Secretary of State for independent Examination (on 3rd August 2015), which contained a housing requirement of **615 dpa** based on an earlier demographic-led iteration of NLP's housing model.	Following a Public Examination into the Sefton Local Plan in January 2016, the inspector issued his 'Initial Findings' in February 2016. This concluded that the OAN for the Borough was 640 dpa.	**640 dpa 2012-2030**

LPA	CLG 2012 SNHP	LPA view on its objectively assessed housing need	Current Local Plan position and preferred/adopted target	
		Basis for evidence	Stage	Target
Flintshire	191 hpa 2012-2036*	Flintshire County Council's UDP 2000-2015 was adopted in September 2011. The UDP contains a requirement to provide 7,400 new houses over the plan period, at a rate of 493 dpa. Flintshire's population was estimated to be 147,100 in 2000 and was projected to increase to 153,200 by 2015 according to the Council's own projections. The figures suggested that Flintshire's population is likely to generate a significant need for new dwellings over the Plan period, with a projected demand of 7,400 dwellings over the life of the Plan. According to the UDP, this will cover predominantly the needs of local people, but also allows for the needs of those who move into the area. *"Flintshire has a history of net in-migration which is a reflection of its border location, relative economic prosperity and attractive environment. The Plan's projections have assumed an average level of in-migration that is consistent with the average annual trend experienced through much of the 1990s."* [para 11.10] The Council also took into account other non-demographic factors such as the availability and choice of sustainable housing sites, house building rates, house prices, and the external pressure for development due to Flintshire's border location and concluded that the forecast requirement of 7,400 new homes was appropriate. "*The amount of new housing that can be allocated in Flintshire has ultimately been informed by the ability of its towns and main villages to sustainably accommodate new housing development, with projections used as a benchmark against which this assessment has been compared*" [UDP para 11.11]. A Delivery Agreement was agreed in January 2014. The Welsh Government's 2011-based household projections for Flintshire show an unrealistically low housing need of just less than 5,000 for the LDP period 2015-2030, which reflects a trend period dominated by recession.	UDP adopted 2011. The Local Plan is currently at an early stage of preparation with an estimated adoption date of January 2019.	**493 dpa**

*2011-based Household Projections for Wales

Summary

3.35 The assessment of the extent of the HMA for Wirral demonstrates that the Borough experiences a high degree of self-containment. There is a relatively modest overlap with the Liverpool and Chester housing market areas, and an even more limited relationship between Wirral and other authorities in the North West/North Wales. Nevertheless, the implication is that a higher dwelling need figure in Wirral (over and above the level needed to meet Wirral's own needs) could have ramifications for the objectives of surrounding authorities, particularly Liverpool (as the City is Wirral's main source of in-migrants) and Cheshire West and Chester (which appears to be the main beneficiary of Wirral's out-migration of working age residents).

3.36 In summary:

1 The Framework sets out the approach to assessing and meeting housing needs in the HMA;

2 The Practice Guidance defines a 'Housing Market Area' as a geography at which 70% of local moves are contained, whilst noting the benchmark for self-containment may be less in more rural areas;

3 Wirral has previously been identified as part of the Liverpool City Region North HMA. However, these HMAs are not fixed and in other parts of the

region SHMAs have been prepared to inform local plans for different areas (one example is nearby Sefton);

4 The 2011 Census migration data indicates that over 70% of moves in Wirral are from households already living in the Borough. The latest primary research on migration patterns as set out in the HNS (2013), reinforces the high levels of self-containment in the Borough (at over 75%) at a regional scale. The 2011 TTWA ONS data also supports this view;

5 On this basis Wirral can be considered as a single HMA for the purpose of considering housing needs in the context of the Local Plan;

6 Notwithstanding, an objective assessment of need for Wirral alone will still fully account for cross-boundary dynamics, due to modelling assumptions concerning future migration patterns.

4.0 Market Signals

4.1 The Practice Guidance states that the housing need number suggested by the household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings.[14]

4.2 The Guidance sets out six key market signals[15]:

1 land prices;

2 house prices;

3 rents;

4 affordability;

5 rate of development; and,

6 overcrowding.

4.3 It goes on to indicate that appropriate comparison of these should be made with upward adjustment made where such market signals indicate an imbalance in supply and demand, and the need to increase housing supply to meet demand and tackle affordability issues:

"This includes comparison with longer term trends (both in absolute levels and rates of change) in the housing market area; similar demographic and economic areas; and nationally. Divergence under any of these circumstances will require upwards adjustment to planned housing numbers compared to ones based solely on household projections".

"In areas where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable. The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be"[16]

4.4 The Practice Guidance sets out a clear and logical 'test' for the circumstances in which objectively assessed needs (including meeting housing demand) will be in excess of demographic-led projections.

4.5 The Local Plan Expert Group [LPEG], in its Report to the Communities Secretary and to the Minister of Housing and Planning (March 2016), recommended various changes to the Practice Guidance concerning the assessment of housing market signals. Instead of analysing 6 key market

[14] ID:2a-018-20140306

[15] ID:2a-019-20140306

[16] ID:2a-020-130729

signals and considering whether an uplift is justified as the current Practice Guidance states (and which this Section will examine), the LPEG recommends examining just two indicators:

1 **House price affordability** – the ratio of median quartile house prices to median earnings ('The House Price Ratio'); and,

2 **Rental affordability** – lower quartile rental costs as a percent of lower quartile earnings (The Rental Affordability Ratio').

4.6 An uplift would then be applied in line with the following benchmarks:

1 Where the House Price Ratio [HPR] is less than 5.3 and Rental Affordability Ratio [RAR] is less than 25%, no uplift is required

2 Where HPR is at or above 5.3 and less than 7.0, and/or the RAR is at or above 25% and less than 30%, a 10% uplift should be applied;

3 Where the HPR is at or above 7.0 and less than 8.7, and/or the RAR is at or above 30% and less than 35%, a 20% uplift should be applied; and

4 Where the HPR is at or above 8.7, and/or the RAR is at or above 35%, a 25% uplift should be applied.

4.7 Whilst the LPEG report remains at the consultation stage and has no formal weight, it is a useful indicator of the general direction of travel this area of debate is likely to take. NLP has therefore applied the HPR/RAR tests to Wirral at the end of this Section, which is drafted to fulfil the requirements of the Practice Guidance as it is currently drafted.

Housing Market Indicators

4.8 In the context of The Framework and the Practice Guidance, each of the housing market signals have been reviewed to assess the extent to which they indicate a supply and demand.

Land Prices

4.9 There is no readily available and nationally-consistent data on unequipped agricultural land values or residential building land prices from the Valuation Office Agency [VOA] for Wirral. This is because the VOA only covers major centres or areas which generate sufficient activity to determine a market pattern. The national average bulk residential building land prices were £1.77m per ha in 2010. Background work available from Wirral Council's emerging Local Plan Economic Viability Assessment[17] suggests that threshold land values for brownfield land in Wirral currently range from around £500,000 to £990,000 per hectare for brownfield land, and between £370,000 and £500,000 for greenfield land. Therefore even in the most desirable development areas of Wirral, land values lag significantly behind the national rate.

[17] Keppie Massie et. al. (2013): Wirral Local Plan Economic Viability Assessment Presentation 25th September 2013

4.10 CLG has published a document entitled '*Land value estimates for policy appraisal'* (February 2015) which contains post permission residential land value estimates, per hectare for each Local Authority. For Wirral this figure is £798,000 per hectare, below the equivalent figure for England (excluding London) of £1,958,000.

House Prices

4.11 The Practice Guidance[18] identifies that longer term changes in house prices may indicate an imbalance between the demand for and supply of housing. Although it suggests using mix-adjusted prices and/or House Price Indices, these are not available at local authority level on a consistent basis, and therefore for considering market signals in the Wirral housing market area, price paid data is the most reasonable indicator.

4.12 Land registry price paid data displays the median prices in Wirral, alongside Merseyside and England as of 2014 (Table 4.1). These median prices illustrate lower prices in Wirral compared to national rates, but slightly higher prices than in the surrounding sub-region.

Table 4.1 Median Dwelling Price, Wirral (2014)

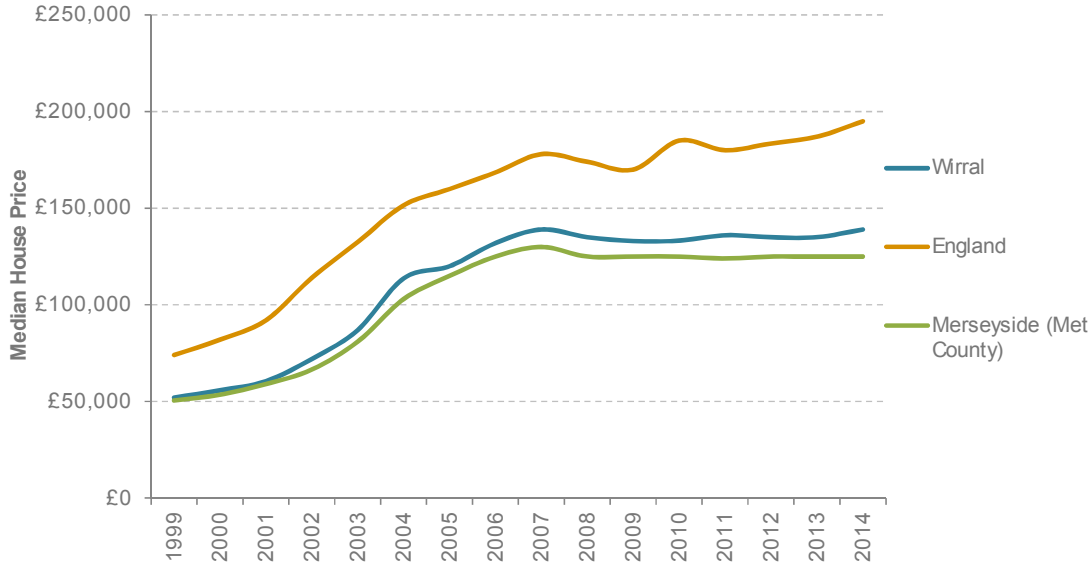
	Median Dwelling Price
Wirral	£139,000
Merseyside	£125,000
England	£195,000

Source: Land Registry Price Paid Data

4.13 CLG publishes series data on median house prices based on the same Land Registry price paid data series. This currently runs from 1996 to 2014. This longitudinal analysis is illustrated in Figure 4.1, which indicates that the Wirral area has had consistently lower house prices than the country but is slightly above the Merseyside median. The median house price for Wirral has increased at a slightly steeper rate than for Merseyside as a whole since 1999, as illustrated by the widening separation in Figure 4.1.

[18] 2a-019-20140306

Figure 4.1 Median House Prices



Source: CLG Live Table 586

4.14 In 2014 median house prices in Merseyside were 36% lower than the national average, whilst house prices in Wirral were 29% lower than national average. Wirral ranked as being the 69th cheapest place to live in England out of 326, being within the cheapest 25%.

4.15 Over the previous 15 years (1999-2014), median house prices have increased by 148% in Merseyside to £125,000 by 2014; and by 167% in Wirral, to £139,000. House prices have also increased at a faster rate than for England as a whole (+164%), albeit Wirral started from a much lower base.

4.16 Using affordability ratios[19] in 1997, the ratio of median house price to median earnings in Wirral was 3.04. This rose to 5.21 by 2013. Affordability has therefore almost halved over this period, which has contributed to worsening affordability in the Wirral housing market area. The average household income in Wirral in 2011[20] was £33,172, compared to £31,633 in Merseyside. As set out in the Practice Guidance, higher house prices and long term, sustained increases can indicate an imbalance between the demand for housing and the supply.

4.17 It is important to note that there is a significant difference in the average house price across the Borough, with the western and rural parts of the Borough having significantly higher house prices than the older urban areas to the east. Whilst the overall average fluctuates between the two extremes, it has the effect of masking significant disparities in the market.

[19] CLG Live Table 577

[20] Wirral Economic Profile September 2011

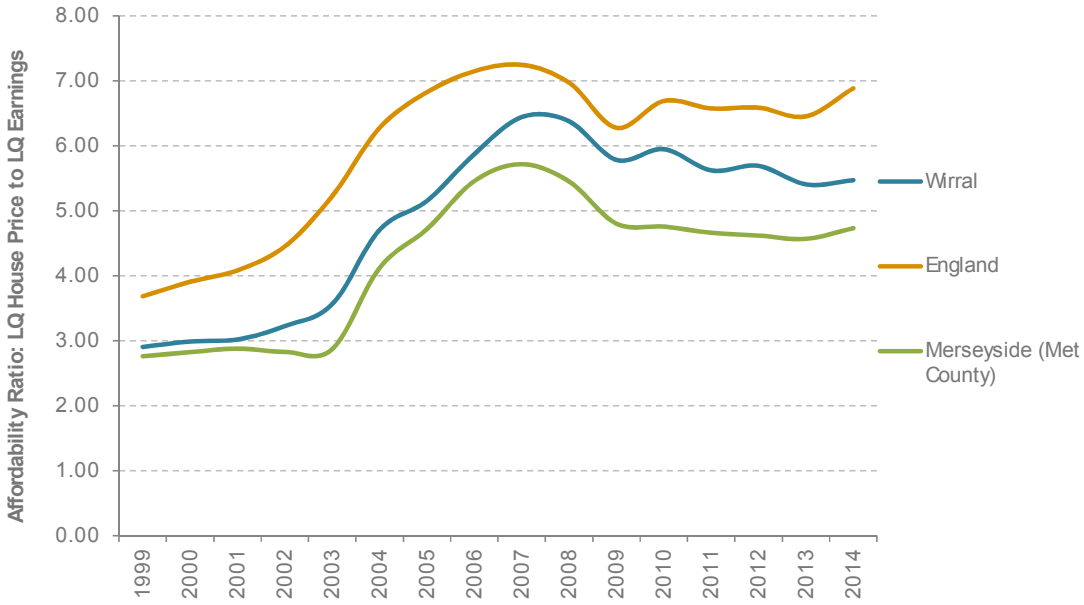
Affordability

4.18 The CLG's former SHMA Practice Guidance defines affordability as a '*measure of whether housing may be afforded by certain groups of households*'[21]. A household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households. Where possible, allowance should be made for access to capital that could be used towards the cost of home ownership (page 42).

4.19 The Practice Guidance concludes that assessing affordability involves comparing costs against a household's ability to pay, with the relevant indicator being the ratio between lower quartile house prices and lower quartile [LQ] earnings.

4.20 Using CLG affordability ratios, Figure 4.2 illustrates that housing affordability worsened in Wirral compared to Merseyside since 2001 but has more recently begun to narrow as Merseyside prices recover from the recession. This suggests that levels of affordability are declining in Wirral at a pace which is not the case for the rest of the sub-region. In 2014, the median house price in Wirral was approximately 5.5-times the LQ income.

Figure 4.2 Ratio of house price to lower quartile earnings



Source: CLG Live Table 576

4.21 It can be seen in Figure 4.2 that over the past 15 years, the ratio of lower quartile house prices to lower quartile earnings in Wirral has been consistently below the national average. The Borough's ratio increased consistently in line with local and national trends to 2007 and then began to fall as the recession

[21] Annex G

hit. The ratio in Wirral has continued to fall, even though the national rate started to increase from 2013 onwards. Despite this recent fall, Wirral's affordability ratio increased by 88% 199-2014, above both the Merseyside (+71%) and national (87%) rates of growth.

4.22 This illustrates that there is a better level of affordability in Wirral when compared to the national average, although the Borough is on average less affordable than for Merseyside as a whole. As noted above, the generally lower house prices in the older eastern part of the Borough mask the impact of the very high house prices in settlements such as West Kirby and Hoylake to the west. The affordability issues at a Settlement Area level are explored in Section 11.0.

4.23 The affordability ratio highlights a constraint on people being able to access housing in Wirral, with house price increases and rental costs outstripping increases in earnings, albeit to a lesser degree than the England average.

4.24 The House Price Ratio, the measure used within the proposed changes to the Practice Guidance by the LPEG[22], equates to an average of 5.12 for Wirral (based on NLP's analysis of median house prices set against median earnings over the past 3 years, which would suggest that no uplift should be applied).

Rents

4.25 On a similar basis, high and increasing private sector rents in an area can be a further signal of stress in the housing market. Median rents in Wirral are £525 per month, with median rents ranging from £395 per month for a 1 bed flat, to £695 per month for a 4+ bed house. The median rent paid in Merseyside is slightly lower on average, at £495 per month. However, this ranges from £425 per month for a 1-bedroom dwelling, to £795 for a 4+ bed house. The higher overall median rent figure for Wirral may be partly explained by the relatively high proportion of larger properties in the area, which generally have higher rental values. Rental values in Wirral are around 12% lower than the national average.

4.26 VOA series data on rents is available for Q2 2011 to Q1 2015. It shows that median rents in Wirral have stayed relatively static since 2011, compared with growth of 5.3% nationally and a decline of 0.7% across Merseyside as a whole. It can therefore be inferred that affordability within the private market rental sector has, in the last couple of years, remained relatively stable in Wirral.

4.27 The Rental Affordability Ratio, the measure proposed to measure market signals within the LPEG's proposed changes to the Practice Guidance[23], is 23.6% for Wirral (again, based on NLP's analysis of a 3-year average of LQ earnings against LQ 1-bedroom rental properties), which would not be sufficient to require an uplift.

[22] Revised Practice Guidance text on Housing and Economic Development Needs – Appendix 6 of Local Plan Expert Group Report [ID: 2a-020-20140306]

[23] Ibid

Rate of Development

4.28 The rate of development is intended to be a supply-side indicator of previous delivery. The Practice Guidance states that:

"if the historic rate of development shows that actual supply falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of a plan"[24]

4.29 In Wirral, the only relevant previous 'planned supply' figure is the target within the former North West RS, which planned for 9,000 dwellings between 2003 and 2021 for Wirral, equivalent to a target of 500 dwellings per annum [dpa]. A comparison is provided in Table 4.2.

Table 4.2 Rate of delivery against the North West of England Regional Strategy

	Target (2003/04 – 2014/15)	Delivery (2003/04 – 2014/15)	Shortfall/Surplus
Wirral	6,000	4,596	1,404

Source: Wirral Council 2016

4.30 The North West RS was revoked in May 2013.

Overcrowding and Homelessness

4.31 Indicators on overcrowding, sharing households and homelessness demonstrate un-met need for housing within an area. The Practice Guidance suggests that long-term increases in the number of such households may be a signal that planned housing requirements need to be increased.

4.32 The Guidance states that indicators on:

"…overcrowding, concealed and sharing households, homelessness and the number in temporary accommodation demonstrate unmet need for housing. Longer term increases in the number of such households may be a signal to consider increasing planned housing numbers…"[25]

4.33 The Census measures overcrowding based on a standard formula; this measures the relationships between members of a households (as well as the number of people in that household) to determine the number of rooms they require. A rating of -1 or less indicates a household has one fewer room than required, +1 or more indicates a household has one or more rooms than needed. At the national level, affordability issues in recent years, as well as a shortfall in housing supply, have meant that people are either willing to accept sub-optimal living conditions (e.g. living in a smaller home to manage costs) or are forced into accepting such housing outcomes (e.g. are priced out of the market and have to share with friends/family).

[24] ID:2a-019-20140306

[25] ID:2a-019-20140306

4.34 Table 4.3 illustrates that overcrowding against the occupancy rating in Wirral is not severe, with just 3.9% of households living in a dwelling that is too small for their household size and composition. This compares to 8.7% nationally. However, it represents a slight increase on the 3.7% recorded in Wirral in 2001, which is lower than the national trend which had increased by 1.6% from 7.1% in 2011.

Table 4.3 Overcrowding: Household Room Occupancy Rating

	2001			2011		
	Total Households	-1 room occupancy or less	-1 room occupancy or less (%)	Total Households	-1 room occupancy or less	-1 room occupancy or less (%)
Wirral	133,349	4,882	**3.7%**	140,583	5,503	**3.9%**
England	20,451,427	1,457,512	**7.1%**	22,063,368	1,928,596	**8.7%**

Source: Census 2001 / Census 2011

Note: the definition of the Census 'bedroom standard' is slightly different from the 'occupancy rating' that informs the Government's Under-Occupancy Charges, i.e. the Census states that 'two persons of the same sex aged between 10 and 20' can occupy one bedroom, whilst the Under Occupancy Charge changes this to 'any two children of the same sex aged under 16'. It is possible that if the Government's policy continues into the long term, then changes will be made to the categorisation of the Census's Occupancy Rating to bring the two datasets into line.

4.35 The Census also recorded the number of concealed families (i.e. where there is more than one family present in a household). Nationally, this rose significantly between 2001 and 2011, at least in part due to the impact of recession on younger household's ability to afford their own home. This meant that many younger people, including families, remained in the family home for longer than might have been expected in the past, either through choice (to save money) or through necessity.

4.36 At the time of the 2011 Census, 1.9% of all families in England were concealed; this represented 275,954 families. This is a rise compared to 2001 when 1.2% of families were concealed. In Wirral, a lower percentage of families was concealed (1.4%) as nationally (1.9%). This represents a rise from 0.9% in 2001 as shown in Table 4.4.

Table 4.4 Concealed Families in Wirral, North West and England - 2001-2011

	Concealed Families		Change (percentage points)	% change of concealed families as a proportion of all families
	2001	2011		
Wirral	822 (0.9%)	1,302 (1.4%)	+0.49	+53.2%
North West	21,162 (1.1%)	32,128 (1.6%)	+0.50	+45.2%
England	161,254 (1.2%)	275,954 (1.9%)	+0.69	+59.2%

Source: Census 2001/2011

4.37 The levels of overcrowding and concealed households in Wirral are moderate when compared with the national and regional averages but have increased at a rate higher than in the North West as a whole.

4.38 While the level of overcrowding and number of concealed households is not so significant as to conclude that there is severe market pressure, it nevertheless highlights a degree of inadequacy in the housing market, reducing flexibility.

4.39 The levels of overcrowding are likely to be a symptom associated with restricted incomes in Wirral, with people either willing to accept sub-optimal living conditions (e.g. living in smaller houses to manage costs) or forced into accepting such housing outcomes (e.g. are priced out and have to share with friends/family). In such circumstances, overcrowding and concealed households may be indicative of insufficient supply to meet demand.

4.40 In terms of homelessness, CLG provides data on households in Local Authority area who are in 'priority need' and in temporary accommodation. For Wirral, 2013/14 data on the homelessness incidence rate suggests that this is as low as 0.7 per 1,000 households, below the comparable Merseyside rate of 0.85 and considerably below the national rate of 2.40. Since 2004/05, this represents an 86% decrease. By comparison, the equivalent rate in Merseyside fell by 84%, whilst the national rate fell by 58%.

Table 4.5 Homelessness Incidence Rate

	Homelessness Incidence rate (per 1,000 households) 2014/15	Change in homelessness Incidence rate 2004/05 – 2014/15 (%)
Wirral	0.70	-85.6%
Merseyside	0.85	-84.0%
England	2.40	-58.2%

Source: CLG Live Table 784/P1e Returns

4.41 **Synthesis of Market Signals**

4.42 Drawing together the individual market signals above begins to build a picture of the current housing market in and around Wirral, the extent to which demand for housing is not being met and the adverse outcomes that are occurring because of this.

4.43 It is clear that the Borough is currently facing challenges in terms of house prices and private rental values causing affordability difficulties, with associated increases, albeit modest, in overcrowding and concealed households.

4.44 The performance of Wirral against county and national comparators for each market signal is summarised in Table 4.6.

4.45 When quantified, Wirral has performed worse in market signals relating to both absolute levels and rates of change against Merseyside and England in 9 out of 26 measures.

4.46 The two indicators where Wirral has performed worse than the national average (in terms of rate of change) is change in house prices and change in affordability. It is likely that these are due to Wirral's median house price increasing by a higher percentage than the national average and other nearby

HMAs combined with a decline in real wages. These factors could have been caused by a shortfall in affordable housing, exacerbated by the increase in median house prices in Wirral.

Table 4.6 Summary of the Wirral Market Signals against Merseyside and England

Market Signal	Merseyside		England	
	Absolute Figure	Rate of Change	Absolute Figure	Rate of Change
House Prices	Worse	Worse	Better	Worse
Private Rents	Worse	Worse	Better	Better
Affordability Ratios	Worse	Worse	Better	Worse
Past Development	~	~	~	~
Homelessness (Households in Temporary Accommodation)	Better	Better	Better	Better
Homelessness (Households in Priority Need)	Better	Better	Better	Better
Overcrowding (Overcrowded Households)	~	~	Better	Better
Overcrowding (Concealed Families)	Better	Worse	Better	Better

Source: NLP analysis

Footnote: Worse = performing worse against the average

Better = performing the same or better against the average

~ = data not available

4.47 To draw meaningful conclusions on the extent to which these market indicators show housing market stress within Wirral, and a level of supply that is not meeting demand, the Practice Guidance suggests that comparisons of absolute levels and rates of change in such indicators should be made with comparator areas and nationally. For this reason, Wirral has been compared and ranked against other local authority areas, and England as a whole.

4.48 These comparator areas have been chosen on the following basis:

1 Other areas within the wider Liverpool City Region (excluding the Welsh authorities of Wrexham and Flintshire for which readily comparable data is unavailable):

- Cheshire West and Chester
- Cheshire East
- Halton
- Knowsley
- Liverpool
- Sefton
- St Helens
- Warrington

- West Lancashire

2 The Practice Guidance also states that market signals must be compared with authorities which are not necessarily close geographically, but which share characteristics in terms of economic and demographic factors. These authorities have been chosen by examining the '*OAC Supergroup Area Classification Map'*, produced by the ONS in 2015, which groups each local authority into various socio-economic classifications. Wirral, as a 'Mining Heritage and Manufacturing' authority, has been compared with other (coastal) communities similarly classified within this ranking and which share similar socio-economic characteristics:

- Adur
- Gosport
- Havant
- North Lincolnshire
- South Tyneside
- Sunderland
- Swale

4.49 England has been used as the final comparator for both sets of tables. A comparison across the range of housing market signals within the authorities identified above is presented in Table 4.7 to Table 4.10. A higher ranking in these tables suggests a worse, or comparatively poorer performing, housing market for that indicator.

Table 4.7 Wirral Market Signals Comparator Table - Cost of Housing [Neighbouring Authorities]

Rank	House Prices			Affordability			Rents		
	Median (2014)	% Change (1999-2014)	Absolute Change (1999-2014)	Ratio (2014)	% Change (1999-2014)	Absolute Change (1999-2014)	Median (Q1 2015)	% Change (Q2 2011-Q1 2015)	Absolute Change (Q2 2011-Q1 2015)
1	England	Wirral	England	England	Wirral	England	England	West Lancashire	West Lancashire
2	Cheshire East	England	Warrington	Cheshire East	England	Sefton	Cheshire East	Cheshire East	Cheshire East
3	Cheshire West and Chester	Warrington	West Lancashire	Cheshire West and Chester	St Helens	Wirral	Cheshire West and Chester	Cheshire West and Chester	Cheshire West and Chester
4	West Lancashire	Liverpool	Wirral	West Lancashire	Liverpool	West Lancashire	Sefton	England	England
5	Warrington	Halton	Sefton	Sefton	Warrington	Warrington	West Lancashire	Warrington	Warrington
6	Sefton	Merseyside (Met County)	Merseyside (Met County)	Warrington	Merseyside (Met County)	St Helens	Wirral	Halton	Halton
7	Wirral	St Helens	Halton	Wirral	Sefton	Merseyside (Met County)	Knowsley	Wirral	Wirral
8	Merseyside (Met County)	Sefton	St Helens	St Helens	Halton	Liverpool	Warrington	Sefton	Sefton
9	Halton	West Lancashire	Liverpool	Merseyside (Met County)	West Lancashire	Halton	Halton	Merseyside (Met County)	Merseyside (Met County)
10	St Helens	Knowsley	Knowsley	Halton	Knowsley	Knowsley	Merseyside (Met County)	Knowsley	Knowsley
Source:	CLG Live Table 586/Land Registry	CLG Live Table 586/Land Registry	CLG Live Table 586/Land Registry	CLG Live Table 576/Land Registry/ASHE	CLG Live Table 576/Land Registry/ASHE	CLG Live Table 576/Land Registry/ASHE	VOA Private Rental Market Statistics	VOA Private Rental Market Statistics	VOA Private Rental Market Statistics

Table 4.8 Wirral Market Signals Comparator Table – Overcrowding and Homelessness [Neighbouring Authorities]

Rank	Overcrowded Households			Households in Priority Need			Concealed Families		
	Overcrowded Households, % (2011)	Change (%) (2001-2011)	Households in Priority Need, per 1,000 Households (2014/15)	% Change (2004/05-2014/15)	Absolute Change (2004/05-2014/15)	Change (percentage points) (2001-2011)	Concealed Families, % (2011)	Change (%) (2001-2011)	Change (percentage points) (2001-2011)
1	Liverpool	Liverpool	Liverpool	England	England	Cheshire West and Chester	Liverpool	Liverpool	Liverpool
2	England	England	England	St Helens	St Helens	Cheshire East	England	England	England
3	Knowsley	Cheshire East	Cheshire East	Knowsley	Cheshire West and Chester	West Lancashire	Knowsley	Cheshire East	Cheshire East
4	Halton	Wirral	Wirral	Warrington	Liverpool	Sefton	Halton	Wirral	Wirral
5	St Helens	Cheshire West and Chester	Cheshire West and Chester	Liverpool	Cheshire East	England	St Helens	Cheshire West and Chester	Cheshire West and Chester
6	Warrington	Warrington	Warrington	Merseyside (Met County)	Merseyside (Met County)	Liverpool	Warrington	Warrington	Warrington
7	Cheshire West and Chester	Sefton	St Helens	Halton	Sefton	St Helens	Cheshire West and Chester	Sefton	St Helens
8	Sefton	West Lancashire	West Lancashire	Wirral	Halton	Wirral	Sefton	West Lancashire	West Lancashire
9	Wirral	Halton	Halton	Cheshire East	Wirral	Halton	Wirral	Halton	Halton
10	Cheshire East	St Helens	Sefton	Cheshire West and Chester	West Lancashire	Merseyside (Met County)	Cheshire East	St Helens	Sefton
Source:	Census 2011	Census 2001, Census 2011	Census 2001, Census 2011	CLG Live Table 784 (P1e Returns)	CLG Live Table 784 (P1e Returns)	CLG Live Table 784 (P1e Returns)	Census 2011	Census 2001, Census 2011	Census 2001, Census 2011

Table 4.9 Wirral Market Signals Comparator Table - Cost of Housing ['Mining Heritage and Manufacturing' Authority Comparisons]

Rank	House Prices			Affordability			Rents		
	Median (2014)	% Change (1999-2014)	Absolute Change (1999-2014)	Ratio (2014)	% Change (1999-2014)	Absolute Change (1999-2014)	Median (Q1 2015)	% Change (Q2 2011-Q1 2015)	Absolute Change (Q2 2011-Q1 2015)
1	Adur	Adur	Adur	Adur	Adur	Adur	Adur	North Lincolnshire	Adur
2	Havant	Swale	Havant	Havant	Swale	Havant	Havant	Adur	Havant
3	England	Havant	England	Swale	Gosport	Swale	Gosport	Havant	North Lincolnshire
4	Swale	Gosport	Swale	Gosport	Wirral	Gosport	Swale	England	England
5	Gosport	Wirral	Gosport	England	England	England	England	Gosport	Gosport
6	Wirral	England	Wirral	Wirral	South Tyneside	Wirral	Wirral	Wirral	Wirral
7	North Lincolnshire	North Lincolnshire	North Lincolnshire	South Tyneside	Havant	South Tyneside	Sunderland	Sunderland	Sunderland
8	South Tyneside	South Tyneside	South Tyneside	North Lincolnshire	North Lincolnshire	North Lincolnshire	North Lincolnshire	Swale	Swale
9	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	South Tyneside	South Tyneside	South Tyneside
Source:	CLG Live Table 586/Land Registry	CLG Live Table 586/Land Registry	CLG Live Table 586/Land Registry	CLG Live Table 576/Land Registry/ASHE	CLG Live Table 576/Land Registry/ASHE	CLG Live Table 576/Land Registry/ASHE	VOA Private Rental Market Statistics	VOA Private Rental Market Statistics	VOA Private Rental Market Statistics

Table 4.10 Wirral Market Signals Comparator Table – Overcrowding and Homelessness ['Mining Heritage and Manufacturing' Authority Comparisons]

Rank	Overcrowded Households			Households in Priority Need			Concealed Families		
	Overcrowded Households, % (2011)	Change (%) (2001-2011)	Households in Priority Need, per 1,000 Households (2014/15)	% Change (2004/05-2014/15)	Absolute Change (2004/05-2014/15)	Change (percentage points) (2001-2011)	Concealed Families, % (2011)	Change (%) (2001-2011)	Change (percentage points) (2001-2011)
1	England	Gosport	England	Gosport	Gosport	Swale	England	Gosport	Gosport
2	Havant	North Lincolnshire	Gosport	South Tyneside	South Tyneside	England	Swale	North Lincolnshire	England
3	Gosport	England	North Lincolnshire	England	England	Gosport	Sunderland	Swale	Swale
4	Swale	Swale	Swale	Swale	Swale	Havant	Adur	Adur	Sunderland
5	Sunderland	Adur	Havant	North Lincolnshire	Havant	Wirral	Havant	Sunderland	North Lincolnshire
6	Adur	Havant	Adur	Wirral	Wirral	Sunderland	Wirral	England	Adur
7	South Tyneside	Wirral	Wirral	Sunderland	Sunderland	South Tyneside	Gosport	Wirral	Wirral
8	Wirral	Sunderland	Sunderland	Havant	North Lincolnshire	Adur	North Lincolnshire	South Tyneside	South Tyneside
9	North Lincolnshire	South Tyneside	South Tyneside	Adur	Adur	North Lincolnshire	South Tyneside	Havant	Havant
Source:	Census 2011	Census 2001, Census 2011	Census 2001, Census 2011	CLG Live Table 784 (P1e Returns)	CLG Live Table 784 (P1e Returns)	CLG Live Table 784 (P1e Returns)	Census 2011	Census 2001, Census 2011	Census 2001, Census 2011

4.50 It is clear from this analysis that the Wirral HMA faces challenges related to affordability, generating adverse outcomes for residents who still need to access the housing market. There is also a clear contrast between east and west Wirral, with much of the lower value property and available developable land being in the east.

4.51 The comparative analysis suggests that when compared against districts elsewhere in Merseyside, Wirral has experienced a relatively high rate of house price growth over the period 1999 to 2014, at a rate higher than the national level of growth, whilst the rate of change in the affordability ratio has also been significantly higher than many of the comparable districts nearby.

4.52 Whilst the performance of the housing market relative to comparable authorities outside the North West, but which share similar socio-economic characteristics to Wirral, is better on most measures, the overall picture still suggests the need for an improvement in affordability within the Borough. The Practice Guidance, as well as providing general economic principles, points towards such factors as indicating that additional supply, over and above that solely needed by demographic change, may need to be delivered in order to address affordability and to reverse adverse housing market trends within the HMA.

4.53 The extent to which the demographic 'starting point' for identifying OAN for housing needs to be boosted to address market signals is an area of judgement. The Practice Guidance is clear that the more significant the affordability constraints and the stronger the indicators of high demand, the larger the improvement in affordability is needed and, therefore the larger the additional supply response should be.

4.54 In summary it is considered that some upward adjustment could be necessary, particularly to address the high rate of change in the affordability ratio and house prices more generally. However, the scale of adjustment to housing supply over and above demographic-led projections at this time would be moderate, in line with the Practice Guidance. The scale of any such uplift is discussed in Section 8.0 of this report.

5.0 The Current Housing Market

Introduction

5.1 This local contextual review assesses the demographic, housing stock and supply/demand dynamics of Wirral to provide an understanding of the drivers that are underpinning the housing market within the Borough. In particular, longer term trends have been considered to form the basis for what could occur in the future housing market.

Challenges

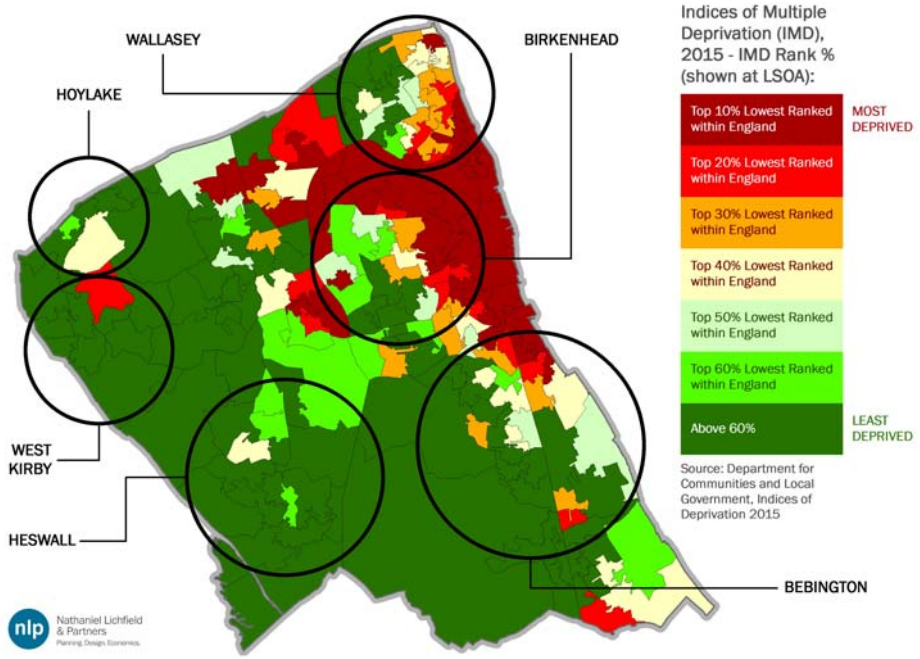
5.2 The economic focus of Wirral is towards Liverpool, along the Mersey coast at Birkenhead, Bromborough and the nearby ports. These areas have historically formed the economic hub of the Borough and emerging strategies intend for this to continue into the future through large scale re-developments such as Wirral Waters, as part of the Mersey Waters Enterprise Zone.

5.3 Wirral is ranked as the 66th most deprived local authority area in England according to the 2015 Indices of Multiple Deprivation [IMD] (based on the rank of average score) and a significant portion of the north-eastern part of the Borough around Wallasey, Birkenhead and particularly the Commercial Core, fall within the top 10% lowest ranked areas in England. Locations in Mid-Wirral that also fall into this highly deprived category include Leasowe, Moreton, Upton and Woodchurch.

5.4 As a result, Wirral has been the focus for significant public regeneration initiatives since the late 1970s, most recently including the nationally promoted Newheartlands Housing Market Renewal [HMR] Pathfinder scheme, which closed prematurely in March 2011 as a result of the Government's Comprehensive Spending Review. Funding for the Mersey Heartlands Growth Point, designed to further accelerate housing delivery in these areas alongside parts of north Liverpool and support economic revitalisation at the core of the conurbation, also ceased in March 2011.

5.5 In contrast, the west of the Borough presents a high quality environment and acts as an affluent commuter area for Liverpool and Chester, which is facilitated by strong transport linkages. A significant proportion of the rural land in the Borough is designated as Green Belt. The emerging Core Strategy places a strong emphasis on retaining the Green Belt, as part of a wider aspiration to maintain and enhance the Borough's environment and to continue to promote regeneration in east Wirral.

Figure 5.1: Indices of Multiple Deprivation in Wirral



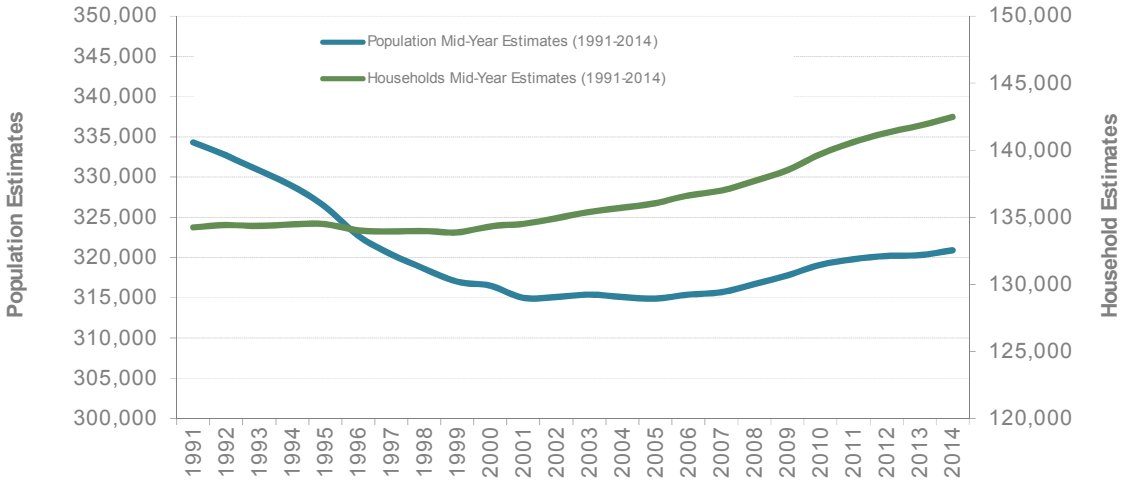
Source: CLG Indices of Deprivation 2015

Demographic Context

Population and Household Change

5.6 Understanding the demographic context of an area is critical to set the foundations for a robust objective assessment of housing need. Up to date demographic evidence, informed by the 2011 Census and other nationally consistent data sources such as the Annual Population Survey [APS] and ONS Mid-Year Population Estimates, enables us to understand how a district's population has evolved in the past; how the key components of change (notably births, deaths and migration) have influenced this; and, how they are likely to continue shaping population and household change in the future.

Figure 5.2 Population and Household Change in Wirral



Source: ONS Mid-Year Population and Household Estimates (1991-2014)

5.7 The latest Mid-Year Population Estimates for Wirral identify that the population of the Borough was approximately 320,900 residents in 2014. This represented an overall population decline of approximately 13,400 people since 1991, a decrease of 4% but in the period 2005 to 2014 the population rose steadily, by approximately 6,000 residents.

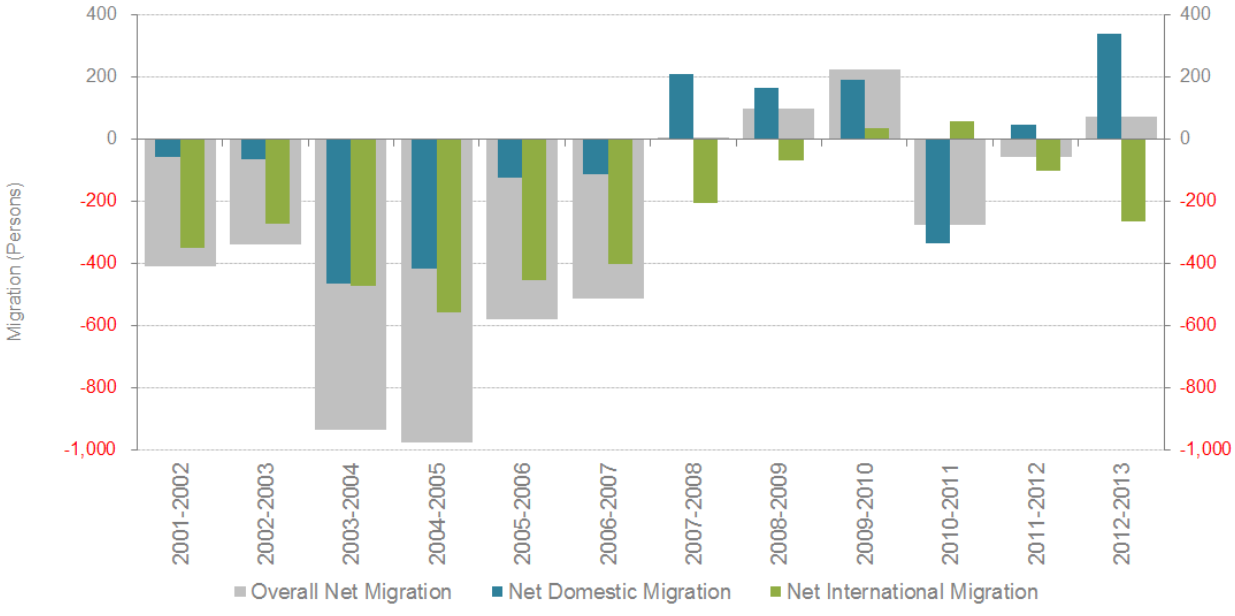
5.8 The number of households in the Borough remained steady over the period 1991 to 1999 at around 134,000. Since 1999 however, there has been a steady increase in households, to around 142,500 by 2014. This represents an overall increase over the 23-year period of 6.3%. The faster rate of household growth than population growth has been driven by a trend towards smaller household sizes.

Migration

5.9 The majority of the previous decline in population in Wirral is attributable to migration (i.e. more people moving out of the Borough than moving in). Between 2001 and 2011 the population grew by circa 4,800 people (halting many years of prolonged population decline), with estimates of net out-migration totalling c.3,700 people over the same period (representing 77% of this population growth).

5.10 As illustrated in Figure 5.3, net migration has been consistently outward-moving over this period, apart from the 3 year period 2007 to 2010 at the beginning of the recession, and the most recent data for 2012/2013 driven by higher levels of domestic in-migration.

Figure 5.3 Net internal and international migration for Wirral 2001/02-2012/13



Source: ONS Migration Estimates – Revised Mid-Year Estimates Series following the Census 2011

5.11 The revised MYE population data following the 2011 Census was published in April 2013. This identifies an annual average of c.291 people leaving the Borough over the past ten years, comprising a net domestic out-migration of 51 people and net international out-migration of 240 people.

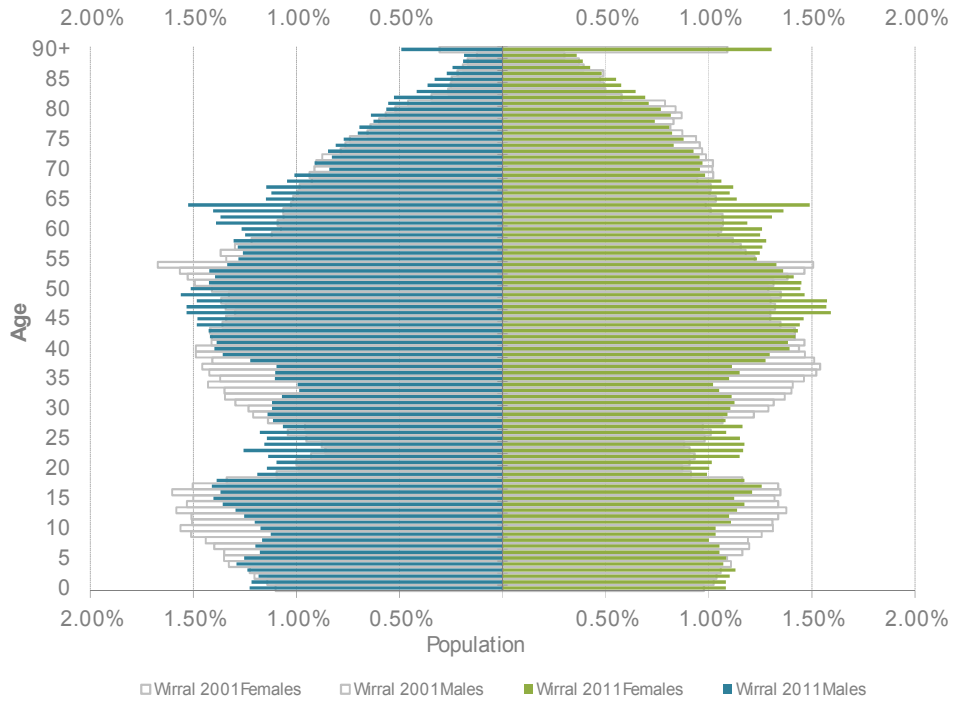
5.12 The more recent five-year trend highlights a modest level of net in-migration, at 15 people per annum; this comprises a net domestic in migration of 80 people and a net international out migration of 65 people. The gross figures are produced in Appendix 4.

Current Demographic Profile

5.13 These demographic trends have led to a 2011 population profile in Wirral as illustrated in Figure 5.4 and Figure 5.5. The 2011 population profile is compared to the 2001 population profile, illustrating the relative change in population for each age group over the previous 10 years. In particular, this highlights that the population profile in Wirral has been ageing, with a majority of population growth associated with age groups 60-65 and the younger age cohorts between ages 45-50. There has however been decline almost universally across all the age cohorts between ages 5-15 and between ages 30-40, which have not been replaced over time.

5.14 Notwithstanding this, there has also been a growth in population in some of the younger age cohorts, most notably those aged 0-5 and 20-25. The growth in the size of the 0-5 age cohort is likely to be primarily due to high birth rates in the Borough.

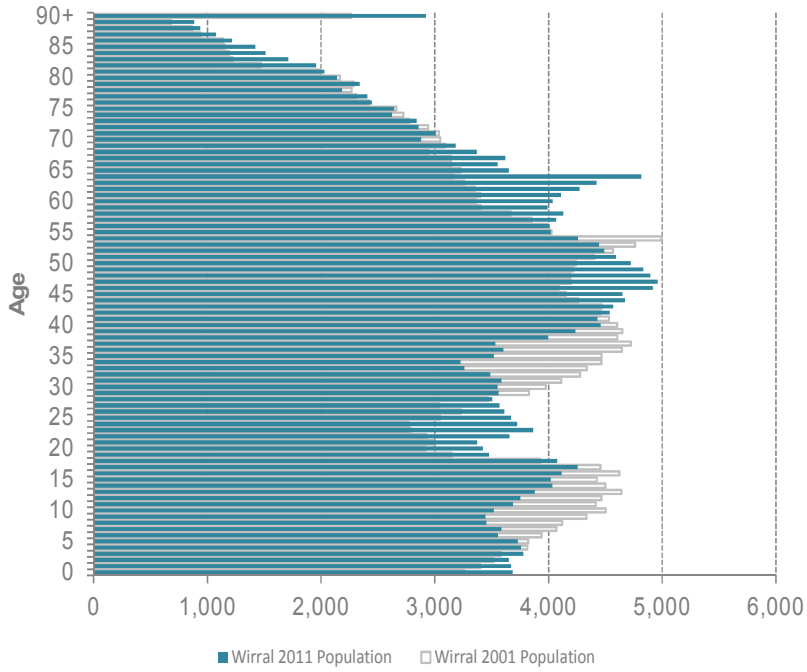
Figure 5.4 Wirral Population Profile 2001 and 2011



Source: Census 2001 and Census 2011 population estimates

5.15 If such population trends continue, Wirral will see an increasingly ageing population, with particular implications around delivering housing for older people. More broadly, population growth in general will drive need and demand for new homes, as will the changing household structures that a changing population can bring along with them.

Figure 5.5 Wirral Population 2001 and 2011



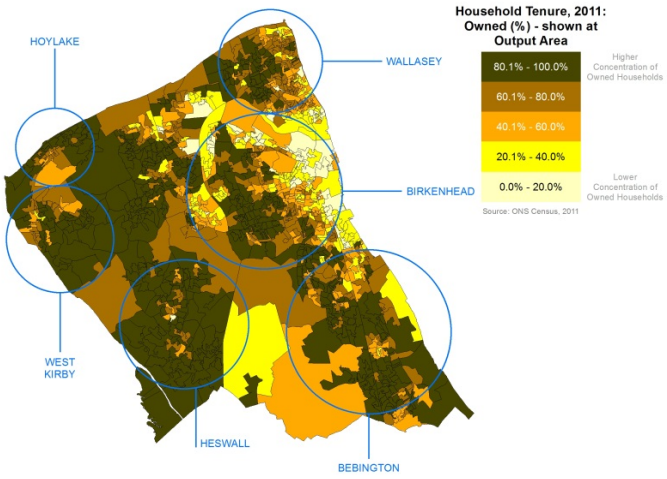
Source: Census 2001 and Census 2011

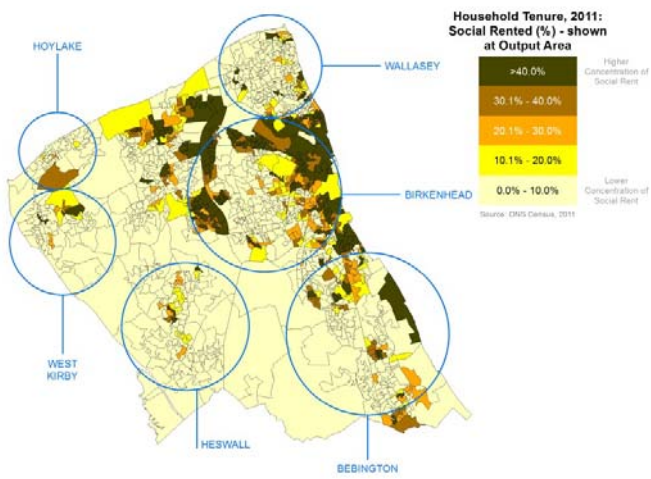
The Housing Stock

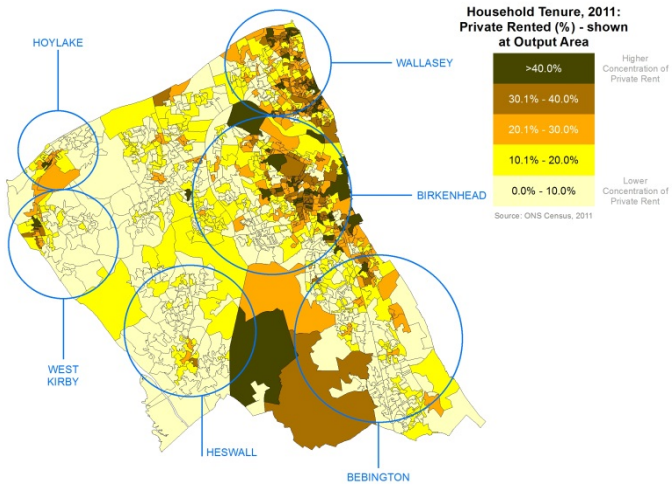
Existing Stock

5.16 The Census identifies that Wirral had 140,583 household spaces in 2011. The tenure profile of households in Wirral is presented in Figure 5.6 and Table 5.1. The proportion of households that own and occupy their accommodation totals 67% in Wirral, which is higher than Merseyside (60.4%) and the North West figure (64.5%).

Figure 5.6 Tenure Profile in Wirral: Owner Occupation /Social Rented Rates (2011)







Source Census 2011

5.17 Households in affordable tenures[26] totalled 15.7% in Wirral, which is lower than the figure for Merseyside (21.8%), the region (18.8%) and England (18.4%). The proportion of households privately renting/living rent free in Wirral (16.9%) is slightly higher than the regional equivalent (16.7%) but lower than the equivalent for Merseyside (17.8%) and the national average (18.1%).

Table 5.1 Tenure Profile of Households in Wirral, Merseyside, North West and England 2011

Tenure	Wirral		Merseyside (Met County)		North West		England
	#	%	#	%	#	%	%
Owned: Outright	46,806	33.3%	174,190	28.9%	934,101	31.0%	30.6%
Owned: With a mortgage or loan	48,037	34.2%	189,585	31.5%	1,007,463	33.5%	32.8%
Shared ownership (part owned and part rented)	713	0.5%	3,214	0.5%	15,787	0.5%	0.8%
Social rented: From council (LA)[27]	7,266	5.2%	34,114	5.7%	231,730	7.7%	9.4%
Social rented: Other	14,063	10.0%	93,693	15.6%	318,751	10.6%	8.2%
Private rented: landlord or letting agency	20,636	14.7%	92,644	15.4%	424,667	14.1%	15.3%
Private rented: Other	1,639	1.2%	7,441	1.2%	38,232	1.3%	1.4%
Living rent free	1,423	1.0%	7,206	1.2%	38,818	1.3%	1.4%
Total	**140,583**	**100%**	**602,087**	**100%**	**3,009,549**	**100%**	**100%**

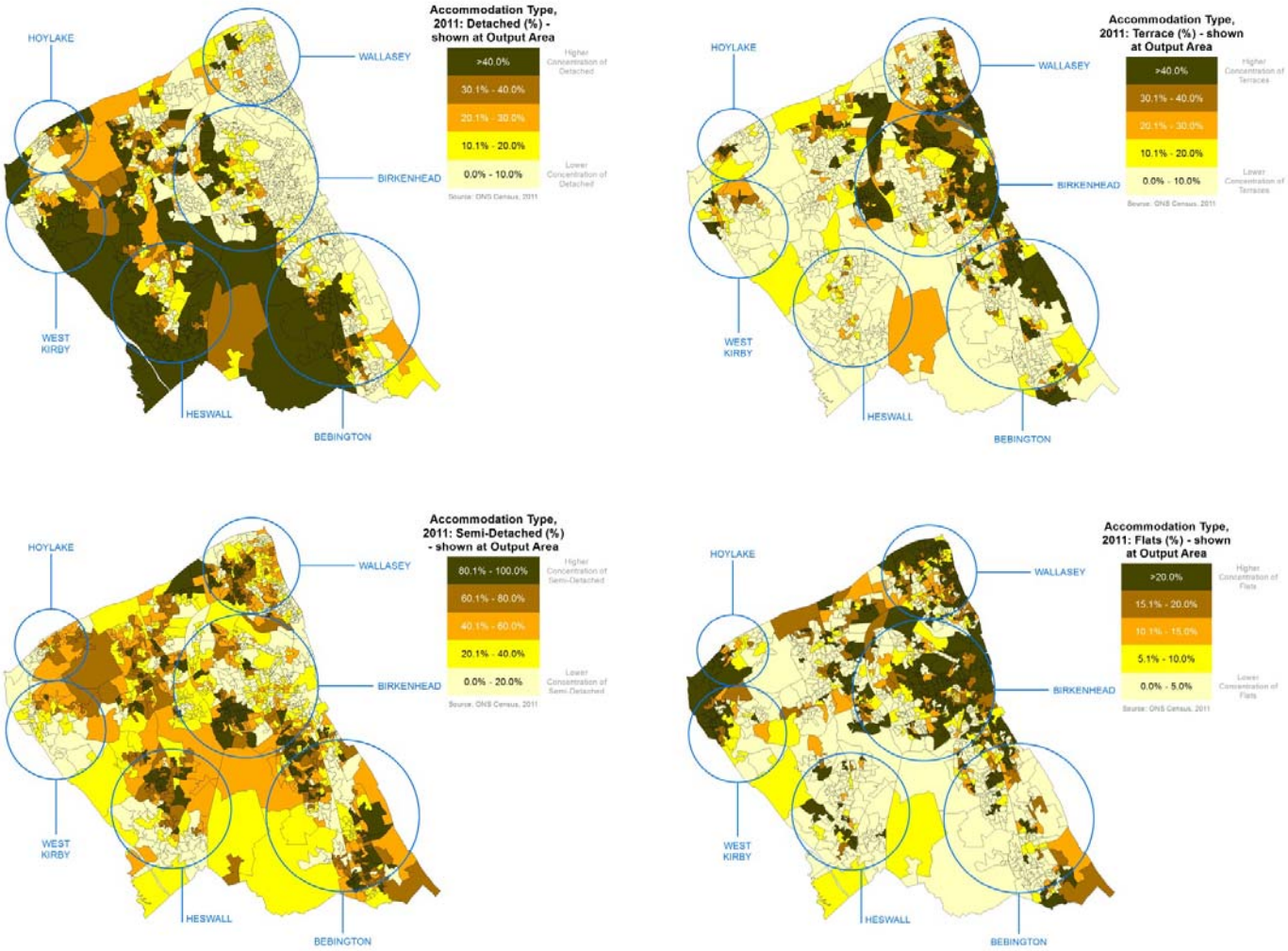
Source: 2011 Census: KS402EW Tenure, LAs in England and Wales

5.18 The type of housing stock in the Borough is illustrated in Figure 5.7.

[26] The affordable tenures referred to are those shown in Table 4.1 i.e. Shared Ownership (part owned part rented – 0.5%), Social Rented from Council (LA – 5.2%), and Social Rented (Other – 10.0%).

[27] Wirral Council transferred all of its stock to RPs before the 2011 Census.

Figure 5.7 Stock Profile in Wirral: Detached/Semi Detached/Terraced/Flats % of Total Stock (2011)



Source Census 2011

5.19 Table 5.2 shows that the largest proportion of housing stock is semi-detached properties (41.7%), which follows the trend for Merseyside, the North West and England as a whole, albeit the proportion of semi-detached stock in Wirral is higher compared to these other areas. The proportion of detached properties (17.0%) is significantly higher than the Merseyside figure (12.7%), but lower than the Region (18.0%) and England (22.3%). The proportion of terraced properties (24.8%) is significantly lower than Merseyside and the North West, but similar to the national average. The proportion of accommodation that comprises flats, maisonettes or apartments in Wirral (16.5%) is similar to the Merseyside and regional rates but remains significantly below the national rate (21.2%).

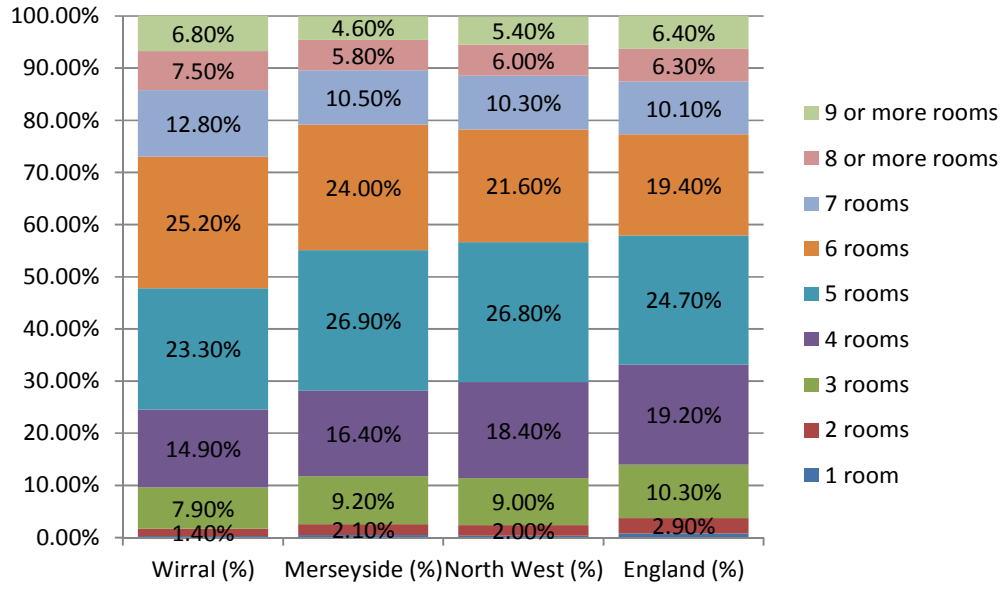
Table 5.2 Type of Housing

Type	Sub-Type	Census 2011						
		Wirral		Merseyside (Met County)		North West		England
		#	%	#	%	#	%	%
House or Bungalow	Detached	23,818	17.0%	75,968	12.7%	541,250	18.0%	22.3%
	Semi-detached	58,520	41.7%	233,100	38.9%	1,093,930	36.4%	31.0%
	Terraced	34,760	24.8%	185,395	30.9%	896,825	29.9%	24.3%
Flat, maisonette or apartment	Purpose-built block of flats	16,066	11.4%	79,447	13.3%	380,888	12.7%	16.4%
	Part of a converted or shared house	5,439	3.9%	19,502	3.2%	59,284	2.0%	3.8%
	In a commercial building	1,667	1.2%	5,589	0.9%	23,305	0.8%	1.0%
Other	Caravan or other mobile/temp. structure	17	0.1%	289	0.1%	7,169	0.2%	0.4%
Total	**All Occupied Household Spaces**	**140.287**	**100%**	**599,290**	**100%**	**3,002,651**	**100%**	**100%**

Source: 2011 Census: KS402EW Accommodation Type - Households

5.20 In respect of the size of accommodation, the most up-to-date and robust indication of the size distribution of stock is the Census 2011. Figure 5.8 illustrates that in 2011 Wirral had a proportion of 4, 5 and 6 room homes (63.4%) similar to the national average (a size which broadly correlates to a 3 to 4 bed property assuming a kitchen and 1 or 2 reception rooms). The proportion of 4, 5 and 6-bed properties is lower than the Merseyside (67.3%) and regional (66.8%) averages. Wirral has a significantly higher proportion of 7, 8 and 9 room homes (27.1%) than the Merseyside (20.9%), regional (21.7%) and national averages (22.8%).

Figure 5.8 Size of accommodation 2011



Source: 2011 Census: QS407EW Number of rooms, local authorities in England and Wales (rooms excludes bathrooms, toilets, halls, landings and storage space).

5.21 The 2011 Census also measured occupancy ratings in LA areas. Occupancy ratings (rooms) provide a measure of whether a household's accommodation is overcrowded or under occupied. The number of rooms required (based on a standard formula) is subtracted from the number of rooms present to obtain the occupancy rating. For example, an occupancy rating of -1 implies that a household has one less room than required, whereas +1 implies that they have one more room than the standard requirement.

5.22 The data indicates that as of 2011, Wirral had 115,394 households with an occupancy rating of 1 or more, comprising 82.1% of all households in the Borough. This means that more than 8 out of 10 households in the Borough are under-occupying their property in accordance with the Government's definition. This compares to rates of 76.5% for the North West as a whole, and 72.6% nationally, which could indicate that the Borough has a mismatch between the size of households and the size of dwelling they occupy or the ability of those with the financial means to afford larger properties.

5.23 For social tenants, this could become more of an issue following the Government's well-publicised under-occupancy penalty, where tenants deemed to have one spare room relative to the size of the household have their housing benefit cut by 14%. If they have 2 or more spare rooms, the cut is in the order of 25%. Whilst tenants can downsize, problems would arise if there are parts of Wirral where there is a shortage of smaller social homes.

Stock Condition

5.24 In 2013 Wirral Council commissioned David Adamson & Partners Ltd. to complete a review of housing and household conditions across the private housing sector in Wirral.

5.25 The resultant Private Sector House Condition Survey Report found that 95,048 (77%) of the Borough's dwellings met the requirements of the Decent Homes Standard and could be regarded as satisfactory. The remaining 27,927 (23%) dwellings which failed the requirements of the Decent Homes Standard could therefore be considered 'non-Decent', a rate which is slightly below the national rate of 25% (in 2011/12). The failures of these non-decent homes included:

1 Category 1 hazards within the Housing Health and Safety Rating System (HHSRS) - 12,026 dwellings (9.8% of all dwellings in Wirral);

2 In a state of disrepair - 16,561 dwellings (13.5%);

3 Lack modern facilities and services - 644 dwellings (0.5%); and

4 Failure to provide a reasonable degree of thermal comfort - 7,156 dwellings (5.8%)

5.26 The report recommended various key strategy directions to overcome the issue:

1 Continued intervention in the private-rented sector including mandatory licensing where appropriate, and landlord encouragement for home improvement particularly energy efficiency;

2 Continued support for vulnerable households in non-Decent homes across all tenure sectors;

3 Encouragement of owner-occupied home improvement through increased awareness of condition issues and possible use of loan support;

4 Exploitation of energy funding streams including Green Deal and ECO funding within a comprehensive fuel poverty strategy; and,

5 More detailed examination of health service partnerships for housing intervention against initial evidence of relationships between house condition, household health and health service use.

Core Output 1: Estimates of current dwellings in terms of size, type, condition and tenure.

Wirral has a significantly higher proportion of larger properties (in terms of the number of bedrooms) than the Merseyside, regional and national averages. There is a higher degree of under-occupation of these properties.

42% of the dwelling stock in Wirral is made up of semi-detached properties compared to 31% nationally. There are fewer detached properties and purpose-built flats than might be expected.

The proportion of households that own and occupy their own home totals 68% in Wirral, which is higher than the Merseyside (60.4%), North West (64.5%) and national (63.4%) averages.

Households in affordable tenures totalled 16% in Wirral, lower than the figures for Merseyside (22%), the North West (19%) and England (18%).

The private rented sector (16%) is similar in proportion to Merseyside and the region, and slightly lower than the national average (17%).

23% of private sector housing in Wirral fails the Decent Homes Standard[28], compared to 25% nationally.

The Active Market

Change in Stock

5.27 Prior to the recession, gross completions over the period 2003/04 to 2007/08 averaged 657 dpa, with the highest delivery being 820 dpa in 2007/08. Subsequent to the recession gross completions dropped to 431 dpa between 2009/10 to 2014/15, almost 50% below the pre-recession high. Since 2012/13, gross completions have recovered to the highest level since 2008/09. Wirral has consistently maintained 2,000 units or above with planning permission for new build housing since 2005.

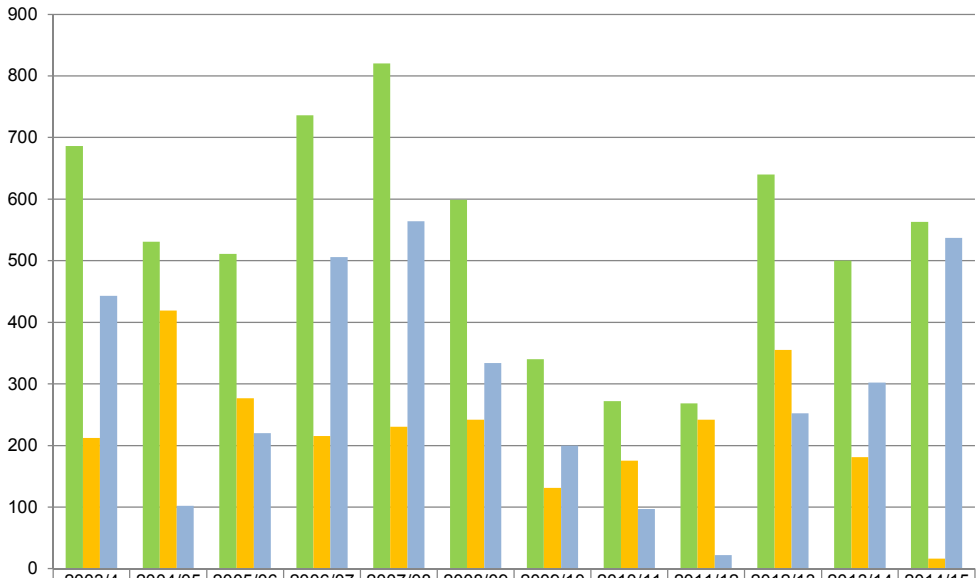
[28]Prepared on behalf of Wirral Council by David Adamson & Partners Ltd (2013): Private Sector House Condition Survey 2013 – Report of Survey

5.28 Overall, a total of 6,466 dwellings (gross) were completed between 2003/04 and 2014/15 at an average rate of **539** dpa.

5.29 While gross completions remained high until the beginning of the recession in 2007/2008, net completions have varied quite significantly.

5.30 Net completions on an annual basis have ranged from 102 net new dwellings in 2004/05 to 564 in 2007/08 and 22 net new dwellings in 2011/12, averaging **298 dpa** net between 2003/04 and 2014/15, some 241 dpa below gross completions. This is due to the high level of demolitions taking place as part of publicly-funded regeneration schemes including improvements to the social housing stock and the previous Housing Market Renewal [HMR] programme, averaging 225 dpa between 2003/04 to 2014/15.

Figure 5.9 Dwelling Completions in Wirral 2003/04 to 2014/15



	2003/4	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Gross Completions	686	531	511	736	820	599	340	272	268	640	500	563
Demolitions	212	419	277	215	230	242	131	175	242	355	181	16
Net Completions	443	102	220	506	564	334	200	97	22	252	302	537

Source: Wirral Council 2016

5.31 Following a visual inspection by Wirral Council Officers undertaken as part of the preparation of the Local Plan, an additional 1,047 dwellings (1,017 net excluding conversions) have been identified as complete and occupied at 31 March 2013 without a completion date having been registered under the Building Regulations. These additional completions cannot, however, be identified against any particular individual year.

5.32 If these additional dwellings are taken into consideration, total gross completions between 2003 and 2015 were 7,513 dwellings at a rate of **626** dpa, with 4,596 net completions at an average annual rate of **383 dpa**.

5.33 Although past housing delivery will have been influenced by previous planning policy and past economic conditions, over the long term it provides an indicator of the ability of the market to bring forward development within the Borough. This is an important framing factor for considering the deliverability of housing to meet

needs in the future.

5.34 Table 5.3 highlights how the geographical pattern of (gross) housing completions has changed across the Borough between 2003/04 and 2014/15, broken down into the geographical settlement areas used by Wirral Council for monitoring purposes. The 1,047 completions identified as complete and occupied at 31 March 2013 are highlighted separately.

5.35 The property market appears to be recovering in most areas of the Borough and the majority of new dwellings continue to be built in the east of the Borough in Wallasey, Birkenhead and Bromborough. Mid-Wirral has witnessed an average of 116 completions in the latest 3 years' worth of data (2012-13 – 2014/15), which is above even the pre-recession average in this area of 84 dpa. Elsewhere, settlements such as Heswall have experienced a lower rate of delivery, with an average of 11 dwellings completed annually since 2012/13, compared with an average of 77 dpa between 2003/04 – 2005/06.

5.36 The figures also show the impact of the Council's Interim Planning Policy for New Housing Development, which restricted development in settlement areas to the west of the M53 motorway between October 2005 and October 2012, to support the policies of the former Regional Spatial Strategy.

Table 5.3 Geographical Pattern of Gross Housing Completions in Wirral 2003/04 – 2014/15

Year	Wallasey	Birkenhead Commercial	Birkenhead	Bromborough	Mid-Wirral	West Kirby & Hoylake	Heswall	Rural	Total
2003-04	45	42	269	62	108	55	81	24	**686**
2004-05	29	10	149	5	138	65	75	60	**531**
2005-06	150	21	184	23	32	18	74	9	**511**
2006-07	77	76	404	93	60	16	10	0	**736**
2007-08	153	49	329	185	84	7	10	3	**820**
2008-09	62	92	295	73	20	43	7	7	**599**
2009-10	66	34	92	65	78	0	2	3	**340**
2010-11	100	0	89	56	19	1	3	4	**272**
2011-12	13	0	108	130	4	0	3	10	**268**
2012-13	130	8	219	135	89	37	9	13	**640**
2013-14	87	4	198	83	64	42	10	12	**500**
2014-15	131	26	122	35	196	13	13	27	**563**
Total	**1,043**	**362**	**2,458**	**945**	**892**	**297**	**297**	**172**	**6,466**
Unattributable Completions	**230**	**39**	**490**	**113**	**71**	**32**	**33**	**39**	**1,047**
Grand Total	**1,273**	**401**	**2,948**	**1,058**	**963**	**329**	**330**	**211**	**7,513**

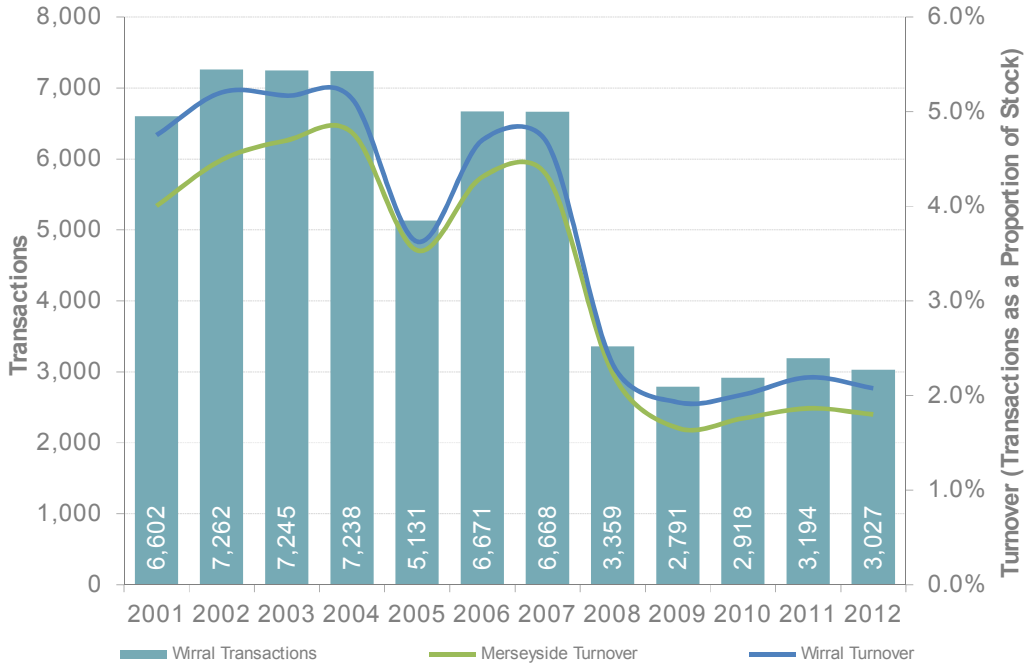
Source: Wirral Council 2016

Transactions and Prices in the Private Market

5.37 Pre-recession, dwelling sales across Wirral were between 5,000 and 7,500 per annum, representing 3.6%-5.2% of stock. During this period, turnover rates in the Borough were higher than for Merseyside as a whole. However, since 2007 transactions have halved, averaging c.3,660 per annum. This is equivalent to

approximately 2.1% of the total stock in the Borough, which has brought turnover rates roughly 0.2% above turnover rates for Merseyside as a whole (1.9%).[29]

Figure 5.10 Property Sales and Stock Turnover 2001-2012

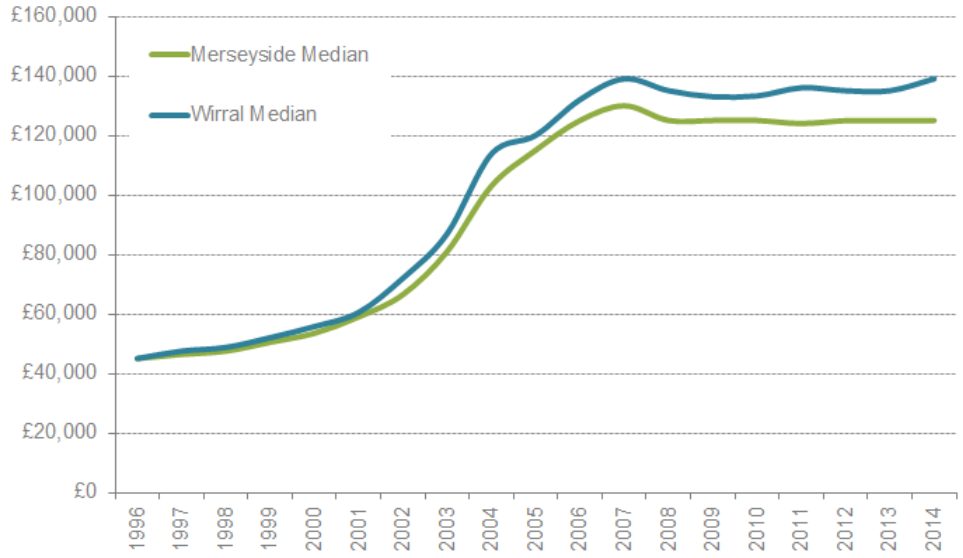


Source: CLG Live Table 588: Property sales based on Land Registry data, by District
CLG Live Table 125: Dwelling Stock Estimates by Local Authority District
Note: 2012 represent the latest available property sales data from CLG

5.38 There have been clear impacts on the housing market associated with the recession. Figure 5.11 illustrates that Wirral largely followed the pattern seen across Merseyside with the first decreases in house prices in well over a decade after 2007. Although transactions remain low, prices in Wirral have started to recover since 2009 and are now (as of 2014) broadly at the same level of their pre-recessionary peak.

[29] These Figures are to 2012, more recent data on property sales from CLG was not available

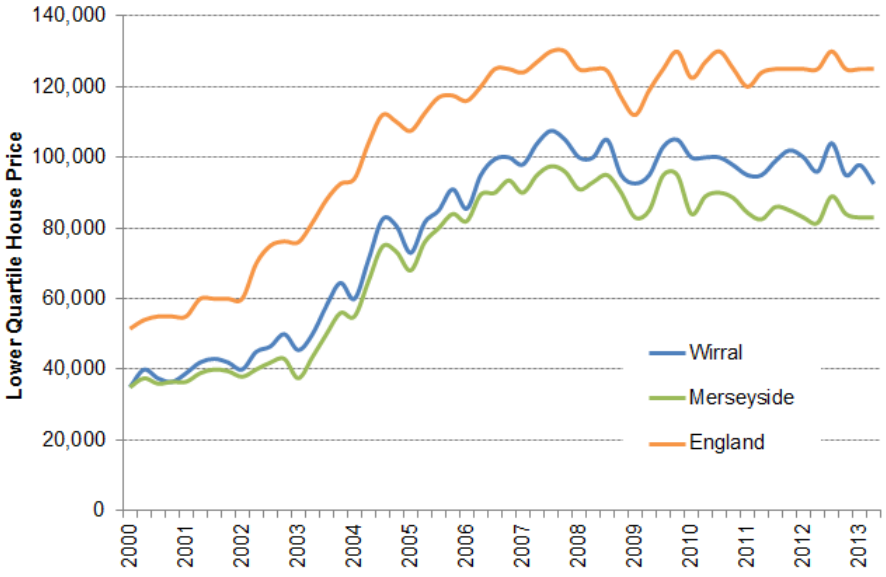
Figure 5.11 Average House Prices in Wirral and Merseyside 1996 to 2014



Source: CLG Live Table 585: Mean house prices based on Land Registry data, by district and CLG Live Table 586: Median house prices based on Land Registry data, by district

5.39 In the period 2000 to 2013[30], lower quartile house prices in Wirral have been consistently lower than that in England but higher than that in Merseyside. In mid-2012, the lower quartile house price in Wirral was £104,000. Lower quartile prices in Merseyside and England at this time were £89,000 and £130,000 respectively. There has been an overall increase in lower quartile house prices in Wirral between 2000 and 2013, but prices have dropped from a peak of £107,500 in mid-2007, reflecting the general trend for Merseyside and England as a whole over this period.

Figure 5.12 Lower Quartile House Prices in Wirral, Merseyside and England



Source: CLG Live Table 583, Lower Quartile House Prices based on Land Registry Data by district

[30] Q2 2013 is the latest CLG data on LQ house prices available

5.40 An internet search of current (January 2016) advertised private sector rent costs identified lower quartile monthly rents of £425 across Wirral.

5.41 The search identified wide variations in private rent levels across different settlement areas, with lower quartile rent levels varying from £395 in Birkenhead to £695 in Heswall. This variation in lower quartile rent levels is partly explained by variations in property size, with Heswall seeing a greater proportion of larger property sizes becoming available for rent and by background property values.

5.42 Table 5.4 and Table 5.5 set out the relationship between property size and private sector rent levels in the eight settlement areas (based on a snapshot of advertised rents in January 2016).

Table 5.4 Average Private Sector Rent Levels (£ per month)

	Wirral							
	Wallasey	Commercial Core	Birkenhead	Bromborough and Eastham	Mid-Wirral	Hoylake and West Kirby	Heswall	Rural Areas
1-Bedroom entry level cost	354	357	350	341	418	385	500	510
2/3-Bedroom entry level cost	450	563	425	575	525	595	650	455
Lower Quartile cost (all sizes of property)	400	454	395	495	497	590	650	475
Mean (all sizes of property)	**492**	**526**	**487**	**596**	**573**	**831**	**902**	**783**

Source: Rightmove 2016

Table 5.5 Private Sector Rent Levels – Range (£ per month)

	Wirral							
	Wallasey	Commercial Core	Birkenhead	Bromborough and Eastham	Mid-Wirral	Hoylake and West Kirby	Heswall	Rural Areas
1-Bedroom	260-516	335-465	295-461	325-563	367-650	375-585	500	475-615
2/3-Bedrooms	370-895	450-675	325-1,000	371-850	377-795	495-1,295	475-1,395	378-750
4+ Bedrooms	550-2,800	N/A	450-750	595	675-1,000	1,250-2,500	725-2,200	875-2,500

Source: Rightmove 2016

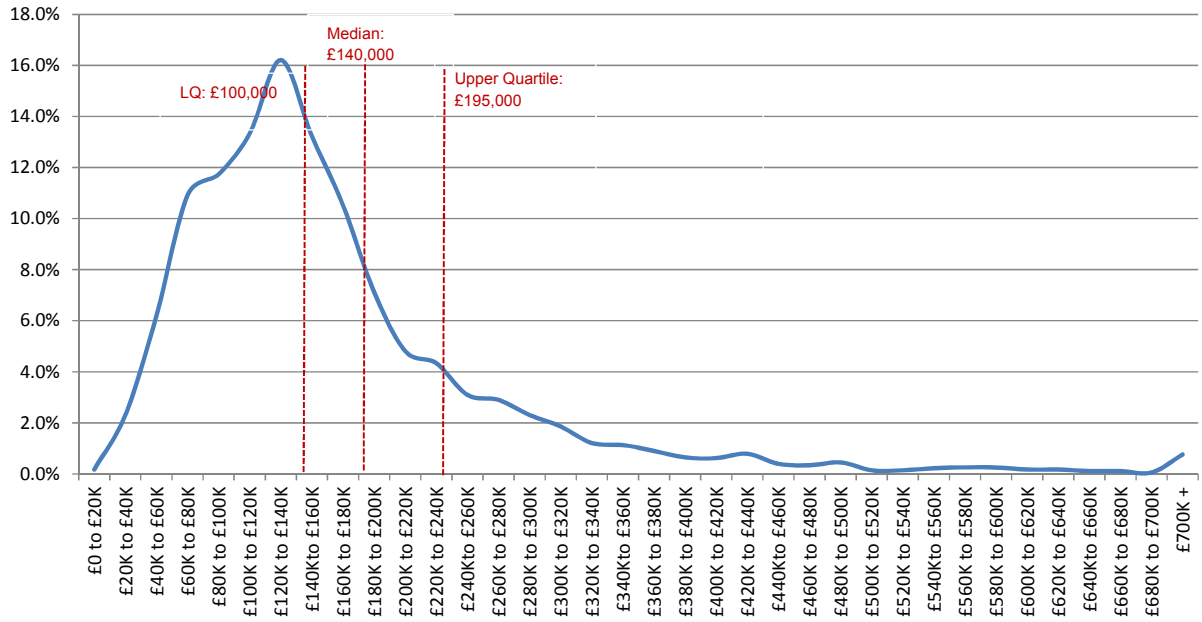
5.43 Data released by the VOA indicates that between October 2014 and September 2015, the median monthly rental price in Wirral equalled £525, with the lower quartile being £425 and the upper quartile £600[31].

Current house prices and private rental values

5.44 The median house price in Wirral is £140,000 with lower quartile house prices of £100,000 and upper quartile prices at £195,000, based upon Land Registry data for the 12 months to December 2015. The data indicates that 11% of all dwellings sold for prices over and above £300,000.

[31] Valuation Office Agency (2015) Table 2.7: Summary of monthly rents recorded between 1 April 2014 and 31 March 2015 by administrative area for England

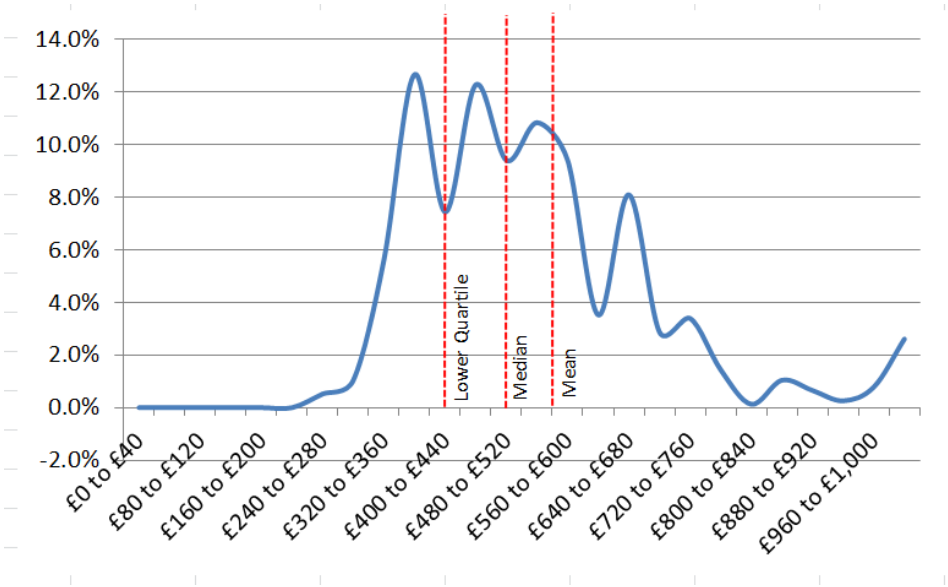
Figure 5.13 Distribution of House Prices in Wirral 2015



Source: NLP Analysis from Land Registry Price Paid Data

5.45 Figure 5.14 displays monthly private rental data for all types of property as of January 2016. It is clear from the chart that the majority of private rented properties are at the middle-to-upper end of the monthly rental values. More expensive properties have distorted the mean private rental value, so that the mean data value is significantly higher than the median data value. The LQ private rental value is £425 per week, with the median reaching £500 per week compared to the average (mean) rental price of £558 per month.

Figure 5.14 Distribution of monthly private market rents in Wirral, Jan 2016



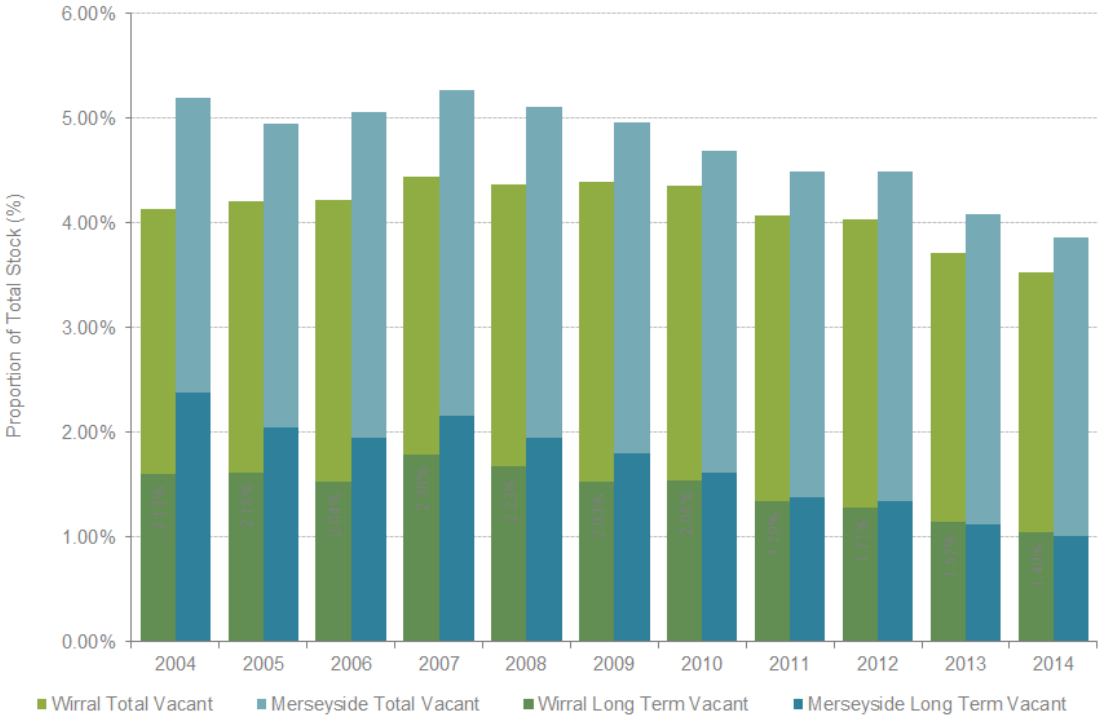
Source: Rightmove / NLP analysis 2016

Vacancy

5.46 On 1st October 2014 CLG recorded a total of 5,158 vacant dwellings in Wirral. Of these dwellings, 2,047 had been long term vacant (i.e. vacant for longer than 6 months).[32] Homes become vacant for many reasons, including natural vacancy in the market (e.g. a void between tenancies or short term vacancies as people move home). However, long term vacancies may indicate either structural weaknesses in the housing market (e.g. low demand) or may be reflective of problems with the stock of housing (e.g. condition or type).

5.47 In Wirral, overall vacancy rates remained between 4% and 4.5% over the period 2004 to 2012. In 2013 the rate dropped to 3.72%, whilst for 2014, the CLG data suggests that the overall vacancy rate fell further, to 3.53%, reflecting the lower number of properties awaiting demolition and impacted upon by the 150% Council Tax charge for vacant properties introduced from 1st April 2014

Figure 5.15 Total and long term vacancy rates in Wirral and Merseyside



Source: CLG Live Table 615: Vacant dwellings by local authority district and CLG Live Table 125: Dwelling stock estimates by local authority district

5.48 The Council Tax Base for Formula Grant Purposes recorded a vacancy/second homes rate of 3.83% for 2015, of which 3.38% related to vacant dwellings and 0.45% second homes. This is marginally lower than the 2014 vacancy rate for the Merseyside sub-region (3.86%).

5.49 Long term vacancy rates in Wirral remained stable and between 2004 and 2010, fluctuating at around 2.0-2.4%. Since 2010, this rate has dropped, to 1.40% in

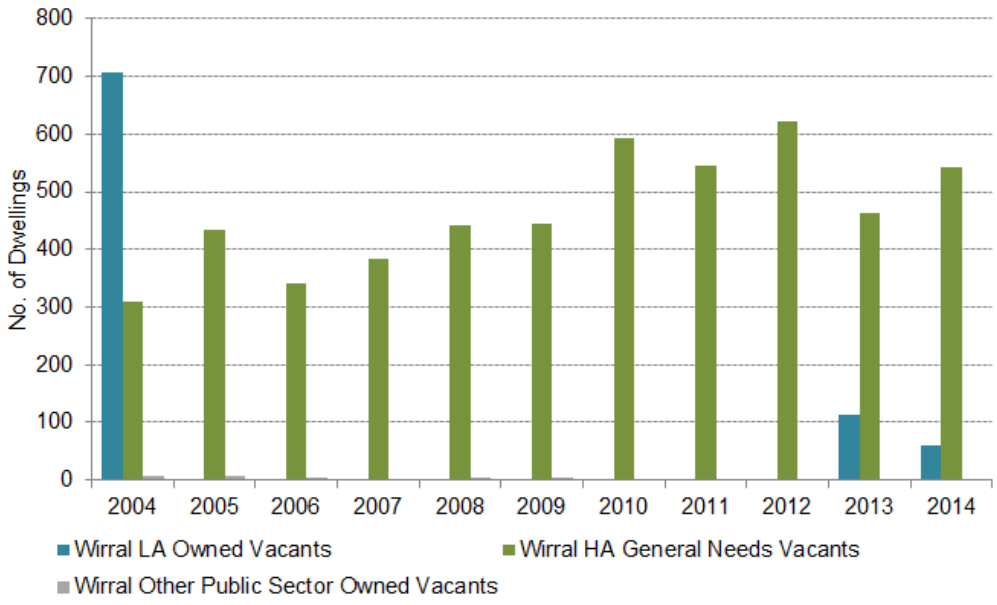
[32] CLG Table 615 Vacant dwellings by local authority district: England, from 2004. Source: Council Tax Base

2014, impacted upon by the Council Tax premium for a vacant property. This figure is slightly higher than the national long term vacancy rate of around 1%. Long term vacancy rates in Merseyside also fell below 2% over this period, from a high of 3.17% in 2004 to 1.35% in 2014. The former North West RS target for all vacancy was 3.0%.

5.50 In terms of the differences in tenure on vacant homes, CLG data for Wirral shows that only 542 public sector properties were vacant in 2014, with 282 of those being long term vacancies. This suggests a significantly lower level of total vacancy within affordable tenures including a lower level of long term vacancy, due to increased efficiency and the success of stock clearance and improvement programmes.

5.51 Figure 5.16 illustrates the number of vacant public sector dwellings in Wirral between 2004 and 2014. In 2014, the amount of vacant dwellings as a proportion of stock was 2.42% with 1.26% comprising long term vacancies. Between 2005 and 2012 there was no record of LA owned vacant units, as all social housing that was previously provided by Wirral Council was transferred into the ownership and management of Wirral Partnership Homes (now operating under the name of Magenta Living) and Beechwood and Ballantyne Community Housing Association in 2005, and Leasowe Community Homes in 1999.

Figure 5.16 Vacant Public Sector Dwellings in Wirral 2004-2014



Source: CLG Table 615, Vacant Public Sector Dwellings 2012

*These figures include stock awaiting demolition. LA owned vacants ceased after 2004 because of stock transfer to RPs. It is likely that the vacant LA dwellings recorded for 2013 and 2014 relate to stock awaiting clearance.

5.52 It should be further noted that the recording mechanisms for the CLG's vacancy data has changed over time, with slightly different definitions as to what was recorded and the data referred to above, and Figure 5.16, should be treated with a degree of caution. In reality, the proportion of vacant social dwellings in Wirral appears to be lower than the figures suggest. Discussions with Liverpool

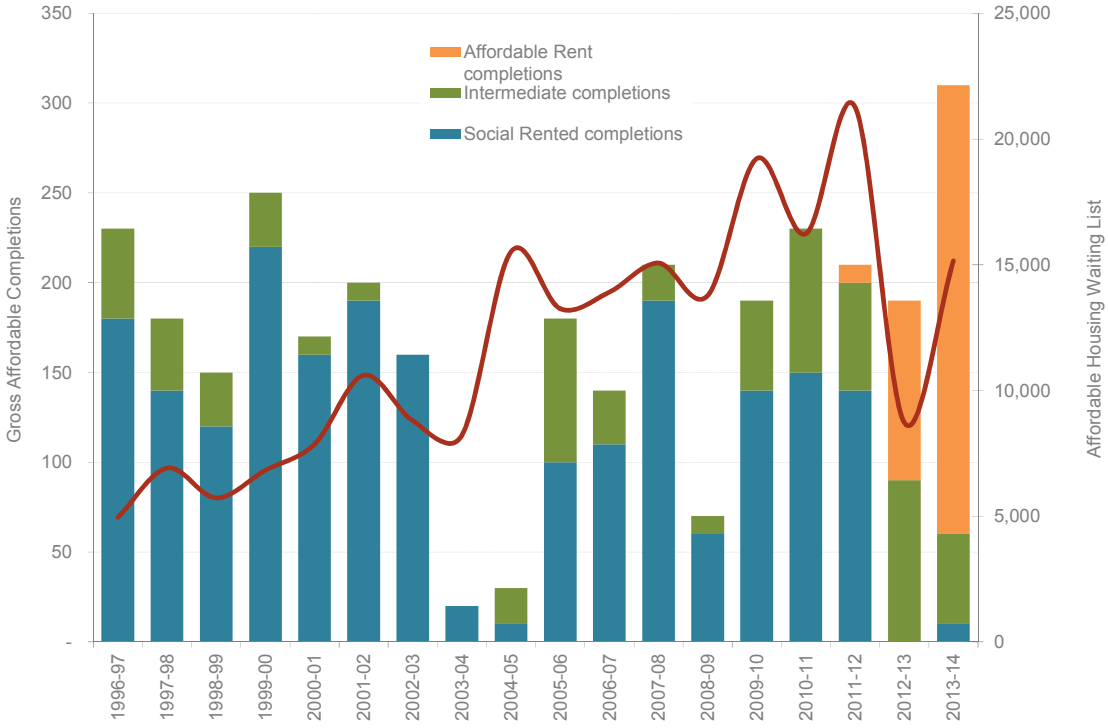
Housing Trust (which now also operates in Wirral) suggest that this RP had a vacancy rate of 0.9% as of February 2016. Furthermore, feedback from Wirral Methodist Housing Association suggests that this RP also had a higher level of vacancy, of 2.5% as of Q3 2015/16.

Supply and Demand for Affordable Dwellings

5.53 For the purposes of this report, affordable housing is defined as per the Annex 2 Glossary definition contained in the Framework (see Glossary at the end of this report). It is recognised that this definition does not (as of May 2016) include starter homes within this definition. This situation is likely to change later this year following the implementation of the Housing and Planning Act 2016, and therefore in subsequent sections of this report we have analysed the likely need for starter homes and their potential role in meeting housing needs in Wirral.

5.54 The supply of new affordable housing has varied considerably since 1996/97 in Wirral. Figure 5.17 illustrates that until recently, affordable housing completions in the HMA peaked in 1999/2000, with 250 completions achieved. Rates have fluctuated substantially since then, with just 20 completions delivered in 2003/04 and 40 in 2004/05. Recent completion rates have increased markedly since this period, with a high of 310 completions in 2013/14 – the vast majority of which related to new Affordable Rental properties. The average completion rate between 1996/97 and 2013/14 was 172 dpa.

Figure 5.17 Affordable Housing Completions and Waiting List in Wirral 1996/97 to 2013/14



Source: CLG 2015

5.55 Wirral Council, in partnership with the Councils of Halton, Liverpool, Knowsley and Sefton and more than 20 RPs, operates a scheme across all of these areas called Property Pool Plus. This allows customers to make just one application to

join the Housing Register which allows them to be considered for properties advertised by all the participating RPs. This choice based lettings system represents a significant change from previous allocation practices and introduces new and far greater choice to applicants by allowing unrestricted movement across Borough boundaries, to enable people to make a more informed decision about where they want to live, and the type of accommodation most suited to their needs.

5.56 In recent years there has been a shift towards the greater provision of intermediate housing for sale and rent provided at a cost above social rent, but below market levels (although this still represents a relatively small proportion of the overall level of social housing actually completed). These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.[33]

5.57 In the period 1996/97 to 2003/04 intermediate affordable unit completions averaged approximately 20 dpa. Figure 5.17 shows that over the period 2004/05 to 2013/14 the number of intermediate completions had increased to approximately 50 dpa in 2013/14.

5.58 There were 10 affordable rent completions in 2011/12 following the introduction of the Affordable Rent model by the Government from May 2011 (where rent is around 80% of the cost of private rent); this has since increased to 250 (or 81% of the total supply) in 2013/14[34].

Modelling Affordability

5.59 The CLG's former SHMA Practice Guidance defines affordability as "*a measure of whether housing may be afforded by certain groups of households*"[35]. There are two key elements; housing costs and the ability to pay. Looking at the minimum incomes required to access housing at lower quartile prices provides an indication of entry-level prices to the property market. This can then be compared with the income distribution of both households overall and for newly forming households. Households unable to afford entry level prices on the private housing market, either renting or purchasing, will find themselves needing affordable housing tenures.

Affordability Ratios

5.60 Figure 4.20 compares house prices with changes in earnings to provide an indicator of the relative affordability of housing. Lower quartile house prices peaked in 2007 at 6.44 times greater than lower quartile incomes in Wirral.

5.61 Over the period 2007-2014, this ratio has been particularly volatile, reflecting

[33] The Framework Annex 2: Glossary

[34] At the time of drafting (May 2015) the relevant ONS data concerning affordable housing completions was still recorded as being 'provisional', hence for comparative purposes we have reported up to 2013/14.

[35] Annex G, page 36

price/income adjustments in both the labour market and the housing market. By 2014, the median ratio had fallen to 5.47 in Wirral and 4.73 in Merseyside, reflecting improving affordability levels. This is, however, still significantly higher than in the period prior to 2001.

Figure 5.18 Housing affordability - ratio of house prices to earnings

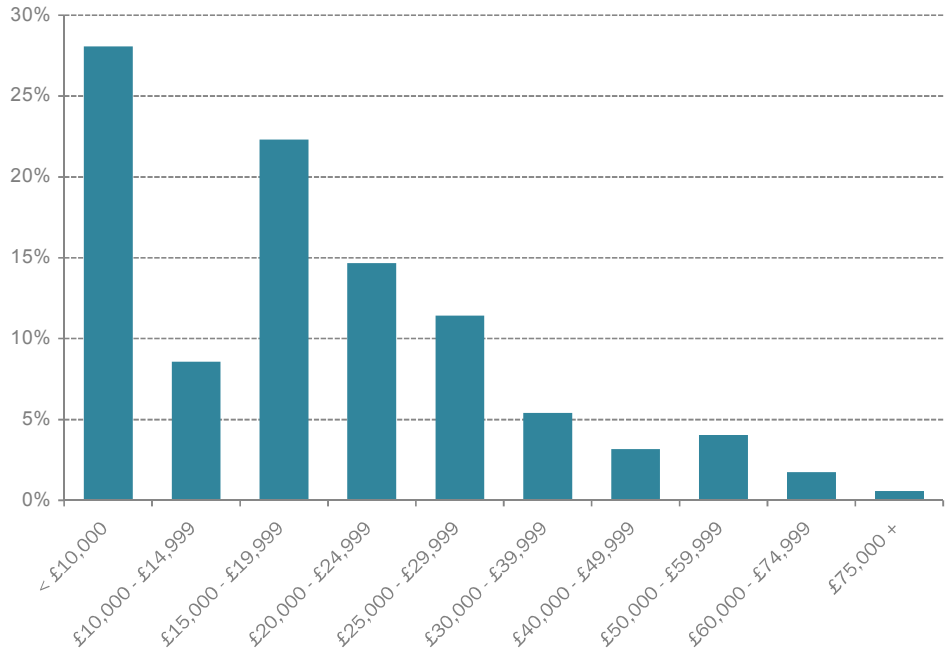
Source: CLG Live Table 576: Ratio of lower quartile house prices to lower quartile earnings by district

Incomes and Earnings

5.62 The income and earnings of households directly influence their relative ability to access housing. Information on household incomes at a local level is not widely published and does not provide information of the number of households within different bands of income, although there is some information on personal incomes from the ONS Annual Survey of Hours and Earnings [ASHE]. In order to overcome this, NLP has drawn upon household income data which was purchased from Experian Business Strategies.

5.63 The resulting banded income data for 2011 is illustrated in Figure 5.19. This shows the proportion of households within each £5,000/£10,000 income band. Whilst almost 60% of all households in the Borough have an income of less than £20,000, 28% of all households have an annual income of less than £10,000 a year. Just 6% of all households in the Borough have an annual income over and above £50,000.

Figure 5.19 Distribution of Household Incomes in Wirral



Source: Experian Household Income Data 2011

5.64 This income distribution is, however, for all households within Wirral. Newly forming households will typically drive the need for housing, as existing households will already occupy property. Data from the English Housing Survey [EHS] shows a significant difference between the incomes of newly forming and existing households. Evidence from the EHS (and its predecessor the Survey of English Housing) demonstrates that over the previous decade the incomes of newly forming households have been consistently between 60% and 85% of existing households. The latest data is displayed in Table 5.6.

Table 5.6 Incomes of Existing and Newly Forming Households – England, 2014

Type of Household	Income
Average Household Income of all households	£33,187
Average Household Income of newly forming households	£27,550
Ratio	**83%**

Source: English Housing Survey 2014

5.65 As a result, an adjustment has been made in the modelling so that newly forming households in Wirral are (in line with the national average) assumed to have 83% of the income of the average household.

Affordability Thresholds

5.66 In order to consider affordability of housing in the market, entry level prices must be utilised. The CLG's former SHMA Practice Guidance (2007) identifies that lower quartile prices provide the best proxy for entry level prices, with prices below that marker often associated with housing that is poor quality. Drawing upon the review of current house prices and private rental values, lower quartile prices for a house (£100,000), a rental property (£425 per month, £5,100

annually) and a 1-bed rental property (£356 per month, £4,272 annually) have been used as an indicator of the entry price to market housing. Such houses are available within Wirral and such values are relatively typical of smaller 1 and 2 bed properties on the market, ideal for newly forming households seeking to move into a first property.

5.67 The CLG's former SHMA Practice Guidance sets out that a household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner or 2.9 times the gross household income for a dual-income household. The more recent Practice Guidance does not prescribe how affordability calculations should be undertaken other than to say that access to lower quartile (entry level) market housing is the still relevant barometer.

5.68 The household income data utilised for Wirral does not differentiate between single earners and dual earners, and as such a 3.5 multiplier is considered appropriate in order to test worst case outcomes. Although it is noted that the Practice Guidance also states that where possible, allowance should be made for access to capital that could be used towards the cost of home ownership – this data is not presently available for Wirral.

5.69 However, it is recognised that the Mortgage Market Review [MMR], which came into force on 26th April 2014, has changed the landscape considerably with regards mortgage lending. All loans are now income-verified and expenditure is scrutinised much more closely than before. There are also much stricter age limits on lending into old age as a result of the MMR. The tough new mortgage rules have had the immediate effect of reducing the volume of lending.

5.70 NLP has therefore modelled a sensitivity test to reduce the lending multiplier, using evidence from the Council of Mortgage Lenders who identified that in Q1 2012, the median loan-to-value ratio for first time buyers was 80% with an income multiple of 3.3. Although there may be difficulties in newly forming households in being able to secure a 20% deposit, there are options available including Government initiatives such as Help to Buy, the much publicised Starter Homes initiative as well as traditional sources of deposits such as parents as inheritance. On this basis it is considered a useful sensitivity to test.

5.71 In respect of renting, there is no official, or definitive, threshold for how much a household can spend on rent before it is unaffordable. The former CLG SHMA Practice Guidance (2007) sets out that a household can be considered able to afford renting in the private market where the rent payable was up to 25% of their gross household income.

5.72 However, more up to date evidence suggests that the actual proportion of gross income household spend on rent may be higher than 25%. For example, the current HCA guidance to RPs for assessing the affordability of their products sets out that 35% of gross household income can be spent on rent, whilst data released more recently than the former CLG SHMA Guidance estimates that the national average is 34.4% of gross household income (including state assistance)

is spent on rent[36]. Other sources[37] also suggest broad rules of thumb between 25% and 35% gross income as being the appropriate threshold (equating to c.33%-45% of net income).

5.73 These affordability criteria have been applied to the identified housing costs to arrive at an income threshold to support ownership/occupation of entry level market housing, as shown in Table 5.7 below.

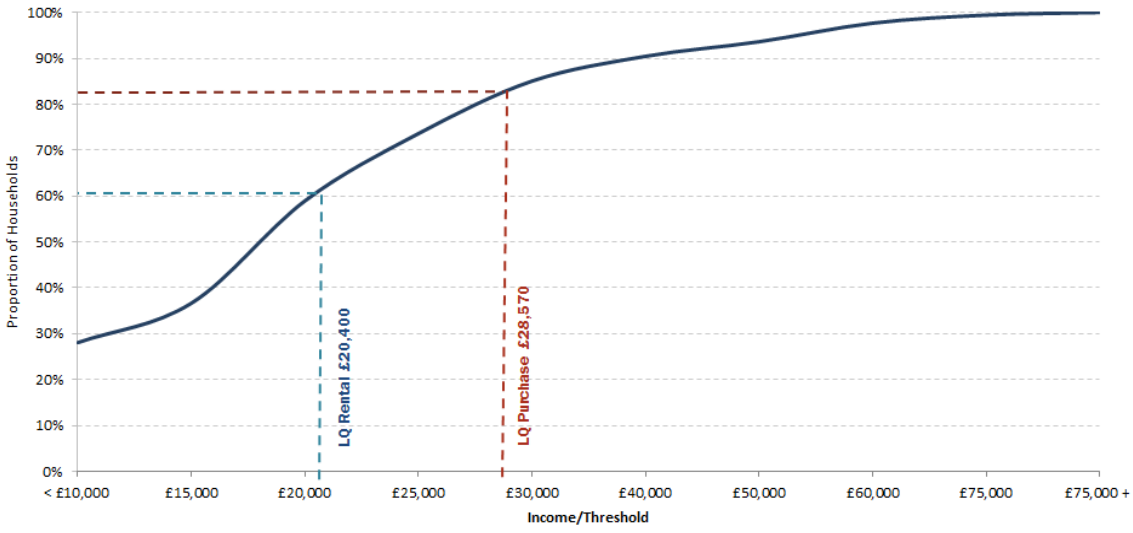
Table 5.7 Income Thresholds for Entry Level Market Housing

Market	Price/Product	Cost	Basis	Income Threshold	% All Wirral Households unable to Afford
Private Purchase	Lower Quartile House Prices	£100,000	**3.5** x income (CLG Practice Guidance)	£28,571	81.8%
			20% Deposit and 3.3 x income (CLG Practice Guidance)	£24,242	71.4%
Private Rent	Lower Quartile Rental Prices	£5,100 p.a.	**25%** Income (CLG Practice Guidance)	£20,400	60.1%
			35% Income (HCA Guidance/EHS)	£14,571	35.9%

Source: CLG SHMA Guidance, CML, HCA Guidance/English Housing Survey, Land Registry, VOA, NLP Analysis

5.74 NLP applied these thresholds to the income distributions for existing households and newly forming households in Wirral to identify the proportion of such households that can afford to access market housing. This is graphically represented in Figure 5.20, which presents the income distributions as cumulative proportions, identifying the thresholds for each of the entry level scenarios.

Figure 5.20 Proportion of Households Unable to Afford Income Thresholds for Market Housing



Source: NLP Analysis

5.75 As Figure 5.20 illustrates, a very significant proportion (60%) of existing

[36] CLG English Housing Survey 2010/11

[37] For example see: Shelter Private Rent Watch Report one: Analysis of local rent levels and affordability (October 2011), Shelter.

households, in theory, cannot afford entry level market housing in Wirral which appears high (although the caveat remains that this makes no allowance for existing equity in a property, savings or deposit assistance from relatives).

5.76 The income distribution of newly forming households is different from total households, reflecting their lesser incomes. This means that a greater proportion of newly forming households are unable to access market housing than households overall. As discussed in further detail in Section 7.0, the English Housing Survey [EHS] indicates that newly forming households have approximately 83% of the average income of all households. Applying this proportion to the income data provided by Experian enables a separate affordability calculation to be undertaken identifying the (higher) un-affordability levels of newly forming households.

5.77 The CLG's former SHMA Practice Guidance sets out clearly that the affordability of housing for newly forming households must be considered foremost, as it is these households that will most likely fall into housing need if their housing requirements are not met in the market. The resultant analysis is presented in Table 5.8.

Table 5.8 Proportion of Households Unable to Afford Market Housing

Property & Price	Income Threshold	% of All Households Unable to Afford	% of Newly Forming Households Unable to Afford
Buy a Lower Quartile Priced Property (£100,000) with 3.5 x Income	£28,571	81.8%	87.4%
Buy a Lower Quartile Priced Property (£100,000), 20% Deposit with 3.3 x Income	£24,242	71.4%	83.2%
Rent a Lower Quartile Priced Property (£425 p.c.m)	£20,400	60.1%	72.4%
Rent a Lower Quartile Priced 1-bed Property (£356 p.c.m.)	£17,100	46.0%	60.7%

Source: NLP Analysis

5.78 Table 5.8 illustrates that a minimum of 82% of households overall, and 87% of newly forming households, are unable to afford to purchase a house within Wirral. Analysing private market rents, a minimum of 46% of overall households are unable to afford to rent in the private market, with this increasing to 61% when considering newly forming households. This highlights the scale of affordability pressures that face households in Wirral.

Core Output 2: The analysis of the current active housing market illustrates a number of key trends and dynamics which are underpinning the housing market within Wirral:

a The post 2007/08 economic recession had a negative impact upon the housing market in the HMA, with stock turnover and average dwelling prices well below their pre-recession peaks.

b Notwithstanding price volatility and decline in the short term (as well as an identified decline in market housing sales), affordability of housing has slightly improved since 2007 although it remains substantially higher than

levels in the late 1990s. As a result of this people are still struggling to access market housing.

c Realisable demand for private market housing has also declined, with constrained availability of mortgage finance.

d There is evidence of both lower housing completions in the HMA and vacancy rates falling slightly since 2008.

e Housing cost and household earning shocks have fed through into housing waiting lists which have increased significantly since 2003 but these may also be related to the advent of the choice-based lettings system across this part of Merseyside which allows unrestricted movement across borough boundaries for social-rented housing applicants.

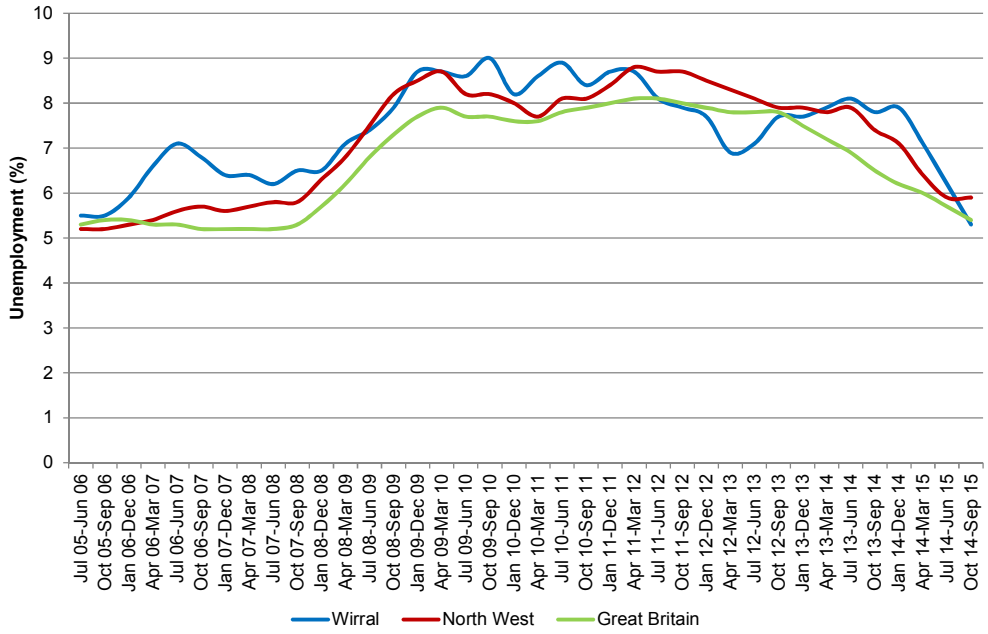
f Low levels of affordable housing supply in the early 2000s have coincided with significant increases in the housing waiting list in Wirral linked to the downturn in the economy.

g Whilst affordable completions in Wirral have increased,, the waiting list has also increased which appears to indicate that new affordable housing supply may not have been able to keep pace with demand for affordable housing.

Economic Background

5.79 The most up-to-date data (September 2015) indicates that the number of economically active people in Wirral is 150,000, with 142,200 in employment (70.2% of the total number of residents aged 16-64, compared to 70.6% for the North West and 73.4% for England as a whole).

Figure 5.21 Unemployment in Wirral, the North West and Great Britain



Source: ONS Annual Population Survey, NOMIS 2016

5.80 Unemployment estimates in Wirral range from an average of 2,131 claimant

unemployed in January 2016 (based on JSA claimant count statistics), or 8,000 residents based on the ONS model-based estimate from the Annual Population Survey (October 2014 -September 2015). In reality, unemployment is likely to be better reflected in the higher model based estimate, as only a portion of unemployed residents will be eligible or will sign on for Job Seekers Allowance.

5.81 On this basis, the unemployment rate is estimated to be approximately 5.3% of the economically active population[38]. This is lower than the pre-recession average of 6.1% in Wirral (Jan 2004 to June 2008 figures); the North West average of 5.9%; and the Great Britain average of 5.4%.

Economic Context and Change

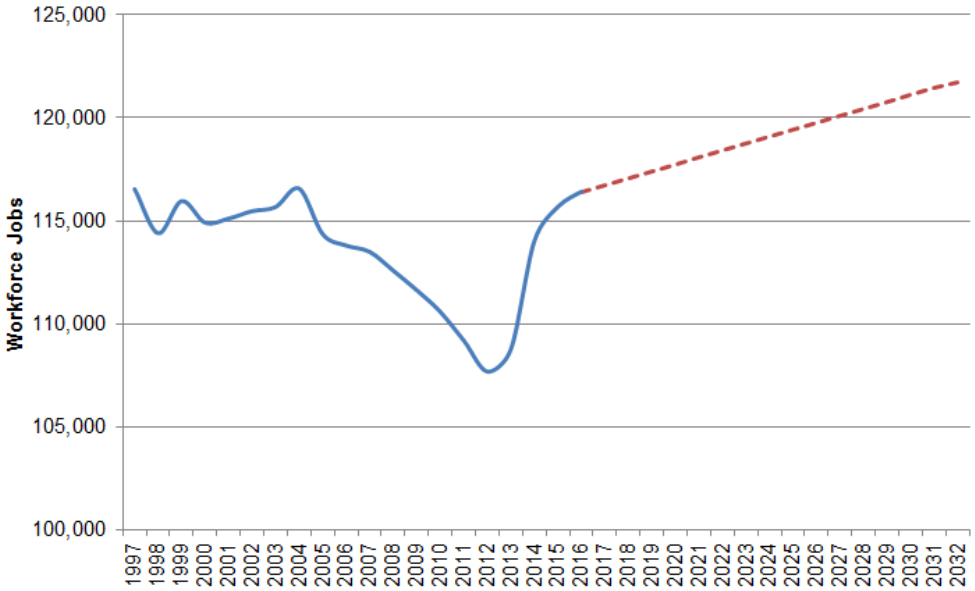
5.82 Wirral performs well across a range of economic indicators. Compared with the rest of the North West, Wirral has above average levels of economic activity, and relatively low unemployment. Indeed, the Borough's economy has remained relatively resilient during the recession, due in part to high levels of skills and a strong tradition of innovation and entrepreneurial activity. Figure 5.22 indicates that total employment has now recovered to pre-recession levels. This more recent performance is in stark contrast to the sharp and persistent decline in employment in the 1980s and 1990s due to the contraction of the economy away from heavy manufacturing.

5.83 Long-term losses in manufacturing have, in part, been offset by increases in the hotels & restaurants trade, business services, education, other services and particularly health and social work. The retail trade and food, drink and tobacco also remain important sectors of the local economy. However, Wirral is heavily public sector dependant making up 38% of employee jobs in the Borough, significantly above the national average[39] with significant levels of future job losses projected over the coming years as the Government's public sector austerity programmes continue.

[38] ONS (2015) Annual Population Survey'

[39]The 2014 Business Register and Employment Survey lists the percentage of Wirral employees employed in Public Administration, Education And Health to be 36,700, equivalent to 37.5% of all employee jobs in the Borough. This compares to a North West average of 28.5% and a Great Britain average of 27.2%

Figure 5.22: Total Employment, Jobs-based, 1997 - 2032



Source: Experian December 2015 / NLP analysis

5.84 In terms of the future direction of the economy, Experian's latest job growth projections for Wirral are presented in Figure 5.22. These economic forecasts suggest a significant increase in the number of workforce jobs over time within the Borough, growing by around 7,730 over the period 2014 to 2032. This job growth is equivalent to an increase of 6.8% relative to the Borough's current post-recession position.

5.85 Whilst these projections are trend-based and do not factor in a potential step change in growth should major schemes such as Wirral Waters proceed as planned, Wirral continues to face a number of challenges to continued growth and prosperity, linked to a rapidly ageing population and dwindling workforce over the next twenty years or so.

5.86 Wirral currently has a relatively low job density ratio, with 58 jobs per 100 residents, compared with Liverpool which has a job density ratio of 78 jobs per 100 residents[40]. Wirral is also performing below the regional and national average rates, of 77 and 80 jobs per 100 residents respectively (ONS Jobs Density 2013). The large number of people travelling outside Wirral to work also demonstrates that the Wirral economy does not currently provide enough jobs to fully occupy its existing working age population.

Core Output 3: Relationship between housing and employment and analysis of past and current economic trends in the HMA.

The analysis of economic trends illustrates a number of key themes:

a) There was a significant increase in unemployment in Wirral as a result of the recession, but the recovery has been quicker than the regional and Merseyside average.

[40] ONS (2015) Job Density (2013 is the latest available data)

b) The number of jobs based in the Borough is relatively low for a Borough of Wirral's size, resulting in high levels of net out-commuting to Liverpool and Cheshire West & Chester daily.

c) While the overall loss of jobs due to the recession has been relatively modest, the Borough has experienced job losses in manufacturing and continues to be over-reliant on the public sector for employment.

d) The latest 'policy off' job projections for the Borough appear optimistic, projecting a growth of 7,730 workforce jobs over the period 2014 – 2032, within the context of an ageing population and declining workforce.

e) The number of economically active people in employment Wirral is 142,200, which equates to 70.2% of the total number of residents aged 16-64, compared to 70.6% for the North West and 73.4% for England as a whole.

Bringing the Evidence Together

5.87 Declining household sizes, employment stabilisation and lower levels of out-migration have led to a growing population for the Borough in recent years.

5.88 Lower quartile prices, estimated to be 5.5 times median earnings in 2014, represent the higher cost of housing in Wirral in comparison to other parts of the sub-region.

5.89 Current estimates suggest as many as 60% of all households may be unable to afford to rent a property on the private market, while as many as 82% may be unable to afford to buy a property. Affordability pressures for newly forming households are even more acute.

5.90 There is an increase in demand for affordable housing, with total waiting lists (rather than those just in a relevant priority banding) increasing over time. This analysis forms the basis for considering future housing scenarios for Wirral's economic performance and future projections of Wirral's population.

6.0 Modelling Assumptions and Background

Background

6.1 The headline figures from the latest 2012-based Sub-National Household Projections [SNHP] were released by CLG on 27th February 2015 and supersede the 2011-based (Interim) SNHP[41]. The 2012-based SNHP incorporate the 2012-based Sub-National Population Projections [SNPP] and further information from the 2011 Census.

6.2 The methodology for the 2012-based SNHP broadly follows that used for the 2011-based and 2008-based equivalents. The 2011-based SNHP included some changes that were required to incorporate valuable information from the 2011 Census. Since then, further information from the Census has become available and has been incorporated into the 2012-based SNHP where possible, building on the approach used for the 2011-based SNHP.

6.3 The household projections are compiled using a two stage process. Stage One produces the national and local projections for the total number of households by age group and marital status group over the period to 2037. The total number of households in each local area forms the basis for the control totals for Stage Two of the projection methodology, which provides the detailed household type breakdown.

6.4 Stage One applies projected household formation rates to a projection of the private household population (in this case, taken as the 2012-based SNPP) disaggregated by age, sex and marital status and summing the projections of household representatives; this gives the number of households. The method uses a simplified three-way relationship categorisation to represent marital/co-habitational status. The categories are 'in couples' (including married couples who live together and cohabiting couples), 'previously married' (separated / divorced marrieds, and widows), and 'single' (people not cohabiting or never married). This is an aggregation of the detailed categories in the previous CLG (Household Projection System, known as HOPS) model which captures the key household formation characteristics of the relationship status groups while retaining relative simplicity.

6.5 As in the 2011-based projections, the projection methodology for Stage One from the 2008-based household projections has been maintained but adapted. The 2012-based projections include information from the 2011 Census which, together with data from the Labour Force Survey[42] [LFS], has been used to update the estimated household representative rates for 2011 that are then used in the household projections methodology at the national level.

[41] The Stage 2 2012-based Subnational Household Projections were not published until December 2015.

[42] The Labour Force Survey (LFS) is a survey undertaken by ONS of the employment circumstances of the UK population. According to the ONS it is the largest household survey in the UK and provides the official measures of employment and unemployment.

6.6 The updated national projections are then used to control a set of projections for regions and local authorities that have been derived by applying projections of the household representative rates by sex, age and status to the 2012-based household population by sex, age and status. The regional and local authority projection is then controlled to the 2011 Census aggregate household representative rate.

6.7 The projections methodology uses time-series modelling which weights together simple and dampened logistic trends. Cohort modelling is not used. The simplified time-series based projections are referred to as Stage One projections to distinguish them from the detailed projections by household type described in Stage Two.

6.8 There are six key components to the household projections produced in Stage One:

1 Population projections;

2 Marital status composition;

3 Institutional population;

4 Household representative rates;

5 LFS adjustments; and,

6 Regional and local household projections.

6.9 The importance of the household projections to planning is emphasised in the Planning Practice Guidance which states that *"household projections produced by the Department for Communities and Local Government should provide the starting point estimate of overall housing need."*[43] Therefore, the new household projections represent an important milestone in providing evidence to inform objective assessments of housing need.

6.10 However, they do not represent the whole picture, because:

a They are based upon applying headship rates (rates of household formation) to the already released ONS 2012-based SNPP. These underlying population projections are trend-based, reflecting migration patterns seen over the recession and may not be reliable in all areas. The 2012-based SNPP at the national level also under-estimated net in-migration to the UK by 170,000 persons over the past two years (2012/13 and 2013/14) compared with what ONS now know actually occurred.

b They reflect a long term and structural under-supply of housing, during periods of both recession and growth. Since 2001 an average of 135,000 dwellings in England have been completed each year, far short of what is required, and there has been a 16% decline in the number of completions since the start of the millennium. Lack of dwellings amongst other factors constrains household formation and this historic and long term under-supply will have influenced what are firmly trend-based projections.

[43] National Planning Practice Guidance: 2a-015-20140306

c They are influenced by recessionary trends since 2007, including mortgage rationing, financial instability and affordability constraints. Although the methodology for the household projections draw upon household formation trends over a 40 year period since 1971, they still contain a 'recency bias' reflecting trends over the last 10 years much more than trends over the longer term. The projected average household size shows that household formation rates are increasing at a rate somewhere between the pre-recession 2008-based projections at the 2011-based interim projections.

6.11 The 2014 MYE show Wirral's population at 320,914 in 2014 compared with 320,776 predicted by the 2012 SNPP, a negligible difference of 138 residents (0.04%). By way of comparison, at a national level, the 2012-based SNPP are approximately 250,000 out when compared to the 2014 MYE.

What do the projections mean for planning?

6.12 The Government's population and household projections will continue to act as the starting point for considering evidence of housing need. They can, and should, be subject to adjustment where specific evidence justifies it. The advice contained in the Practice Guidance, that the projections may require adjustment to reflect household formation having been supressed historically by housing undersupply and worsening affordability, has been widely considered.

6.13 Many Planning Inspectors have taken the view that the 2011-based projections represented a suppression of household formation, particularly amongst younger age groups. This has been supported by analysis into the underlying projections such as the 'Holman Paper '[44], and whilst the 2012-based are more optimistic in household formation rates than their 2011-based predecessors, they remain lower than long term trends would indicate. Some commentators have suggested that the new projections represent a 'new normal', with reduced household formation, compared to longer term trends, likely to continue irrespective of recessionary impacts. NLP considers that applying this approach to planning would be wrong.

6.14 It is imperative to view the new projections through the prism of the Framework, which seeks to *'boost significantly'* the supply of housing to meet housing demand (including demand arising from household formation) and address affordability. Whilst recognising that planning policy/housing land supply is not the sole reason for people being locked out of the housing market, were the planning system to treat the lower levels of household formation as a 'new normal' it could 'lock in' the implications of housing under-supply impacting most of all on younger age groups, particularly those starting families. With the English Housing Survey having recently shown home ownership for younger age groups falling markedly, there are profoundly negative implications for economic and social well-being.

6.15 Recent data releases justify interrogating the data further and running a number of sensitivity tests on the key underlying assumptions.

[44] New Estimates of Housing Demand and Need in England, 2011 to 2031, Town & Country Planning Tomorrow Series Paper 16, Alan Holmans, 2013

Updated Population and Household Projections for Wirral

6.16 This report incorporates the Government's latest population and household projections to assess the potential implications on objectively assessed housing need in Wirral. The 2012-based SNPP were released by ONS in May 2014 and were the first full (25-year) set of government population projections to be published since the 2011 Census. In February 2015, CLG published the 2012-based SNHP, which applied updated rates of household formation to the 2012-based SNPP in order to project levels of household growth in Local Authorities in England to 2037. As with the population projections, these were the first set of full household projections to be released since the 2011 Census. The results of the 2012-based SNHP as they relate to Wirral, and compared against the previous 2011-based and 2010-based equivalents, are set out in Table 6.1.

Table 6.1 Projected Household Growth in Wirral

	2012-based Household Projections				2014-2032 annual H'Hold Growth		2014-2021 annual H'hold Growth	
	2012	2037	2012-2037	Annual H'holds	2012-SNHP	2008-SNHP	2012-SNHP	2011-SNHP
Wirral	141,303	156,556	15,253	610	649	400	727	351

Source: CLG 2008/2011 Interim/2012-based Household Projections

Note: The time periods have been adapted to align across various SNHPs.

Note: It is important to note that each of these household projections is based on their respective population projections. Hence, applying the headship rates underpinning each projection to different population (such as applying the 2012-based headship rates to an updated 2012-based SNPP or long term migration scenario) will result in different levels of household growth to those shown above.

6.17 Across the full 25-year projection period, the 2012-based SNHP project average annual household growth of 610. However, this is higher in the earlier years - 727 per annum 2014-2021, compared to 599 per annum 2021-2033. Across the period 2014-2032, the latest projections indicate household growth of 610 per annum, well above the 400 per annum in the 2008-based projections. Over the 7-year period 2014-2021, the latest projections show growth of 727 households per annum, more than double the level of growth forecast in the 2011-based (interim) SNHP).

6.18 The subsequent section analyses the underlying reasons behind the substantial change in the latest SNHP and the factors which have contributed to this level of household growth to assess whether sensitivity tests on the demographic-led scenarios may be appropriate.

6.19 The key factors impacting on the levels of household growth projected by CLG are:

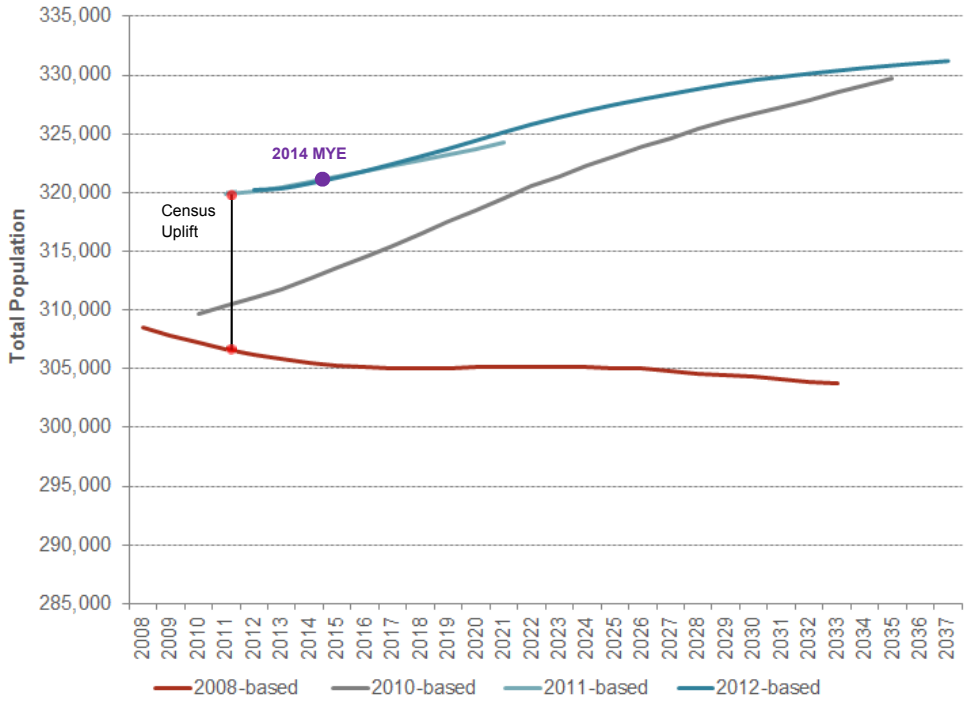
1 The underlying population projections, including size, growth and age profile; and,

2 Rates of household formation which have been applied.

Population

6.20 The total population projections for Wirral as projected in the 2008-, 2011-(Interim) and 2012-based SNPPs are presented in Figure 6.1. The Figure demonstrates that the latest 2014 MYE suggest that the Wirral's population is currently 320,914, only 138 people higher than the 2012-based SNPP forecast for 2014. This means that the error margin for the 2012-based SNPP for 2014 is very small, with a 0.04% difference from the 2014 MYE.

Figure 6.1 Population Projections – Wirral



Source: ONS 2008/2010/2011/2012-based Sub-National Population Projections, 2014 MYE

6.21 The 2008-based SNPP, taken from a population base brought forward from the 2001 Census, shows a relatively stable population albeit one that is declining gradually over time. This is in contrast to the 2010-based SNPP, which showed a very sharp increase in the local population from 2010 to 2032.

6.22 The 2011-based (Interim) SNPPs incorporated some data from the 2011 Census. However, as not all the necessary data was available, the projections only covered a ten-year period. These projections did, however, take into account corrections to the total population, i.e. they used a re-based Mid-Year 2011 population base taken from the Census (rather than a rolled-forward estimate from 2001). The result was a considerably higher population base than previous projections had indicated, at 319,837 (around 11,000 higher than the 2010-based projections).

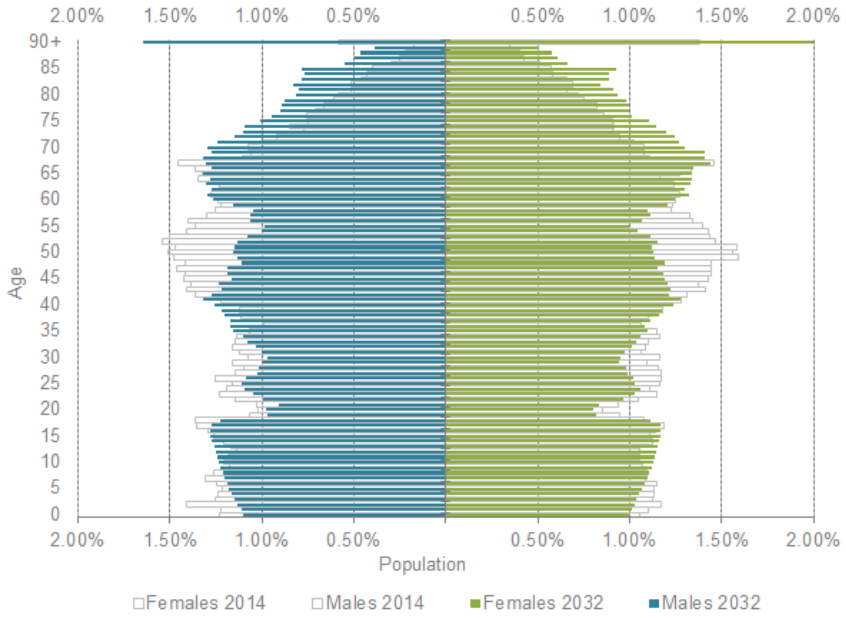
6.23 By the time the 2012-based SNPPs were published, additional data from the 2011 Census had become available. Furthermore, the 2012 MYE had also been published. The 2012-based SNPP were based on trends observed over the preceding 5-6 years, i.e. 2008-2012 (a period of national recession and economic

downturn), which fed into the national projections and resulted in a less pronounced growth in population than the 2010-based SNPP had forecast. Even so, the 2012-based SNPP suggests that over the plan period 2014-2032, the Borough's population will increase by over 10,100 residents.

6.24 The age structure of the population is also an important consideration when examining household projections. This is because populations which are projected to see an increase in the number of older people (even when there is no population growth or even decline) are likely to see a growth in the number of households; household size tends to decline substantially with age as older people are more likely to form smaller households.

6.25 The resultant population age/sex structure of Wirral is shown in Figure 6.2[45], which incorporates data from the latest 2014 MYE and the 2012-based SNPP. It shows an ageing population over time in Wirral, with the percentage of the population aged over 65 increasing from 19% / 22% of the male / female population respectively in 2014, to 25% / 28% of the male / female population respectively by 2032. There is a fall in the majority of age groups below 65 years of age. Overall, there is projected to be a decline of 14,517 people in the number of residents of working age (16-64) living in Wirral, down from 195,279 in 2014 to 180,762 by 2032. This equates to a reduction from 61% to 55% of the total population, whilst the number of residents over the age of 65 is forecast to increase by 22,888 residents, or 34.7%.

Figure 6.2 Population Age Structure – Wirral 2014-2032



Source: NLP based on ONS 2014 MYE and 2012-based SNPP

6.26 As well as having an impact on the level of housing need, the change in population age structure is likely to also have implications for the number of jobs

[45] This is based on the 2012-based SNPP, updated to take into account the 2014-Mid Year Estimates, and hence varies slightly to the original ONS Projections. This is taken from Scenario Ai modelled by NLP through POPGROUP. See Section 4.0

which can be supported as the labour force declines (despite the increases to the State Pension Age for both men and women over the coming years).

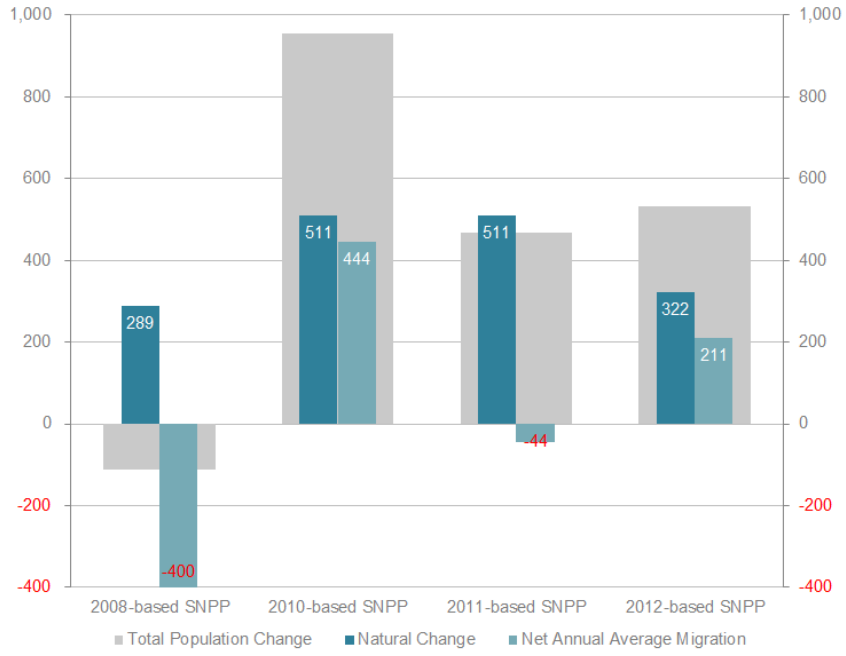
Components of Change

6.27 Analysis of the most recent iterations of population projections for Wirral shows different levels and patterns of growth. This is in addition to the change from decline to growth in the latest projections, which have also had a significant impact on projections of household growth.

6.28 Figure 6.3 illustrates the components of change (specifically natural change and migration) for each of the SNPPs over their respective time periods. Natural change is a result of the difference between births and deaths within the population, whilst net migration is the balance of people moving into and out of the area. Together these result in the total population change. Each component of change is primarily based on the preceding 5-6 years of trends; hence different projections will draw upon trends from different time periods and result in different levels of growth.

6.29 In all the projections, natural change is positive and greater than net migration (which in two of the projections is negative). However, it is the balance between these which have changed the pattern of population growth for the Borough. In the 2008-based SNPP, net out-migration is greater than natural change, resulting in a declining population, whereas in the 2011-based projections the rate of net out-migration is small enough (-44) that the positive natural change ensures there is overall population growth. Natural change and net migration in the 2010- and 2012-based SNPPs are positive, hence overall population growth is also positive.

Figure 6.3 Average Annual Components of Change – Wirral to 2012-2021



Source: ONS 2008/2010/2011/2012-based SNPPs

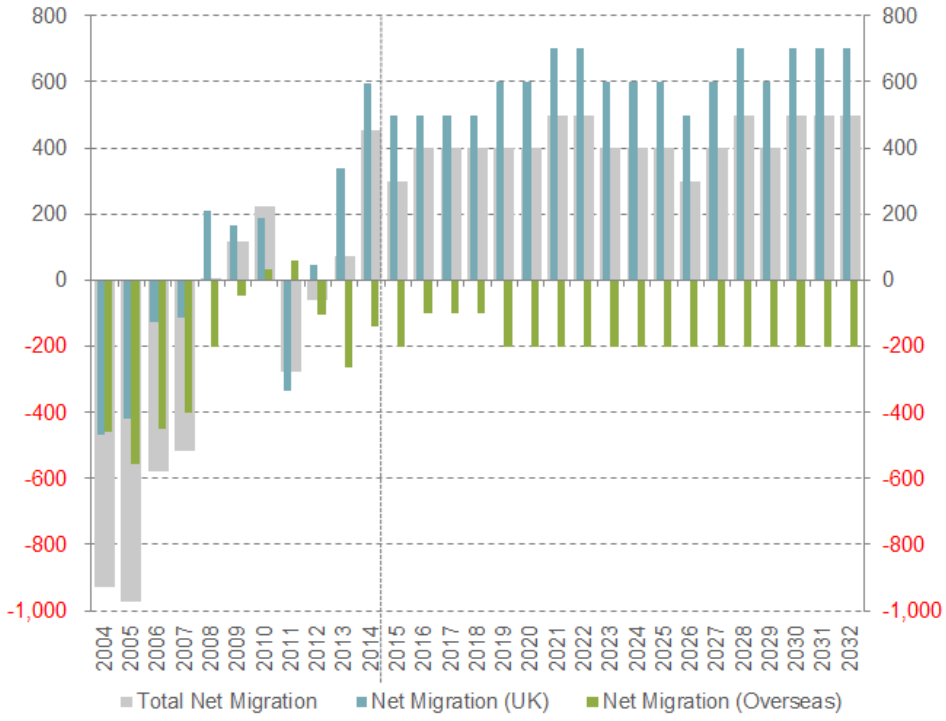
Note: Refers to annual average change over each of the projections' respective time periods. May not sum due to rounding.

6.30 Figure 6.4 illustrates past trends in migration and how these compare with the levels projected in the 2012-based SNPP. These are shown for net internal (i.e. moves within the UK) and net international moves, as well as for the overall total. Between 2004 and 2007 net internal migration to/from Wirral was negative, ranging from -114 in 2007 to -466 in 2004. Total net migration was also negative over this period. Since 2007 however, and with the notable exception of 2011, net internal migration has been positive. As a result total net migration has been positive over this period (again with the exception of 2011 (-278) and 2012 (-58) when the small positive net internal migration (+46) was not high enough to counteract the level of net international migration (-104)).

6.31 Net internal migration is forecast to remain positive, continuing the trend of the last few years, and is likely to range from a low of +500 in the early years, to 700 by the end of the plan period. Net overseas migration is forecast to remain negative, as it has (broadly) been over the past decade. However, because the rate of net internal in-migration is forecast to be considerably greater than the rate of net external out-migration, the rate of total net migration is forecast to increase substantially overall.

6.32 It should be noted that the long term migration scenario modelled by NLP in Section 6.0 of this SHMA takes an average rate over the past ten years and keeps this constant over the course of the modelling period. This approach is in general accordance with the approach taken by ONS in its SNPPs, which recognises the population structure and people's propensity to migrate, by age cohort.

Figure 6.4 Historic and Projected Migration to/from Wirral



Source: ONS MYEs 2003/04 to 2012/13, ONS 2012-based SNPP

6.33 On the face of it, the data illustrated in Figure 6.4 would appear to suggest that the 2012-based SNPP is suggesting a level of net internal migration to Wirral from 2014 onwards that is in sharp contrast to the level of migration that has been experienced 'on the ground' over the past ten years and beyond.

6.34 Whilst some may call into question the robustness of the 2012-based SNPP on the back of this Figure, it is important to understand how migration forecasts are calculated in the projections, and the particular role of adjoining authorities (and in Wirral's case, Liverpool City) in shifting the balance.

6.35 The methodology used to project migration in the 2012-based SNPP helps to explain these significant differences and is described by ONS as follows:

"…to project internal migration moves, five-year trend data from 2007/08 to 2011/12 are used…to calculate cross-border moves, and average of five years' cross-border estimates data from 2007/08 to 2011/12 has been used… for immigration (international flows) an average of six years' historic trend data from 2006/07 to 2011/12 has been used…

Internal migration estimates produced by ONS provide an origin-destination matrix which provides information on moves from each local authority to every other local authority by sex and single year of age. To project internal migration moves, five-year trend data from 2007/08 to 2011/12 are used to estimate the average proportion of the population that has left a particular local authority and where they have moved to.")[46]

6.36 The methodology document for the 2008-based SNPP indicates that the same methods were used, i.e. extrapolating five year internal migration and six year international migration data[47]. By projecting out-flows from all local authorities, in-flows can be calculated.

6.37 In Wirral, international and cross-border flows (to the rest of UK) in the 2012-based SNPP are relatively constant over the projection period and, broadly, align with past trends (albeit at a slightly reduced rate). Internal migration (to/from England) is the main cause of the increase in migration and overall population growth. The ONS methodology indicates that the internal migration estimates take into account age-specific migration rates of those moving out of a given authority based on recent trends; this inherently means that the number of people leaving an authority (and entering another) will be impacted by the size of the population in that authority.

6.38 Therefore any local authority which has a strong migratory relationship with Wirral, and has experienced a change in the projected population size, will impact the total number of people migrating to Wirral. In addition, out-migration from Wirral will be impacted by the change in Wirral's population over time.

[46] ONS (29 May 2014): "Methodology: 2012-based Subnational Population Projections"

[47] http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/2008--based-projections/subnational-population-projections-across-the-uk.pdf

6.39 Taking into account the above, it is highly likely (given its size and location) that changes to Liverpool City's population projection (between the 2008-based and 2012-based) will have had an impact on Wirral. Liverpool is the source of, and destination for, more of Wirral's migrants than other area. Although the impact on Wirral migration is not limited solely to Liverpool, this will explain a significant amount of the shift in migration trends to Wirral, given the migratory relationships that exist between the authorities.

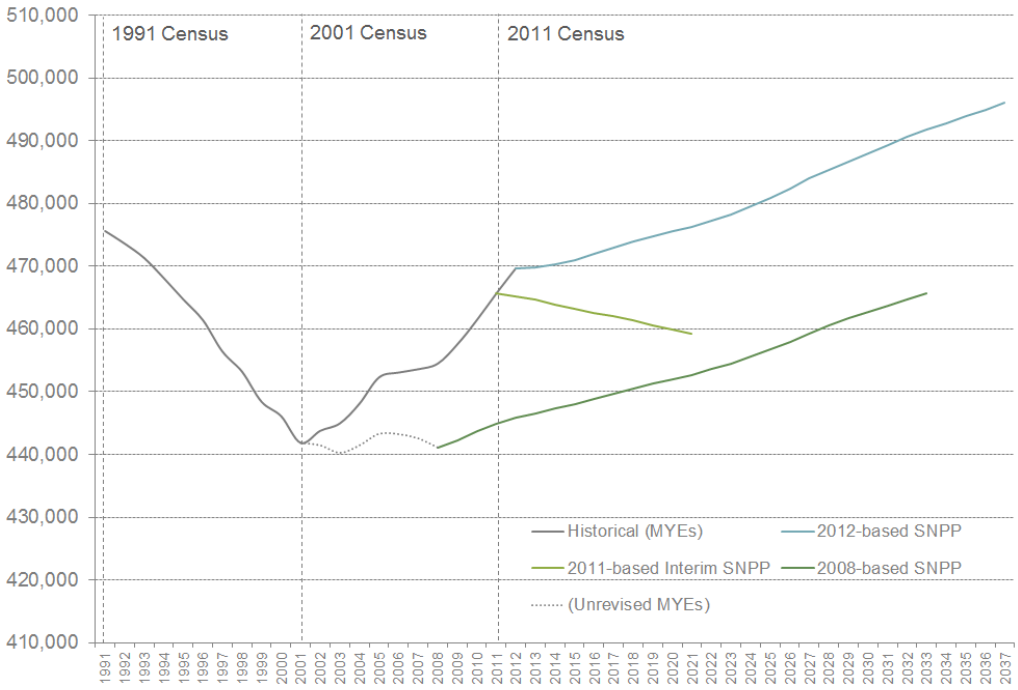
6.40 There has been a substantial shift in the projected population for Liverpool under the 2012 SNPP compared with both the 2008-based and 2011-based (Interim) SNPPs, as shown in Table 6.2 and Figure 6.5. Although both the 2008 and 2012-based SNPPs projected Liverpool's population to increase, the starting points differ significantly and this impacts on the size of the population over the projection period.

Table 6.2 Components of Population Change – Liverpool City

		2008-based	2011-based Interim	2012-based
Population in 2012		445,800	465,200	469,690
Average Annual	Population Growth*	980	-650	1,052
	Natural Change	1,776	1,800	1,753
	Net Migration	-784	-2,400	-670

Source: ONS 2008/2011/2012-based SNPP *May not sum due to rounding.

Figure 6.5 Past and Projected Population – Liverpool City



Source: ONS Mid-Year Estimates, 2008/2011/2012-based SNPPs

6.41 Since the release of the 2011 Census and 2012 Mid-Year Estimates [MYE], the total population of Liverpool has been revised upwards significantly. The 2008-based projections had a much lower starting point and by 2012 projected about 24,000 fewer people than was actually recorded in the 2012 MYEs (i.e. the base

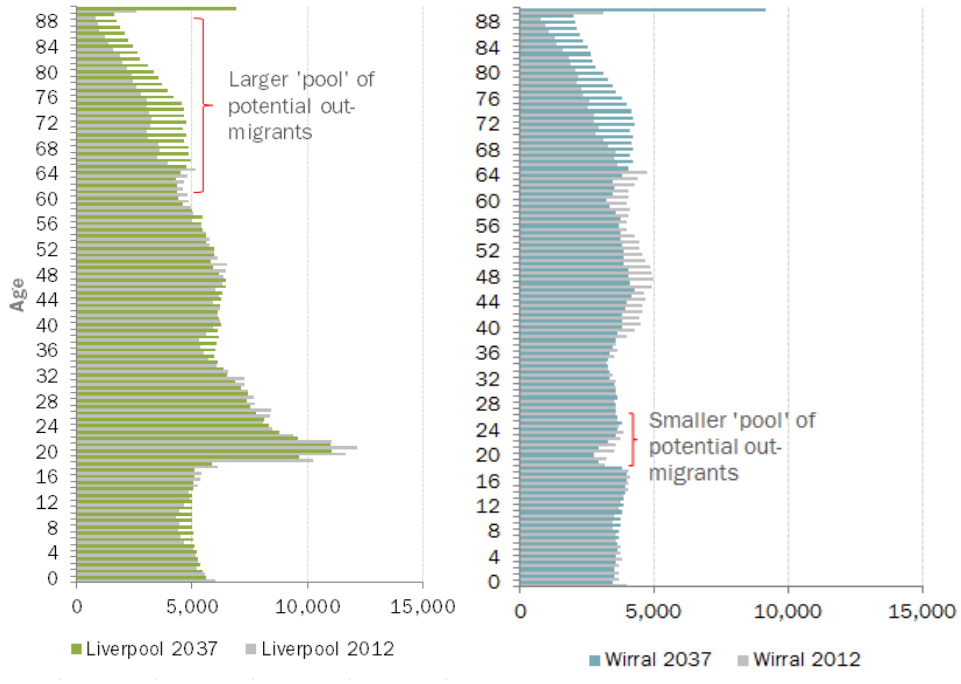
for the 2012 SNPP). This is because the 2008-based SNPP had a starting point which had been derived through estimating population change from the 2001 Census. At the 2011 Census, the actual population of Liverpool was accurately recorded. It was found that the methods used to estimate population change between 2001 and 2011 had significantly under-recorded the actual levels of population growth. This led to the MYEs being revised, as illustrated in Figure 6.5.

6.42 This under-recording of the population in Liverpool is likely to be related to the method of recording internal migration in the MYEs and how this is affected in areas with large student populations. The 2011 Census which fed into the 2012-based SNPP helped correct this problem to provide a revised starting point (as well as revising the mid-year estimates for 2001-11 which inform the projections) for the Liverpool population.

6.43 Overall, the result of a much larger population in 2012 and higher population growth over the projection period means that there is a larger 'pool' of migrants to move from Liverpool to Wirral.

6.44 Typically, migration out of Liverpool (to Wirral) is focussed in the older age groups, whilst migration out of Wirral to Liverpool primarily comprises those in the young adult age groups (e.g. to attend University, find work, etc.). The 2011 Census showed that a higher than average percentage of those who migrated from Liverpool to Wirral were aged 50 and over (12%, compared to 8% in that age category migrating from Liverpool to elsewhere in England) and a higher than average percent of those who migrated from Wirral to Liverpool were aged 16-49 (87%).

Figure 6.6 Population Projections, 2012 and 2037 – Liverpool and Wirral



Source: NLP based on 2012-based SNPP

6.45 Figure 6.6 shows the population change in Liverpool and Wirral as projected in the 2012 SNPP between 2012 and 2037. In Liverpool, the over 65 population in 2037 is significantly larger than in 2012. Given ONS' methodology of applying age-specific migration rates, this means there is a larger 'pool' of potential migrants which is ultimately likely to lead to a higher number of migrants moving into Wirral. At the same time, the population in the young adult age groups in Wirral declines slightly between 2012 and 2037, hence there is a smaller 'pool' of migrants who are likely to out-migrate to places such as Liverpool.

6.46 The cumulative effect of the increased total population in Liverpool; the ageing of the Liverpool population; and the strong migratory relationships that exist between Liverpool and Wirral mean that the projections of migration increase compared to past trends. It is reasonable to assume that, in line with the ONS projections, higher projected population growth in areas such as Liverpool will ultimately impact upon Wirral as migration trends filter across the region, particularly given Wirral's position within the sub-region as a destination for older migrants (particularly the western part of the Borough) and the pronounced ageing within the local population.

Unattributable Population Change [UPC]

6.47 The ONS describes Unattributable Population Change [UPC] as follows:

"Following the 2011 Census, the inter-censal population estimates were rebased so that the midyear estimates (MYEs) for the period mid-2002 to mid-2011 were in line with the 2011 Census. After making allowances for methodological changes and estimated errors in the components during the decade, the remaining difference between the rolled forward 2011 MYEs and the 2011

Census based MYEs for England was 103,700. This is referred to as Unattributable Population Change [UPC]."[48]

6.48 The UPC is a component of change introduced to reconcile the population estimates between the Censuses, likely to result either form errors in population counts (in either census or the Mid-Year Population Estimates), in estimates of migration, or both.

6.49 For England the UPC amounts to a gain of over 103,000 persons between 2001 and 2011, a miscalculation that is likely to be due (in the main) to an under-estimation of immigration from abroad. A review undertaken by ONS in 2014[49] supported this view, finding that in the 11 calendar years considered, net international migration to the UK may have been underestimated by over 340,000 (primarily caused by the failure of the International Passenger Survey [IPS] – since addressed - to include the arrivals of budget airline flights from Eastern Europe at regional airports).

6.50 At the local authority level within England the UPC is more complicated. The national total of 103,000 is the net outcome of positive UPC in some authorities and negative UPC in others. Therefore, although the initial problem may have arisen from under-counting international migrants, further issues arise in relation to the correct assignment of these migrants to local authorities. Incorrect initial assignments are compounded when new immigrants to the UK change address and their move is picked up by the NHS and translated by ONS into its estimates of internal migration.

6.51 UPC is therefore at least partly a correction for failings in the measuring and assigning of international migrants at the local authority level. This correction is unlikely to be required in the future, because ONS has now amended its processes to better distribute international immigrants to their first true area of settlement (where they register with the NHS) rather than where they may first live temporarily.

UPC and the official population projections

6.52 ONS decided not to adjust its 2012-based SNPP, so that the UPC is excluded from the past migration flows which the projections carry forward. Accordingly the CLG 2012 household projections, which are derived from ONS 2012, also exclude the UPC. This was because:

"An adjustment for UPC could only be made if it can be demonstrated that it measures a bias in the trend data that will continue into the future.

Quality assurance of the 2012-based SNPP did not reveal any problems indicating that adjustments for UPC are necessary. The resulting projections generally appear to better reflect trends across all the LAs than recent sets of projections.

[48] ONS (January 2014) 2012-based SNPP for England: Report on Unattributable Population Change, p.2

[49] ONS (2014): Quality of International Migration Estimates from 2001 to 2011

ONS decided not to make an adjustment for UPC in the 2012-based National Population Projections or in the series of population estimates based on the 2011 Census. This is because the UPC for England (103,700) is within the confidence interval for the international migration estimates. It is also within the sum of the confidence intervals for the 2001 and 2011 Census.

The UPC is unlikely to be seen in continuing subnational trends as:

- *It is unclear what proportion of the UPC is due to sampling error in the 2001 Census, adjustments made to MYEs post the 2001 Census, sampling error in the 2011 Census and/or error in the inter-censal components (mainly migration).*
- *If it is due to either 2001 Census or 2011 Census then the components of population change will be unaffected*
- *If it is due to international migration, it is likely that the biggest impacts will be seen earlier in the decade and will have less of an impact in the later years, because of improvements introduced to migration estimates in the majority of these years.[50]"*

6.53 Therefore ONS proposed that no adjustment be made in the 2012-based SNPP for the unexplained component of population change in the revised population estimates series.

6.54 Since this report, ONS has provided further information[51] on the potential causes of unattributable population change in local authorities. Whilst the precise cause of UPC cannot be certainly identified, it provides greater understanding of why, and by how much, UPC may have arisen in a particular authority.

6.55 In the case of Wirral, UPC is positive, with the 2011 Census recording 10,428 more residents than was anticipated at the equivalent date (27th March 2011) in the rolled forward MYEs.

6.56 The ONS data presents limited evidence and justification for adopting UPC adjustments within the demographic modelling, other than to suggest that UPC is more likely to be due to:

- *The statistical process of rolling forward from 2001 had an impact on estimates for males aged 30-49, and females aged 75-84;*
- *The relative size of international emigration flows for males aged 25-34;*
- *Under-estimate of female internal migration 20-24.*

6.57 This indicates that, for Wirral, the cause is primarily due to mis-recording of the population at the time of the 2001 Census, and to a lesser extent issues in the recording of domestic and international migration.

[50] Office for National Statistics (January 2014) 2012-based Subnational Population Projections for England: Report on Unattributable Population Change, p.4

[51] http://www.ons.gov.uk/ons/guide-method/method-quality/specific/population-and-migration/population-statistics-research-unit--psru-/latest-publications-from-the-population-statistics-research-unit/index.html

6.58 As such, whilst it is likely that some of the UPC can be accounted for by international migration errors, at least part of the error was due to inaccurate recording in the 2001 Census, which will have had no effect on the 2012-based SNPP.

6.59 Furthermore, the 2012-based SNPP is based on trends (in births, deaths and migration) observed over the 5-6 preceding years. The ONS report on Unattributable Population Change suggests that migration errors are more likely to have had a bigger impact in the early 2000s, with recording improved over the latter years of that decade due to improvements in estimating migration over time. Hence, although UPC was relatively large in Wirral, the 2012-based SNPP is based on trends from a period where methods of migration estimation had significantly improved.

6.60 For these reasons it is considered that although UPC is high for Wirral, and the discrepancy between the 2011 Census and the rolled forward MYE very large, it is considered that much of this error was down to erroneous data in the 2001 Census, whilst other contributory factors, such as under-estimations of internal and international migration to the Borough, are likely to have been concentrated in the early years of the decade (due to improvements in how this data has been collected) and are unlikely to have influenced the years informing the trend-based 2012-based SNPP.

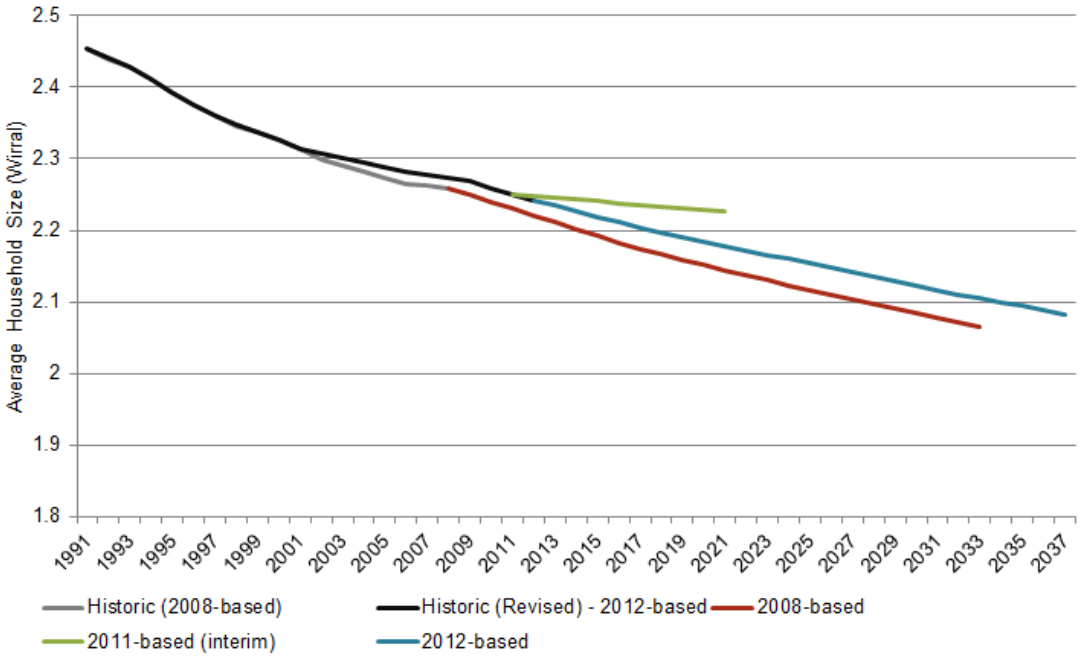
6.61 Therefore, the trend data used to inform the 2012-based SNPPs should provide a more accurate picture with no allowance being made for UPC. NLP considers that in this instance, adding in the UPC is likely to lead to a significant over-estimate of future population growth in Wirral as a result.

Household Formation

6.62 Having established that the underlying population projections which inform the 2012-based household projections are fundamentally different to the previous iterations (given that they project population growth where the 2008-projections projected decline), it is also necessary to consider the household formation rates which have been applied in each case and the impact these have on projecting household growth.

6.63 Figure 6.7 illustrates the historic decline in average household size in Wirral and how successive SNHPs forecast this trend to continue. In the 1990s household size declined slowly from 2.45 to 2.34. During the 2000s household size began to decline at a slower rate from 2.33 to 2.26, in contrast to the national picture, which stabilised at around 2.36.

Figure 6.7 Historic and Projected Average Household Size – Wirral



Source: ONS 2008/2010/2011/2012-based Sub-National Population Projections

6.64 The 2008-based household projections incorporate rolled-forward estimates of population and household formation from the 2001 Census; they forecast household size to decline to reach an average of 2.07 by 2033.

6.65 The 2011-based projections took into account the 2011 Census, and hence had a higher starting point than the 2008-based projections (since average household size was, in 2011, lower than projected). However, due to the recessionary time period which informed the projections, they modelled much lower rates of household formation (and hence little change in average household size) compared with the 2008-based SNHP. Since these covered a ten-year period only, CLG cautioned the use of these post-2021.

6.66 The most recent 2012-based SNHP project similar rates of change in household size post 2025 as their 2008-based equivalents, but from a slightly higher base. Both contrast sharply with the modest increase forecast by the 2011-based (Interim) SNHP which was clearly an anomaly. The 2008-based SNHP were produced pre-recession and as such recessionary effects on household formation (e.g. such as reduced supply relative to potential demand/need and mortgage availability, which particularly impacted the younger age cohorts) were not taken into account (i.e. they represent rates of household formation projected in the absence of recessionary setbacks). The 2012-based SNHP suggest that household size will fall from 2.24 in Wirral in 2012, to 2.08 by 2037.

6.67 Looking at age specific rates more closely, the 2012-based SNHPs show that the actual headship rates (the proportion of people in a given age group forming a head of household) in 2012 for younger cohorts was lower than those projected in the 2008-based projections. This is likely to be related to the recessionary effects as set out above, which meant that between 2008 and 2012 fewer people in those age cohorts were able to form a household.

6.68 Research by Alan Holmans as part of his Town and Country Planning Association (TCPA) Tomorrow Series Paper 16 entitled "*New Estimates of Housing Demand and Need in England 2011 to 2031*" (2013) found that there was an abrupt break with longer term trends in household formation in England between 2001 and 2011. Net additional household formation was down by some 20%, with almost 1 million fewer one-person households in 2011 than had been projected [page 1]:

"The central question for the household projection is whether what happened in 2001-11 was a structural break from a 40-year trend; or whether household formation was forced downwards by economic and housing market pressures that are likely to ease with time. At the time of the 2011 Census, the British economy was still in recession and the housing market was depressed. The working assumption in this study is that a considerable part but not all of the 375,000 shortfall of households relative to trend was due to the state of the economy and the housing market. 200,000 is attributed to over-projection of households due to the much larger proportion of recent immigrants in the population, whose household formation rates are lower than for the population as a whole. This effect will not be reversed. The other 175,000 is attributed to the economy and the state of the housing market and is assumed to gradually reverse." [page 5]

6.69 This report identifies that 47% of the suppression seen in household formation rates between 2001 and 2011 is attributable to the economic downturn with the remainder being attributed to the culture of recent immigrants forming larger households than seen historically in England.

6.70 It is considered that in Wirral's case, these effects on household formation are likely to be reflective of the economic conditions prevailing at the time, rather than a structural shift in household formation resulting from larger household sizes associated with high levels of immigration as Wirral has historically been an area where levels of emigration have exceed immigration (Figure 6.4).

6.71 For example, between 2001 and 2011, just 4,740 residents had arrived from abroad and were still settled in Wirral at the time of the 2011 Census[52]; this equated to just 1.48% of the total resident population in 2011. In contrast, for the North West as a whole, the percentage of the resident population who had arrived in the UK between 2001 and 2011 was significantly greater than Wirral's rate (at 4%), whilst the rate for England and Wales was nearly five-times as high, at 7%.

6.72 Furthermore, CLG's projections are trend based and do not attempt to take into consideration any outside factors influencing household growth such as changing economic conditions or future policy. As such, NLP has tested a scenario based on the 'pent-up' demand for housing amongst younger residents (15-34 age groups) being released over time. This results in higher household formation rates for those age cohorts over the longer term, equating to a partial return to longer term trends.

[52]2011 Census: Year of Arrival in the UK, 2011 (QS801EW)

Summary

6.73 The latest 2012-based SNHP indicate significantly higher levels of household growth when compared with earlier projections, primarily (but not exclusively) due to changes in the projected population of the 2012-based SNPP, which is now set to increase rather than decline as was projected by the 2008-based projections. There has also been a decline in headship rates compared with the 2008-based SNHP, particularly for younger age groups.

6.74 For Wirral the UPC is high and positive; therefore, if the UPC is included in past migration the projected housing need is much higher than if the UPC is excluded. NLP has looked closely at the historical data on the UPC in Wirral and have found no categorical evidence that would help disentangle the causes of the UPC other than a mix of international migration errors and most particularly, discrepancies with the base 2001 Census data. Carrying UPC forward into future projections of housing need would compound these uncertainties and risk over-estimating levels of population growth.

7.0 The Future Housing Scenarios

Introduction

7.1 Based on past trends and the baseline housing, economic and demographic context of Wirral, a number of scenarios have been identified to reflect reasonable alternatives for potential future housing growth within the Borough. These scenarios reflect past trends as well as future projections given the range of factors which could affect future population and household growth within the Borough. These scenarios are introduced in this section and then assessed in terms of how they may relate to future housing needs in Section 8.0.

7.2 The scenarios demonstrate the extent to which the population of the Borough could change over the Plan period and how this change would be translated into households, dwellings, numbers of economically active residents and the number of jobs that might be supported by the local population.

7.3 The number of households is translated into dwelling needs through the application of an assumption about the proportion of vacant properties / second homes that are currently recorded in Wirral.

7.4 NLP has modelled each of these scenarios using industry standard PopGroup demographic modelling software. More information on PopGroup, and the technical methodology of the model itself, can be found via the following weblink: www.ccsr.ac.uk/popgroup.

Scenarios – Assumptions and Approach

7.5 The scenarios adopted for testing fall into three broad groups, demographic-led, economic-led and supply/policy-led. The starting point remains the baseline scenario (A), with various data variables and assumptions applied for each of the subsequent scenarios, for the Plan period 2014-2032 (and 2014-2037), as follows:

1. **Demographic-led** – *"How much development is required to meet projected levels of population change?"*:
    - **Scenario A: Baseline 2012** – A scenario utilising the latest ONS 2012-based SNPP and the headship rates from the CLG 2012-based household projections;
    - **Scenario Ai: Sensitivity Test** – Applying the same assumptions as for Scenario A; however projecting that, starting post-2017, headship rates amongst 25-34 year olds will return half way to the 2008-based projections by 2033. This is also termed 'partial catch-up';
    - **Scenario B: Long Term Migration Trends** – A scenario based upon migration trends observed for Wirral over the previous 10 years (the period 2004/05 to 2013/14);

- **Scenario C: Zero Net-Migration** – A theoretical demographic scenario whereby in and out migration (both internal and international) is balanced, meaning there is only population churn in the Borough and not growth from net in-migration, i.e. migrants continue to move into and out of the Borough, but on a one in, one out basis;
- **Scenario D: Natural Change** – This scenario sets all migration to 0, assuming that there is no movement into or out of the Borough over the Plan period. This provides an indication of the level of housing required were only current local residents' needs were catered for;

2. **Economic-led –** *"How much development is required to ensure forecasts of future employment change are supported by the local labour supply?":*

- **Scenario E: Liverpool City Region LEP, Oxford Economics** - Economic Forecasts produced in 2014 by Oxford Economics (OE) forecasts job losses of -5,500 over the period 2014-2030, and carried forward on a pro-rata basis to 2032/2037;
- **Sensitivity Test –** Applying the same job growth assumptions as for Scenario E; however, an adjustment is made to the labour force ratio to allow for a 5% reduction in out-commuting over the plan period;
- **Scenario F: Policy on Job Growth** – A job-based estimate of future housing needs produced by OE on behalf of the Liverpool LEP in 2014, incorporating policy-on projects for Wirral including Wirral Waters, the International Trade Centre, the Advanced Supplier Park & East Float, and the Wirral International Business Park (Former MOD Site & Former RV Site). This equates to job growth of 8,800 over the period 2014 to 2032;
- **Sensitivity Test** – Applying the same job growth assumptions as for Scenario F however adjusting the labour force ratio to allow for a 5% reduction in out-commuting over the plan period;
- **Scenario G: Job Stabilisation** – Constraining the number of net additional jobs over the 18-year plan period to zero, to assess the level of housing needed to maintain the current number of jobs;
- **Sensitivity Test** – Applying the same job growth assumptions as for Scenario G however adjusting the labour force ratio to allow for a 5% reduction in out-commuting over the plan period
- **Scenario H: Past Trends Job Growth** – Taking into account the average net loss of 148 jobs annually between 1997 and 2014 (as reported by Experian), this scenario assumes this will continue over the plan period;
- **Scenario I: Experian Forecast** – based on job growth as forecast by Experian (December 2015), based on +7,730 net additional workforce jobs over the period 2014-2032;
- **Sensitivity Test** – Applying the same job growth assumptions as for Scenario H however adjusting the labour force ratio to allow for a 5% reduction in out-commuting over the plan period;

3. **Policy-led/Benchmarks –** *"What are the implications - in terms of the number of people, households and jobs - of delivering a certain amount of development?":*

   - **SHMA Affordable Housing Needs:** this is based on the affordable housing needs identified in Sections 9-11 of this SHMA; and.
   - **Past Housing Delivery Rates:** using past delivery trends to illustrate what the market has previously delivered (383 dpa net for Wirral 2003/04 to 2014/15) and projecting these forward over the Plan period.

7.6 The above main scenarios with their respective sensitivity tests provide a wide range of outputs evidencing housing and employment development needs based upon different factors under different scenarios. All scenarios provide development needs over a timeframe starting in 2014 and ending in 2032/2037. There are a number of assumptions which NLP has adopted to form the basis for all modelled scenarios. These include:

a. A base population derived from the 2014 Mid-Year Population Estimates by single year of age and gender is used;

b. Fertility rates are applied to the population using the projected Total Fertility Rate for Wirral derived from the ONS 2012-based SNPP;

c. Mortality rates are applied to the population forecast using projected Standardised Mortality Ratios for Wirral from the ONS 2012-based SNPP;

d. Inputs on headship rates are based on the 2012-based SNHP, which provide data by 5-year age group and sex for Wirral from 2012 to 2037;

e. In Wirral (as in any area) housing vacancies and second homes will result in the number of dwellings exceeding the number of resident households. In establishing future projections, it is likewise expected that the dwelling requirement will exceed the household forecast. Hence a rate of 4.02%[53] has been factored into the model, based upon the most recent vacancy data available for the Borough;

f. The unemployment rate is taken from the Annual Population Survey [APS] model-based estimates of unemployment for Wirral. At 2014 (the base date of the modelling) this is 7.9%. It has been assumed that, by 2020, the unemployment level will have fallen back to its pre-recession average (i.e. that observed over the period 2004-2008), which is 5.96% on the basis that this better reflects the likely rate of unemployment in the area. Post 2020 this rate is held constant;

g. It has been assumed that the Labour Force Ratio (the ratio of employed workers in an area to jobs in an area, which takes into account commuting

[53] Council Tax Base for Formula Grant Purposes CTB (Average of 2013, 2014 and 2015 figure). This has been used as it is considered that it represents a reasonably accurate reflection of the true level of vacant/second homes in the Borough, incorporating recent nationally-available data. The lower figure of 3.53% quoted in paragraph 5.47 of this report relates to vacancy rates only, and does not include second homes.

patterns and 'double-jobbing') remains static, except under sensitivity tests[54]. These sensitivity tests assume there is a reduction in 5% in the Labour Force Ratio by 2032.

h. Economic activity rates by age and sex have been projected using the OBR Labour Market Participation Rate Projections[55]. These have been applied to the 2011 Census rates for Wirral, and have been re-based to 2014 using the Annual Population Survey. These rates take into account changes projected in younger age groups, women and older people (associated with changes to State Pension Age).

7.7 An additional driver underpinning growth in household formation is the strong trend towards smaller average household sizes nationally (see Section 5.0 for further discussion).

7.8 Where scenarios have been demographically modelled, a full schedule of the assumptions and inputs underpinning each one is contained within Appendix 1, and the outputs from the modelling are contained within Appendix 3.

Modelling Results

Demographic-Led Scenarios

7.9 The demographic scenarios use components of population change (births, deaths and migration) to project how the future population, household composition, and consequent need for housing, will support future employment growth. The headline results for each scenario are outlined below.

Scenario A – 2012-based SNPP Baseline

7.10 The baseline scenario is predicated upon the rates of projected migration, births and deaths in Wirral identified within the ONS 2012-based SNPP and the 2012-based household projections. These projections have been applied to an updated 2014 base using the ONS Mid-Year Estimates to align with the projection period (2014-2032/2037).

7.11 Under this scenario the population of Wirral is projected to increase by 10,140 people over the period 2014 to 2032, consisting of 4,336 additional residents through natural change (43% of total growth), and 5,804 residents (57% of total growth) through net inward migration (driven by domestic in-migration, as more are forecast to emigrate abroad than move into the Wirral from overseas). The rate of in-migration is forecast to increase over the long term, whilst natural change is forecast to change from a net contributor to population growth, to a net loss from 2030 onwards. The associated increase in households in Wirral is projected to be 11,830, or 657 annually.

[54] Commuting rate kept constant – 150,200 economically active Wirral residents in employment as of 2014 (ONS Annual Population Survey); 7.9% unemployed (ONS APS) and 114,020 jobs as of 2014 (Experian), hence a rate of 1.21. Under the sensitivity test this reduces to 1.153 by 2032.

[55] Published November 2015.

7.12 The baseline demonstrates that there will be a significant shift in the Borough's demographic profile if trends continue over the Plan period. This specifically relates to an ageing population and a steep decline in the number of residents of working age over time. Between 2014 and 2032, the number of residents aged between 18-59 (female) and 18-64 (male) is forecast to fall by 14,560, or -8%. In contrast, the number of residents of retirement age is projected to increase by a substantial 24,220 (32%).

7.13 As a result, despite the substantial increase in the population under this scenario, it would actually result in a reduction in the labour force, of 5,788 people. Furthermore, the scenario would, assuming current commuting rates, result in fewer jobs being supported by the population within the borough, equivalent to a loss of 116 jobs per annum (-2,085 in total).

7.14 This scenario would lead to a demographic-led housing need of 12,326[56] additional dwellings, equivalent to 685 dpa.

Scenario A – Sensitivity Test

Headship Rate Adjustment

7.15 Whilst the 2012-based household projections are more optimistic than their 2011-based (Interim) counterparts, they nevertheless represent lower rates of household formation compared to the 2008-based SNHPs amongst younger age groups. These represented projections of headship rates in line with longer term trends and did not take into account impacts of the recession on both the supply of housing and the ability of households to form, given the lack of mortgage availability. Therefore NLP has tested a scenario which assumes that over time, 'pent up' demand within the younger population (25-34 age groups)[57] is released and results in higher household formation which, over the long term, returns to longer term trends.

[56] Note: although the 12,326 net additional dwellings figure is higher than the 10,140 net additional population over that time period, this should not be taken to mean that the average house size has fallen to 0.823; rather it is a reflection of the decline in household size applied to the entire housing stock – hence even if population growth were zero, there would still be a need for new dwellings.

[57] When examining the detailed household formation rates, it was found that for Wirral, there was overall very little difference between the 2008-based and 2012-based projections of household formation for 15-25 year olds, and as such no adjustment was made to this age group. There was a significant difference amongst 25-34 year olds, hence an adjustment was made here.

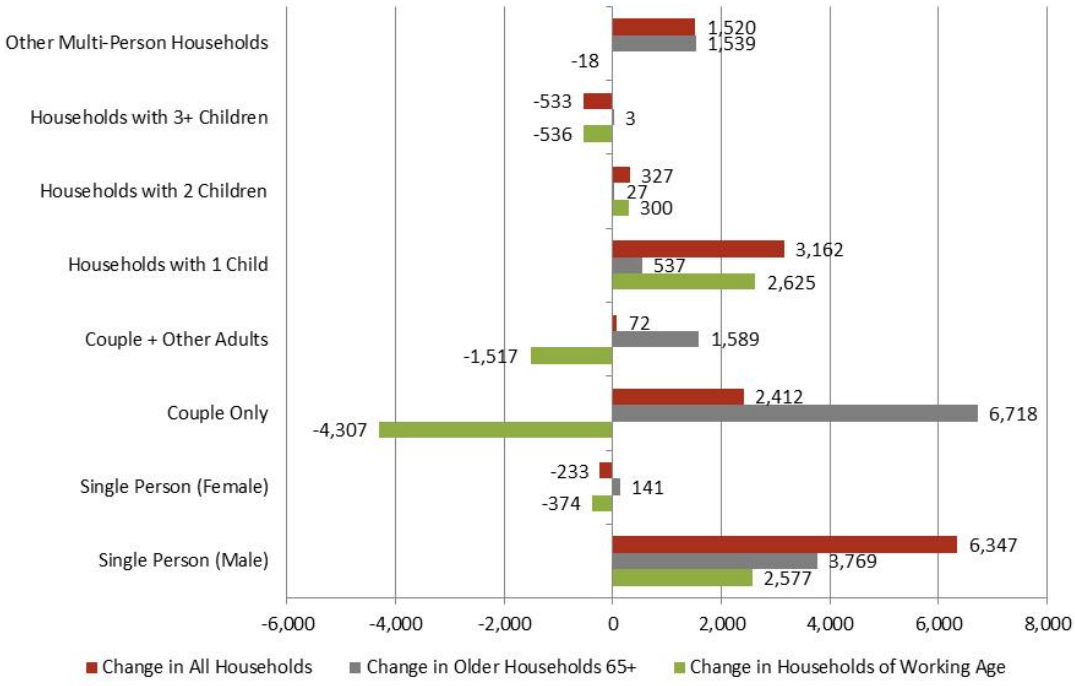
Table 7.1 Scenario A and Sensitivity Test varying Household Representation Rate assumptions

	Scenario A		Sensitivity Test	
	2014-2032	2014-2037	2014-2032	2014-2037
Population Change	10,140	11,623	10,140	11,623
of which natural change	*+4,336*	*+3,484*	*+4,336*	*+3,484*
of which net migration	*+5,804*	*+8,140*	*+5,804*	*+8,140*
Households	11,830	14,403	13,074	16,327
Dwellings	12,326	15,006	13,622	17,011
Dwellings p.a.	**+685**	**+652**	**+757**	**+740**
Labour Force	-5,788	-5,935	-5,788	-5,935
Jobs	-2,085	-2,198	-2,085	-2,198

Source: NLP PopGroup Modelling
Partial Catch Up = Half of the difference between 2012-based and 2008-based projections is made up by 2033 (rates trended thereafter for 2012-2037 scenario), with this change beginning post-2017

7.16 Figure 7.1 illustrates the scale of net household change in Wirral under the 2012-based SNPP PCU Sensitivity Test Scenario (Ai), showing both change overall as well as change associated with retired and older person households (aged 65+) and younger households headed by a resident of working age. This illustrates that the majority of net household growth is projected to be associated with older couples (+6,718 households) and to a lesser extent, single males (of all age groupings) and younger households with 1 child. In contrast, the number of couples, where the head of the household is of working age, is forecast to decline by 4,307 households over the next 18-years.

Figure 7.1 Net Change in Households in Wirral 2014-2032 – Scenario Ai 2012-based SNPP PCU Sensitivity



Source: NLP Analysis – 2012-based SNPP PCU Scenario

Scenario B – Long Term Migration Trend

7.17 This scenario is based on the average past migration trends observed in Wirral over the ten year period 2004/05 to 2013/14, i.e. taking into account the most recent ONS Mid-Year Estimates. Over this period, Wirral saw net internal migration (i.e. to/from the rest of the UK) of 55 per annum on average and net international migration (i.e. to/from overseas) of -208 per annum on average.

7.18 Under Scenario B, the population of Wirral is projected to increase by just 66 people, comprising 2,831 additional people via natural change and 2,765 fewer people as a result of net out-migration. Even so, this equates to an increase in households of 7,786 (due to the strong trend towards smaller household sizes) and an overall housing need of 8,112, or 451 dpa. This is the most pessimistic demographic based scenario of all those modelled, well below the 2012-based SNPP Scenario A of 685 dpa.

Table 7.2 Key Outputs - Scenario B: Long Term Migration Trend

	2014-2032	2014-2037
Population Change	66	-2,456
of which natural change	*+2,831*	*+1,077*
of which net migration	*-2,765*	*-3,533*
Households	7,786	8,666
Dwellings	8,112	9,029
Dwellings p.a.	**+451**	**+393**
Labour Force	-11,219	-13,387
Jobs	-6,295	-7,975

Source: NLP 2016 using PopGroup

Scenario C - Zero Net Migration

7.19 The zero net migration scenario represents the population impacts of balancing in and out migration to ensure that the number of international and domestic migrants coming into the Borough equals the number moving out. Thus whilst in the short term the population is unchanged from the natural change scenario, the profile of the population changes over time due to the different profile of in-migrants and out-migrants.

7.20 This scenario would lead to a population increase of 3,313 people over the period 2014 to 2032. This equates to an increase of 9,364 new households in Wirral. Zero net migration into the Borough would result in a decrease of 9,177 economically active people within Wirral over this period, and would decrease the number of jobs that could be supported by the resident population by 262 annually due to the ageing of the workforce. This generates a need for 9,756 new dwellings over the 18-year Plan period, or 542 dpa.

Table 7.3 Key Outputs - Scenario C: Zero Net Migration

	2014-2032	2014-2037
Population Change	3,313	1,770
of which natural change	*+3,313*	*+1,770*
of which net migration	*+0*	*+0*
Households	9,364	10,759
Dwellings	9,756	11,210
Dwellings p.a.	**+542**	**+487**
Labour Force	-9,177	-10,821
Jobs	-4,711	-5,986

Source: NLP 2016 using PopGroup

7.21 Whilst this scenario is unrealistic, the scenario presents a hypothetical 'what if' scenario that once again demonstrates the importance of migration to Wirral's future economic growth. Higher levels of housing need than the natural change scenario could suggest that the households moving into the Borough have smaller household sizes than those leaving.

Scenario D – Natural Change

7.22 This scenario examines the consequences of stripping out all the migration both in to and out of Wirral over the period 2014-2032. As a consequence, the only population growth that can be generated results from the interaction of births and deaths, i.e. natural change.

7.23 By removing all migration inputs the population is forecast to increase at a much lower rate, of 3,831 residents between 2014 and 2032. This equates to household growth of 8,303, or 461 annually. However, again due to the ageing population, virtually all of the population growth will be in the older age categories with the result that the number of economically active residents would decline by 9% to 2032 (-6,986), whilst the number of jobs that could be supported by the resident population would fall by 3,014. In terms of dwelling needs, this would equate to 8,651 net additional dwellings, or 481 dpa.

7.24 Whilst this scenario is again unrealistic, it provides a useful indication of the extent to which Wirral's underlying needs are driven by the level of births relative to deaths and underlines the importance of in-migration to support future economic growth.

Table 7.4 Key Outputs - Scenario D: Natural Change

	2014-2032	2014-2037
Population Change	3,831	3,622
of which natural change	*+3,831*	*+3,622*
of which net migration	*0*	*0*
Households	8,303	9,988
Dwellings	8,651	10,406
Dwellings p.a.	**+481**	**+452**
Labour Force	-6,986	-8,435
Jobs	-3,014	-4,136

Source: NLP 2016 using PopGroup

Employment-Led Scenarios

7.25 A series of employment led scenarios have also been identified to assess how much additional housing may be needed, if any, to take account of economic growth, over and above demographic needs.

7.26 There are a complex set of issues involved in matching labour markets and housing markets (with different occupational groups having a greater or lesser propensity to travel to work). However, there are some simple calculations that can explore the basic alignment of employment, demographic and housing change, notably the amount of housing needed to sustain a given labour force assuming certain characteristics of commuting and employment levels.

7.27 Ensuring a sufficient supply of homes within easy access of employment opportunities represents an important facet of an efficiently functioning economy and can help to minimise housing market pressures and unsustainable levels of commuting (and therefore congestion and carbon emissions). If the objective of employment growth is to be realised, then it will generally need to be supported by an adequate supply of suitable local housing.

7.28 The economic-led scenarios are based upon an understanding of the existing relationship between employment and housing. These scenarios are demographically modelled using the number of jobs as the fixed variable, with the projected migration constrained or inflated to a level, which alongside the profile of migrants moving in and out and natural change within the population produces a labour force which would be sufficient to support a given level of employment growth within the Borough.

7.29 This assumes that the current commuting dynamic inferred by the existing balance of workers and jobs in Wirral (the Labour Force Ratio) and the mix of age groups of migrants (i.e. the Age Specific Migration rates in the model) will remain constant unless specifically modified as part of one of the scenarios. Hence we do not assume that the proportion of migrants of working age will increase if there are more jobs on offer in Wirral, as we cannot exclude other demographic groups from moving into the Borough if more homes are made available (for example older residents).

Scenario E – Liverpool LEP OE Job Growth

7.30 This scenario modelled the 5,500 job losses forecast by Oxford Economics as part of their work for the Liverpool City region LEP over the period 2014-2030, and carried forward on a pro-rata basis to 2032/2037.

7.31 This level of job decline, taking into account current commuting patterns and projected changes in economic activity rates (as well as unemployment), could reduce the size of the labour force required by 10,194. This would still generate population growth of 1,486 to 2032, all of which would be due to natural change. Taking into account the age profile of people who move into and out of the Borough, this would result in an additional 8,438 households, generating a need for 8,792 dwellings, equivalent to **488 dpa**, significantly below the Scenario A baseline.

Scenario Ei – Sensitivity Test

7.32 Reducing the net commuting rate over time, by 5% over the Plan period so that more local people from Wirral take up local jobs in Wirral rather than travel to obtain a job outside the Borough, would moderate the number of new dwellings required, to 3,385 over the Plan period (or 188 dpa).

Table 7.5 Key Outputs - Scenarios E: Liverpool LEP OE Job Growth and Ei: Sensitivity Test

	Scenario E		Sensitivity Test	
	2014-2032	2014-2037	2014-2032	2014-2037
Population Change	1,486	-292	-11,850	-13,998
of which natural change	*+2,694*	*+1,205*	*+560*	*-1,892*
of which net migration	*-1,208*	*-1,497*	*-12,410*	*-12,107*
Households	8,438	9,655	3,249	4,115
Dwellings	8,792	10,059	3,385	4,287
Dwellings p.a.	**+488**	**+437**	**+188**	**+186**
Labour Force	-10,194	-12,129	-17,118	-18,957
Jobs	-5,500	-7,000	-5,500	-7,000

Source: NLP 2016 using PopGroup

Scenario F – Policy-On Economic Growth Scenario

7.33 This is a 'policy-on' trend based-scenario using Oxford Econometrics' [OE] local area-based model, as a notional scenario to test the policy responses that might be necessary to secure a higher level of growth within the Liverpool City Region, based on the delivery of specific planned projects. The (net) policy-on projects included in the scenario results for Wirral are:

a. Wirral Waters – International Trade Centre, Advanced Supplier Park & East Float; and,

b. Wirral International Business Park – Former MOD Site & Former RV Site

7.34 This indicates an increase in job growth of 9,000 over the period 2013 to 2030. To underpin this level of job growth, NLP's PopGroup model indicates that there

would need to be an increase in the population by 37,441 and households by 22,524. In the absence of a significant change in commuting patterns or further large reductions in unemployment levels, this level of job growth would require very high levels of net in migration and result in a need for a substantial number of new dwellings, equal to 23,467 by 2032, or 1,304 dpa.

7.35 There are a number of reasons why this scenario is considered to be less appropriate than other scenarios assessed. Firstly, the approach followed by OE was based on more pessimistic assumptions concerning population growth than is suggested by the ONS 2012 SNPP which underpins NLP's PopGroup model. The findings of this scenario should therefore be treated with a high degree of caution when compared with the other demographic-led scenarios.

7.36 Furthermore, the level of net migration that would be required to support the Policy On LEP projections would suggest that net migration would have to increase to 28,558 over the Plan period to 2032, a level almost 5-times greater than the 2012-based SNPP baseline and a significant reversal of long-term trends (Scenario B). This scale of change is unlikely to be realistic over the plan period to 2032 and would have major implications for surrounding areas. As such, it is considered that this scenario should be afforded less weight in comparison to the other economic and demographic scenarios.

Scenario Fi – Sensitivity Test

7.37 Reducing the net commuting rate over time, by 5% over the Plan period (to 2032) would reduce the number of new dwellings required, to 17,373 over the Plan period to 2032 (or 965 dpa).

Table 7.6 Key Outputs - Scenarios F: Policy On Economic Growth and Fi: Sensitivity Test

	Scenario F		Sensitivity Test	
	2014-2032	2014-2037	2014-2032	2014-2037
Population Change	37,441	42,711	22,390	26,899
of which natural change	*+8,883*	*+10,142*	*+6,542*	*+6,677*
of which net migration	*+28,558*	*+32,570*	*+15,848*	*+20,223*
Households	22,524	26,855	16,674	20,484
Dwellings	23,467	27,979	17,373	21,342
Dwellings p.a.	**+1,304**	**+1,216**	**+965**	**+928**
Labour Force	8,255	9,545	415	1,641
Jobs	8,800	9,800	8,800	9,800

Source: NLP 2016 using PopGroup

Scenario G – Job Stabilisation

7.38 This employment-led scenario examines the number of dwellings that would be necessary to sustain a broadly neutral level of job growth over the Plan period.

7.39 Due to the declining number of economically active residents in the Borough, there would need to be a substantial increase in the level of net in-migration

projected under the baseline 2012-SNPP demographic scenario (Scenario A), with the resultant population increasing by 5% to14,912 residents; the number of households by 10% to 13,642; and the number of dwellings to 14,213 by 2032, approximately 15% higher than the Scenario A baseline.

Scenario Gi – Sensitivity Test

7.40 Reducing the commuting rate by 5% over the Plan period would lower the number of new dwellings needed to 8,549 over the Plan period (or 475 dpa)

Table 7.7 Key Outputs - Scenarios G: Job Stabilisation and Gi: Sensitivity Test

	Scenario G		Sensitivity Test	
	2014-2032	2014-2037	2014-2032	2014-2037
Population Change	14,912	17,234	928	2,666
of which natural change	*+4,563*	*+4,288*	*+2,365*	*+1,059*
of which net migration	*+10,348*	*+12,946*	*-1,436*	*+1,607*
Households	13,642	16,576	8,205	10,698
Dwellings	14,213	17,270	8,549	11,146
Dwellings p.a.	**+790**	**+751**	**+475**	**+485**
Labour Force	-3,099	-3,099	-10,375	-10,375
Jobs	0	0	0	0

Source: NLP 2016 using PopGroup

Scenario H – Past Trends Job Growth

7.41 Between 1997 and 2014, Wirral saw an average decline in the number of jobs, of148 annually. This scenario sets out the level of growth required were past trends to continue at this (negative) rate.

7.42 Under this scenario, there would be a decline of 2,664 jobs over the period 2012-2032. The labour force would decline by 6,535, led by out-migration of -4,780 and natural change of +3,527. As the population is ageing, more people would be required to sustain the workforce, hence even though the number of jobs declines under this scenario, the Borough's overall population would need to increase to compensate for the fact that comparatively more people would be leaving the workforce to retire. This equates to an overall population growth of 8,308, household growth of 11,075 and a new dwelling requirement of 641 dpa, not dissimilar to the Scenario A baseline.

7.43 As this projection is below the 2012-based SNPP a sensitivity test reducing net out commuting has not been modelled for this employment-led scenario.

Table 7.8 Key Outputs – Scenario H: Past Trends Job Growth

	Scenario H	
	2014-2032	2014-2037
Population Change	8,308	8,682
of which natural change	*+3,527*	*+2,700*
of which net migration	*+4,780*	*+5,982*
Households	11,075	13,183
Dwellings	11,539	13,735
Dwellings p.a.	**+641**	**+597**
Labour Force	-6,535	-7,490
Jobs	-2,664	-3,404

Source: NLP 2016 using PopGroup

Scenario I – Experian Forecast

7.44 Experian's latest UL Local Market Forecasts Quarterly data for Wirral (December 2015) project job growth of 7,730 over the period 2014-32[58], equivalent to 429 net additional workforce jobs annually. To support this level of job growth, taking into account current commuting patterns and projected changes in economic activity rates (as well as a modest adjustment to unemployment rates), there would need to be an increase in the size of the labour force of 6,874. This would require population growth of 34,439, of which 26,278 would be through net in-migration. This takes into account the age profile of people who move into and out of the Borough. This growth would result in an additional 21,299 households, generating a need for 22,191 dwellings, or 1,233 dpa. The key outputs are presented in Table 7.9.

7.45 The increase in the level of net migration required would be similar to the level reported in Scenario F.

Scenario Ii – Sensitivity Test

7.46 Reducing the net commuting rate over time, by 5% over the Plan period (to 2032) would reduce the number of new dwellings required, to 16,156 over the Plan period (or 898 dpa).

[58]It should be noted that since the publication of the Experian projections, and as reported in the Chancellor's March 2016 Budget speech, the outlook for the global economy has worsened and global growth has slowed, with the International Monetary Fund predicting global growth of 3.4% in 2016, 0.2 percentage points lower than its October forecast. The OBR's national growth forecasts have been downgraded as a consequence. With the ongoing uncertainty over the EU referendum it is possible that subsequent iterations of the Experian forecasts may be lower than the December 2015 version.

Table 7.9 Key Outputs - Scenarios I: Experian Job Growth and Ii: Sensitivity Test

	Scenario I		Sensitivity Test	
	2014-2032	2014-2037	2014-2032	2014-2037
Population Change	34,439	40,966	19,529	25,229
of which natural change	*+8,161*	*+9,261*	*+5,850*	*+5,833*
of which net migration	*+26,278*	*+31,705*	*+13,679*	*+19,395*
Households	21,299	26,107	15,507	19,769
Dwellings	22,191	27,200	16,156	20,597
Dwellings p.a.	**+1,233**	**+1,183**	**+898**	**+896**
Labour Force	6,874	9,023	-897	1,145
Jobs	7,730	9,396	7,730	9,396

Source: NLP 2016 using PopGroup

Policy Led Benchmarks

7.47 These scenarios examine the implications (in terms of population growth, migration and job growth) of constraining additional housing supply over the period 2014-32 to a range of specified levels, the bases for which are set out below.

SHMA Affordable Housing Need

7.48 This 2016 SHMA has identified a need for up to 1,034 affordable homes per annum based on the gross household formation approach, using the Housing Register and applying a 3.3 income multiplier and assuming a 20% deposit. At 40%, this would result in an affordable housing OAN of 2,585 dpa.

Past Delivery Rates

7.49 The past rate of delivery of dwellings provides a proxy for realisable demand for housing development in Wirral. However, it should be noted that whilst past delivery may provide a guide, it may have been constrained by land availability and planning policy as well as by any wider economic or market trends prevailing during that period (such as the recession and its aftermath reducing viability levels and depressing build rates) and should be treated with a high degree of caution when examining what is likely to happen in future.

7.50 Council records suggest that over the 12-year period 2003/04 to 2014/15, a total of 4,596 dwellings were delivered net, at an annual rate of 383 dpa. Were such delivery rates to continue into the future, this would result in a population decline, of 3,150 residents to 2032; and a reduction in the number of jobs that could be supported by the local population by 7,321.

Table 7.10 Key Outputs – Past Delivery Rates

	Past Delivery Rates: 383 dpa (net)	
	2014-2032	2014-2037
Population Change	-3,150	-3,102
of which natural change	*+1,888*	*+129*
of which net migration	*-5,038*	*-3,231*
Households	6,617	8,455
Dwellings	6,894	8,809
Dwellings p.a.	**383**	**383**
Labour Force	-12,544	-13,278
Jobs	-7,321	-7,890

Source: NLP 2016 using PopGroup

Summary of Scenarios

7.51 The scenarios present a range of housing needs for the period 2014 to 2032 (and, in the longer term, to 2037) based on different drivers of growth, as set out in Table 7.11. These range from a low of 188 dpa based on the Liverpool City Region LEP OE Job Growth Sensitivity Test (Scenario Ei), all the way up to a high of +1,304 dpa based on Policy On Jobs Growth (Scenario F). With the exception of the Experian Job Growth Scenario (I), the remaining scenarios cluster in a narrower range of 475 dpa to 965 dpa (excluding the affordable housing and past delivery rate comparators).

Table 7.11 Summary of Wirral Scenarios

Scenario	Population Change 2014-32	Jobs 2014-32	Dwelling Change 2014-32	Dwellings p.a. (2014-32)	Dwellings p.a. (2014-37)
A. 2012-based SNPP	10,140	-2,085	12,326	**685**	**652**
Ai. 2012 SNPP PCU	10,140	-2,085	13,622	**757**	**740**
B. Long Term Migration	66	-6,295	8,112	**451**	**393**
C. Zero Net Migration	3,313	-4,711	9,756	**542**	**487**
D. Natural Change	3,831	-3,014	8,651	**481**	**452**
E. Liverpool City Region LEP OE Job Growth	1,486	-5,500	8,792	**488**	**437**
Ei. Liverpool City Region LEP OE Job Growth – Sensitivity Test	-11,850	-5,500	5,385	**188**	**186**
F. Policy On Job Growth	37,441	8,800	23,467	**1,304**	**1,216**
Fi. Policy On Job Growth – Sensitivity Test	22,390	8,800	17,373	**965**	**928**
G. Job Stabilisation	14,912	0	14,213	**790**	**751**
Gi. Job Stabilisation – Sensitivity Test	928	0	8,549	**475**	**485**
H. Past Job Growth Trends	8,308	-2,664	11,539	**641**	**597**
I. Experian Job Growth	34,439	7,730	22,191	**1,233**	**1,183**
Ii. Experian Job Growth – Sensitivity Test	19,529	7,730	16,156	**898**	**896**
SHMA Affordable Housing Needs	-	-	46,530	**2,585**	**2,585**
Past Delivery Rate (383 dpa net)	-3,150	-7,321	6,894	**383**	**383**

Source: NLP using PopGroup

7.52 The wide variation in the demographic-led scenarios is primarily attributable to the different scales of net migration each one assumes will be required.

7.53 Whilst the above analysis provides an assessment of overall change, the SHMA guidance also requires housing assessments to break down estimates of future household growth into age and type where possible.

7.54 Taking account of these matters, set out below is an estimate of future household breakdown by size and type over the period 2014 to 2032.

Core Output 4: Estimates of total future number of households, broken down by age and type

The vast majority of net household growth (under Scenario Ai) is likely to be associated with one person (male) households, older couples, households of working age with 1 child and other multi-person households over 65 (+17,766);

The number of households headed by a couple, where the head of the household is of working age, is forecast to decline by 4,307, whilst the number of households with more than 1 child is forecast to stay reasonably static over the plan period.

The statistics indicate that the number of households headed by an older person is expected to increase by around 14,324 over the Plan period, predominantly male residents living alone (26.3%) or a couple with no dependent children (46.9%).

The number of households headed by a resident of working age is projected to decline by around 1,250, with the only real growth coming from lone male households or households with 1 child.

7.55 Whilst the scale of household growth is variable depending on the scenario adopted, the above estimates represent the broad trends in household formation for Wirral which underpin all of the scenarios, with a rise in smaller households, driven by an ageing population and a substantial reduction in the number of economically active residents in the key 15-64 age cohorts.

7.56 In contrast the economic scenarios have a far wider range, from a very low number under Scenario H (Past trends job growth) to a very high rate under Scenario F (Policy on Job growth) depending on the number of jobs incorporated within the PopGroup model, reflecting the far higher levels of in-migration that would be needed to support any significant increase in employment or economic growth.

7.57 A number of key themes are evident for all of these scenarios and are likely to be central to any decision on future housing provision in Wirral. Accordingly, it will be necessary for the LPA to pay due consideration to the following implications when translating its housing OAN into a housing requirement:

1. An Ageing Population;
2. A substantial reduction in the number of residents of working age and economically active persons.
3. The reality that, regardless of the housing option that is ultimately selected,

migration will continue in the future;

4. The ages and types of household leaving the borough over time, with a high proportion of residents aged between 15-19 moving out the Borough (presumably to meet their educational and employment requirements elsewhere, particularly in Liverpool);
5. The ages and types of household coming into the Borough, with a high proportion of older residents aged between 65 and 84.
6. A clear migration pattern, with more people leaving the Borough than are moving in from abroad, offset by domestic in-migration to Wirral and strong growth resulting from natural change.
7. The established pattern of migration, with in-migration mainly from Liverpool and out-migration to Cheshire West and Cheshire and North Wales and beyond;
8. That growth in residents aged 5-15 in Wirral may help increase in the working age population beyond the end of the Plan period, provided appropriate employment is provided to allow them to stay.

8.0 An Objective Assessment of Housing Need

8.1 In practice, applying the Framework requires a number of key steps to be followed in order to arrive at a robustly evidenced housing target:

The starting point for Local Plans is to meet the full objectively assessed development needs of an area, as far as consistent with the policies set out in NPPF as a whole [§§6, 47 & 156].

An objective assessment of housing need must be a level of housing delivery which meets the needs associated with population and household growth, addresses the need for all types of housing including affordable and caters for housing demand [§159].

Every effort should be made to meet objectively assessed needs for housing and other development, and there should be positive response to wider opportunities for growth. Market signals, including affordability should be taken into account when setting a clear strategy for allocating suitable and sufficient land for development [§17].

In choosing a housing requirement which would not meet objectively assessed development needs, it must be evidenced that the adverse impacts of meeting needs would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework as a whole; unless specific policies indicate development should be restricted [§14].

Where an authority is unable to meet its objectively assessed development needs or it is not the most appropriate strategy to do so, e.g. due lack of physical capacity or harm arising through other policies, it must be demonstrated under the statutory duty-to-cooperate that the unmet need is to be met in another local authority area in order to fully meet development requirements across housing market areas [§179 & §182 bullet point 1].

8.2 It is against these requirements of the Framework which Wirral Borough's housing need will be identified. This has been brought into sharp focus following the high court judgement *'(1) Gallagher Homes Limited and (2) Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283'* which reiterated that the imperative need to firstly identify full objectively assessed need for housing and then define a strategy which seeks to meet it, consistent with the Framework.

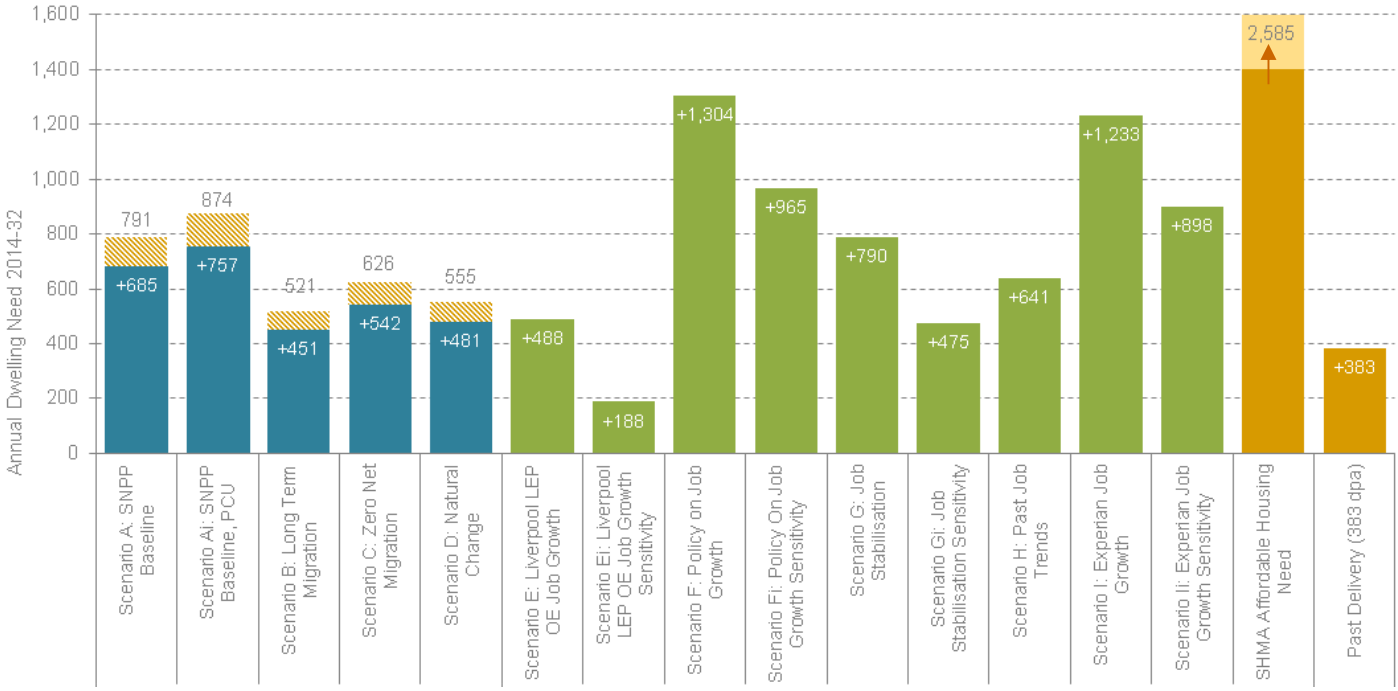
8.3 The Government's Practice Guidance states that *'household projections published by CLG should provide the starting point estimate of overall housing need.'* It also states that the household projection may require adjustment to reflect factors affecting local demography and household formation rates which are not necessarily captured in past trends[59]. To comply with the Practice Guidance, this 2016 update has used the latest 2012-based SNHP to derive the

[59] ID 2a-015-20140306

baseline demographic need, which acts as the 'starting point' when determining the housing OAN. Thereafter, various assumptions, adjustments and sensitivities have been applied to take account of local factors and economic aspirations.

8.4 Figure 8.1 sets out the annual dwelling need under each scenario as identified by NLP's modelling work.

Figure 8.1 Model Outputs Wirral: Dwellings per Annum 2014-2032



Source: NLP Analysis
Note: The orange boxes on the bars relate to the recommended uplift to address worsening market signals / affordable housing needs

The Starting Point – Demographic Needs

8.5 The CLG 2012-based household projections (re-based to incorporate the 2014 MYE and incorporating an allowance for vacant/second homes) indicate a need for 685 dpa in Wirral between 2014 and 2032. NLP's analysis suggests that the economic downturn, as with trends seen elsewhere, led to Wirral's housing market becoming less affordable for first time buyers and younger households in general, with parts of the Borough experiencing comparatively high house prices and, to a lesser extent, rents making it less accessible for people staying in the Borough and those choosing to return. Following a suitable adjustment to accelerate the headship rates for younger households under Scenario Ai, it is considered that a figure of **757 dpa** represents the appropriate demographic-led need for housing and appropriate baseline for Wirral. This would be the minimum necessary to meet the Borough's future housing needs to 2032.

8.6 Whilst long term migration rates suggest a much lower level of growth might be appropriate, NLP's analysis of migration patterns and UPC suggest that future trends are unlikely to follow past trends due to the growth of Liverpool City and recording errors in the original 2001 Census data for Wirral. In this particular instance therefore, it is considered that more weight should be attached to the

2012-based SNPP than the long term migration scenario, which is in any case considerably lower than the 2012-based SNPP would suggest.

8.7 Both the 'zero net migration' scenario and the natural change scenario are provided for illustrative purposes only and are considered to be unrealistic given that constraints cannot be placed on people moving into or out of an area..

Do Market Signals indicate a need for an upward adjustment to purely demographic-led needs?

8.8 The market signals analysis undertaken in Section 3.0 of this report indicates that some form of upwards adjustment to levels of housing provision (above purely demographic needs) may be needed in Wirral. The picture is complicated, as on a number of indicators Wirral appears to be relatively low risk but the rate of change in house prices is the highest of any of the local comparators, including England, and the Borough has also seen a high rate of change in its affordability ratio. The Borough has also under-delivered against previous housing targets.

8.9 As such, a further moderate upwards adjustment to the demographic baseline (Scenario Ai) scenario is considered reasonable. The Practice Guidance states that in areas where an upward adjustment is required, plan makers should set this adjustment at a level that is 'reasonable', with the more significant the affordability constraints, the larger the improvement in affordability needed. Whilst an element of judgement is required, it is suggested that the level of uplift required should only be moderate, given that the area appears to be relatively low risk in terms of most of the market indicators.

8.10 In terms of what may constitute a 'moderate' uplift to the demographic starting point, a number of recent Inspector's Reports at Local Plan EiPs have helped to clarify the issue. For example, Preliminary Conclusions of the Inspector examining the Eastleigh Borough Local Plan concluded that overall, market signals justified an upward adjustment above the housing need derived from demographic projections only[60].

"It is very difficult to judge the appropriate scale of such an uplift. I consider a cautious approach is reasonable bearing in mind that any practical benefit is likely to be very limited because Eastleigh is only a part of a much larger HMA. Exploration of an uplift of, say, 10% would be compatible with the "modest" pressure of market signals recognised in the SHMA itself." [Paragraph 36]

8.11 In addition, the Inspector at the Examination of the Uttlesford Local Plan[61], also concluded that the application of a nominal 10% uplift to the demographic projections to reflect market signals and affordable housing needs would be appropriate.

[60] Preliminary Conclusions on Housing Needs and Supply and Economic Growth 28 November 2014.

[61] Examination of the Uttlesford Local Plan (ULP) Summarised conclusions of the Inspector after the hearing session on 3 December 2014

LPEG Market Signals Sensitivity Test

8.12 This analysis has been complicated by the more recent recommendations of the Local Plan Expert Group [LPEG][62], which includes a standardisation of the appraisal of market signals and the extent of any uplift to the demographic starting point. The LPEG Report suggests taking account of just two market indicators (Appendix 6):

1. **House price affordability** – the ratio of median quartile house prices to median earnings (the House Price Ratio [HPR]); and
2. **Rental affordability** – lower quartile rental costs as a percent of lower quartile earnings (the Rental Affordability Ratio [RAR]).

8.13 The Report then suggests that, based on data (yet to be published) by CLG, LPAs should apply an upward adjustment to the demographic starting point in line with the following benchmarks:

1. Where the House Price Ratio is less than 5.3 and Rental Affordability Ratio is less than 25%, no uplift is required;
2. Where HPR is at or above 5.3 and less than 7.0, and/or the RAR is at or above 25% and less than 30%, a 10% uplift should be applied;
3. Where the HPR is at or above 7.0 and less than 8.7, and/or the RAR is at or above 30% and less than 35%, a 20% uplift should be applied; and
4. Where the HPR is at or above 8.7 and/or the RAR is at or above 35%, a 25% uplift should be applied.

8.14 The data alluded to in the LPEG is not yet published by CLG, but based on NLP's own calculations, it is calculated that the HPR average for the past 3 years for Wirral would be 5.12, whilst the RAR average over the same time period would equate to 23.6%. These figures are currently only indicative and may change if CLG agree to publish these figures themselves. **Nevertheless if the findings of the LPEG report are accepted, no market signals uplift would be required.**

8.15 Whilst it provides a useful attempt to objectify the scale of market signals uplift, it is noted that the LPEG report is (at the time of writing) merely a consultation document and one that does not yet carry any formal weight.

8.16 Given that both the HPR and RAR indicators for Wirral are only marginally below the 10% uplift threshold, and as on the basis of the existing Practice Guidance analysis of the 6 key market signals, there is some evidence of worsening house prices and affordability ratios at a rate greater than the national level, it is still recommended that a modest uplift be applied to the demographic projections in the order of 5%.

8.17 Such an approach would equate to a figure of around **795 dpa** for the plan period 2014 to 2032 (based on the adjusted demographic baseline Scenario Ai).

[62]Local Plans Expert Group (March 2016): Local Plans Report to the Communities Secretary and to the Minister of Housing and Planning

Economic/Employment Trend Scenarios

8.18 The Practice Guidance requires plan-makers to assess likely employment growth based on past trends and/or economic forecasts. Where the labour force supply is projected to be less than the forecast job growth, the Practice Guidance states that this could result in unsustainable commuting patterns which could potentially reduce the resilience of local businesses.

8.19 A number of scenarios have been modelled to demonstrate the impact of a range of likely growth scenarios based on existing trends, forecasts and economic strategies. These scenarios also show the scale of change that would be required if demographic trends were to be reversed. Figure 8.1 illustrates the clear divergence between the trend-based and more aspirational policy-on scenarios.

8.20 The economic forecasts for Wirral indicate that additional housing above the demographic needs would be necessary in order to meet its future growth potential if existing commuting patterns were to remain unchanged. The Scenario Ai baseline would result in a decline in the local labour supply and the number of jobs that could potentially be supported in the Borough of 2,085 by 2032. Keeping the number of jobs constant over time (Scenario G) would require an uplift in the housing need figure from the demographic baseline, to at least 790 dpa.

8.21 Historically, Wirral has seen a modest decline in the number of jobs. If this trend was to continue (Scenario H), despite the decline in jobs (-417 per annum) there would still be an increased need for additional housing as the population ages, in the order of 641 dpa to 2032. Without significant levels of inward migration, the labour force would shrink at an increasing rate. Whilst it is undesirable to plan for decline, at the same time there is a need to look at what is realistic and achievable, taking into account past performance.

8.22 The latest Experian forecasts (Scenario I) indicate more optimistic levels of job growth compared with past trends and job stabilisation, projecting growth of 7,730 over the plan period. To support this level of job growth a substantial amount of in-migration would be required, which would generate high levels of population growth (compared with the demographic-led scenarios) and a housing need of **1,233 dpa** (reducing to 898 dpa if the net commuting rate declines by 5%). Wirral Council would need to consider the realism of such a scenario, given that +7,730 job growth over the Plan period would represent a step-change in Wirral's economic fortunes.

8.23 By way of contrast, the Liverpool City Region LEP OE projections (2014) suggest that the Borough's job prospects are considerably weaker, forecasting job declines in the order of -5,500 to 2032 – a rate of loss more than double the level that took place in the Borough between 1997 and 2014, which encompassed a time of unprecedented recession and economic stagnation.

8.24 At the other end of the scale, OE's 'policy on' projections, potential that could result from a number of high profile projects that may or not come forward as

planned, would see a complete reversal in fortunes for the Borough, with job growth of +8,800 2014-2032.

8.25 In reality, the weight that can be attached to either scenario, resulting in 488 dpa at the lower end, to 1,304 dpa at the top end is limited, given that one is suggesting a pronounced worsening of the local economy than either the 2012-based SNPP or past trends would suggest, whilst the upper end of the scale is a policy on aspiration more suited to informing the housing requirement than the OAN.

8.26 Furthermore to facilitate the level of policy on job growth forecast by OE, housing delivery would have to increase past delivery to rates significantly higher than has been achieved at any point since 2003/04 (with net additional dwellings peaking at 564 at the peak of the market in 2007/08).

8.27 Scenario F would represent a level of housing need more than two-thirds higher than the identified demographic need (Scenario Ai). The Council would need to consider whether such a situation is realistic and aligns with its own economic objectives, or whether it is an outlier that is unlikely to occur, in line with the Lichfield inspectors report to the Local Plan Examination[63]. In this regard, it is important to note that this assessment has been based on fixed assumptions around commuting patterns and economic activity, and where alternative evidence indicates this may not be the case, such housing figures should be treated with a degree of caution.

8.28 A significant increase in Wirral's population is also likely to have significant implications for the pattern of growth within surrounding areas and particularly for Liverpool, where the majority of in-migrants already come from and where the majority of jobs within the Liverpool City Region are already found. For this reason alone, these scenarios pose serious questions for the formulation of future policy, which may only be capable of resolution at sub-regional level. Conversely, the Council will need to consider whether planning for a negative level of job growth is a suitable aspiration for Wirral in the light of the Framework's requirement that LPAs should do all they can to support economic growth. It will be for Wirral Council to consider the most appropriate level of change to seek to achieve over the plan period to 2032.

8.29 The only alternatives to the high levels of in-migration necessary to underpin a neutral or even slight growth in the number of jobs would be to change commuting patterns, by clawing back local residents currently commuting out to adjoining boroughs; increasing economic activity rates / reducing unemployment; or through planning for a mix of housing and employment which encouraged the retention of residents of an economically active age, or which encouraged younger, economically active, people to move into the Borough. NLP has modelled the implications of a gradual reduction in the level of net out-commuting from the Borough by 5% over the Plan period. Whilst it is recognised that this could be difficult to achieve, this could reduce the amount of in-migration needed,

[63] §67 of the Annex attached to the Inspector's letter to Lichfield District Council 28th August 2013

resulting in a dwelling need of 898 dpa under Scenario Ii (Experian sensitivity), which would bring the need closer into line with the demographic projections.

Is there a need to increase housing supply to aid the delivery of affordable housing?

8.30 With regards to the incorporation of affordable housing needs into the total housing figures included in Local Plans, the Practice Guidance[64] sets out the following:

"The total affordable housing need should… be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes."

8.31 The Practice Guidance states that '*the total housing figures'* are about much more than just demographic need and should consider increases towards meeting full affordable housing needs.

8.32 The importance of considering affordable housing needs in an objective assessment of housing need calculation has been recently (19/02/15) confirmed in the High Court judgment Satnam Millennium Ltd vs Warrington Borough Council.[65] It sets out the requirement for an objective assessment of housing need to cater for affordable housing needs within its calculation. The judgment found that the adopted objective assessment of housing need figure proposed in Warrington's Local Plan was not in compliance with policy because (para 43) "*the assessed need was never expressed or included as part of the OAN".* The decision found that the *"proper exercise"* had not been undertaken, namely:

"(a) having identified the OAN for affordable housing, that should then be considered in the context of its likely delivery as a proportion of mixed market/affordable housing development; an increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes;

(b) the Local Plan should then meet the OAN for affordable housing, subject only to the constraints referred to in NPPF, paragraphs 14 and 47."

8.33 It is evident that affordable housing needs may justify an upward adjustment to the overall OAN. On the basis that the economic-led needs, excluding affordable housing, amounts to between 790 dpa and 1,233 dpa, this could provide approximately 493 affordable dpa at the top end of the range (based on a delivery rate of 40% on all sites – at a rate of 20%, affordable housing delivery would fall to 247 dpa). The delivery of 493 affordable dwellings annually is almost triple

[64] ID 2a-029-20140306

[65] 2015] EWHC 370 (Admin) Case No: CO/4055/2014
http://www.bailii.org/ew/cases/EWHC/Admin/2015/370.html

past delivery rates between 2004-05 and 2014-15 in Wirral, which ranges between 40 and 310 affordable dwellings per annum at an average of 175 dpa. However, considering this against the very high need for affordable housing identified in Section 10.0 of this report, there is a clear need to consider an uplift the figures to take account of the affordable housing need in Wirral.

8.34 Whilst the full affordable housing OAN equates to 2,585 dpa (1,034 dpa @40%; if the affordable housing requirement was reduced to 20%, the housing need would increase to an unlikely 5,170 dpa), in practice it is extremely unlikely that anywhere near this level of housing delivery will ever be achieved in Wirral, which has averaged just 383 dpa (net) since 2003/04 and has yet to deliver more than 564 dwellings (net) in any one year.

8.35 An additional 10% uplift would go some way towards meeting the high level of affordable housing need identified for Wirral.

Conclusions on Wirral's Housing OAN

8.36 This SHMA provides a forward-looking objective assessment of future housing needs using a base date of 2014 up to 2032, to match the horizon of the emerging Wirral Core Strategy Local Plan. Further evidence has been provided to identify the housing OAN up to 2037.

8.37 The scale of objectively assessed need is a judgement and the different scenarios and outcomes set out within this report provide alternative levels of housing growth for Wirral. NLP considers these to be as follows:

1 **685 dpa** equates to the 2012-based household projections (re-based to the 2014 MYE), rising to **757 dpa** with necessary adjustments being made to headship rates in the younger age categories, although this would require a step change in future housing delivery. In Wirral a **level below this would be unlikely to meet the demographic needs of the existing or future population.**

2 **790 dpa** represents a scenario at which the Borough's economy would stabilise, i.e. there would be zero job growth over the Plan period. Any housing OAN below this figure would potentially result in a reduction in jobs which would conflict with the Framework's aspiration to ensure that the planning system '*does everything it can to support sustainable economic growth*' [Paragraph 19]. However, in the context of Wirral, with an ageing population ,falling working-age population and contracting manufacturing sector, a zero level of job growth may still be considered a challenging target;

3 A worsening of some **market signals** suggests the need to improve affordability to stabilise the increasing house prices and affordability ratios. This would justify a modest uplift to the figures over and above the level suggested by the demographic projections. The Practice Guidance states (paragraph 2a-020) that this should be set at a level which could be reasonably expected to improve affordability. A 5% uplift to the demographic starting point **would indicate a minimum demographic OAN of 795 dpa;**

4 **1,233 dpa** represents the level of housing growth necessary to provide a sufficiently large labour force to support the latest Experian job growth forecasts for the Borough, assuming that commuting rates remain constant (although this would fall to 898 dpa if the level of out-commuting from the Borough was reduced by 5%, which would be a policy choice for the Council to make rather than an OAN consideration). However, this level of housing provision would be very challenging for the Borough to achieve without a further step change in housing delivery and a transformation in the local housing market;

5 The scale of affordable housing needs, when considered as a proportion of market housing delivery, implies even higher estimates of total need, although whether such estimates will ever be realistically achievable is open to question. Nevertheless in light of the high level of affordable housing need identified, it is considered that this supports a further additional **uplift of 10%** to the range, above the level identified by demographic needs alone **or a minimum OAN of 874 dpa.**.

6 **The resultant housing OAN range would therefore be in the order of 874 dpa – 1,233 dpa to 2032, and 855 dpa – 1,183 dpa to 2037.**

8.38 This process is summarised in Table 8.1, with the methodology extended to 2037 for comparative purposes.

Table 8.1 Approach to OAN for Wirral 2014-2032/2037

	Dwellings per annum (2014-2032)	Dwellings per annum (2014-2037)
Demographic Starting Point	685 dpa	652 dpa
Adjustments to Demographic-led Needs	757 dpa	740 dpa
Uplift for Market Signals?	795 dpa (+5%)	777 dpa (+5%)
Employment Led Needs	790 dpa – 1,233 dpa	751 dpa – 1,183 dpa
Affordable Housing Needs	2,585 dpa*	2,585 dpa*
Uplift to demographic led needs for Affordable Housing (@10%)	**874 dpa – 1,233 dpa**	**855 dpa – 1,183 dpa**
Full Objectively Assessed Needs (rounded)	**875 dpa – 1,235 dpa**	**855 dpa – 1,185 dpa**

*Based on an affordable housing net annual need of 1,034 dpa at a delivery rate of 40%

8.39 Any figure below this objective assessment would require the Council to clearly demonstrate how the adverse housing, economic and other outcomes identified in this report would be avoided and mitigated and how "*any adverse impacts…would significantly and demonstrably outweigh the benefits when assessed against the policies in [the] Framework taken as a whole; or that specific policies in [the] Framework indicate development should be restricted*" (the Framework, paragraph 14). It would also need to make provision, through the duty to co-operate, for any unmet needs to be met in full elsewhere within the wider strategic level housing market area, for example, within the land area of a relevant adjoining authority.

8.40 As an alternative to the high levels of in-migration necessary to provide the additional labour force needed to support the higher economic growth scenarios, Wirral Council could seek to:

- influence commuting patterns, to 'claw back' local residents currently commuting to jobs in adjoining boroughs such a Liverpool and Chester;
- increase economic activity rates, which are around three percentage points behind the national average; and
- reduce unemployment and worklessness, assuming that people will then be able to take up jobs within Wirral rather than within the surrounding area.
- provide robust evidence setting out the measures that would be taken to actively deliver a reduction in net out commuting or to drive up economic activity, which may be beyond the scope of the Local Plan to control.

8.41 In considering whether the Council should align the Local Plan Housing Requirement with the upper end of the full objectively assessed need range, the Council will also need to consider Wirral's economic role within the sub-region and whether there is a realistic prospect of this changing significantly over the plan period. This is particularly the case in the light of the significant growth projected in the economically inactive population.

8.42 A higher figure will be necessary were the Council to seek to significantly increase the workforce. However, as there is a highly complex relationship between job growth and housing need, were economic activity to accelerate in the older age categories at a higher rate than the OBR economic activity rate of increase suggests, then the existing residential population could sustain a significantly higher number of jobs without the need to accommodate higher numbers of in-migrants.

8.43 Furthermore, a higher rate of growth is likely to have significant impacts on adjoining authorities, potentially drawing in population and households at a greater rate from Liverpool (and to a lesser extent Cheshire West and Chester), with whom Wirral has strong commuting and migratory relationships and which could also have a wider secondary impact on other surrounding authorities which traditionally receive migrants from Liverpool. There would therefore be a clear risk that planning for a level of housing growth well in excess of household projections, based solely on unrealistic levels of job growth, would risk undermining the regeneration of Liverpool City and other nearby Merseyside, Welsh and Cheshire authorities.

8.44 It is also worth recognising that were the Council able to robustly demonstrate that the proportion of vacant homes was going to fall by the end of the plan period as a result of programmes designed to bring empty homes back into use, then this could potentially justify a lower figure at the bottom end of the range. However, this is a policy response for the Council to consider in defining their housing requirement, rather than influencing the objectively assessed need for housing in this report.

8.45 Whilst the lower end of the objectively assessed need range (875 dpa) would fully meet the Borough's demographic requirements and would boost supply in line with national policy requirements to address worsening market signals and affordability, it would see the number of jobs able to be supported by the indigenous workforce grow, but at a significantly lower level than is forecast by Experian. The Council would need to consider whether 875 dpa would realistically enable them to boost economic growth.

8.46 Ultimately it is for the Council to consider how this objectively assessed need translates into their housing requirement and the extent to which it aligns with their economic objectives and the delivery of sufficient affordable housing to meet identified needs, in line with national policy and guidance.

8.47 In considering how to translate this OAN into a future housing 'requirement', to be included in the emerging Local Plan, Wirral Council should therefore take the following into account:

a The need to support an appropriate level of economic growth;

b The need to provide for a better balance between jobs and population to reduce the need to travel;

c The impact that increasing in-migration to Wirral could have on the surrounding areas;

d That a level below 790 dpa is likely to lead to a continued decline in the local economy;

e That delivery above purely demographic is likely to be needed to ease the issues related to increasing house prices, worsening affordability and overcrowding identified in Section 4.0 of this report;

f The need for affordable and specialist housing identified in Section 10.0 of this report; and

g The ability of the Borough's housing market to support new housing delivery;

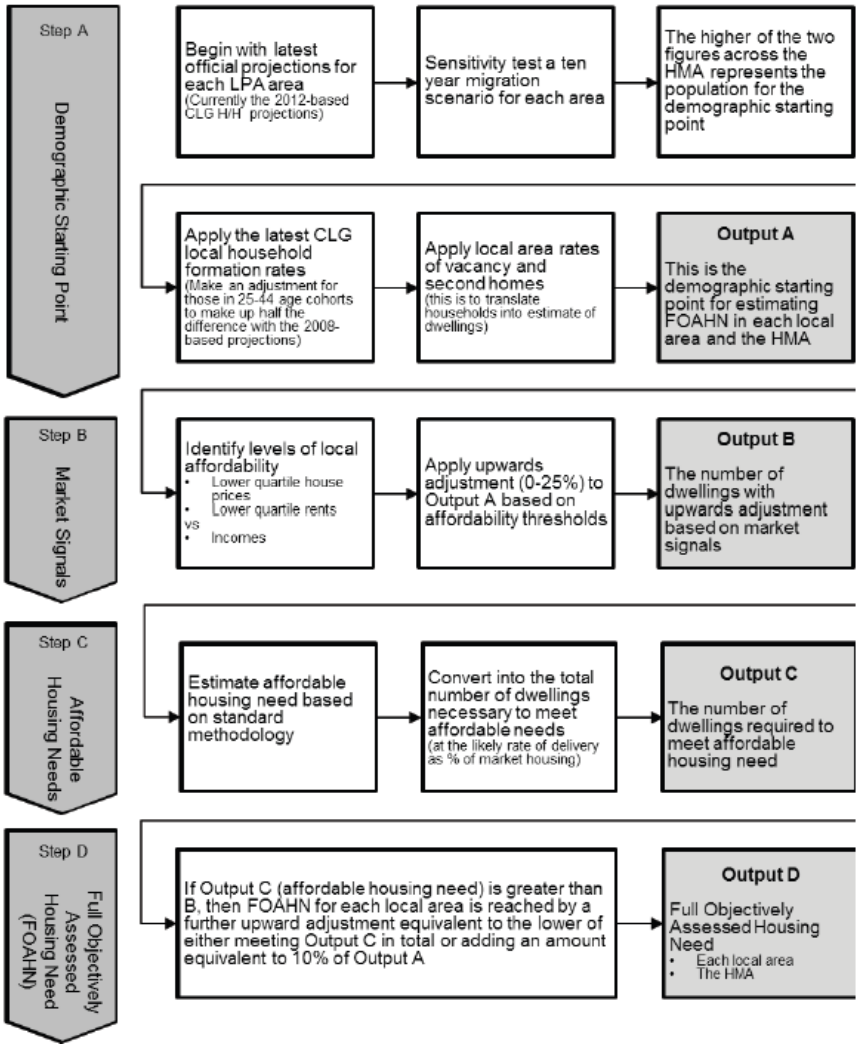
Further analysis outside the scope of this report, will also be needed, to take account of issues related to viability, environmental constraints, the capacity of existing infrastructure and any other constraints that may apply to future new development.

Comparison with LPEG Approach

8.48 Applying the LPEG approach should be treated with caution at this stage given that it is not policy nor endorsed by Government andit will only be justified once/if the Practice Guidance is updated. It must also be seen in the context of the whole LPEG methodology and its purpose.

8.49 As noted above, LPEG has recommended various changes to the Practice Guidance[66], which includes a standardisation and streamlining of SHMAs, and in particularly the approach taken to identifying the objectively assessed need for housing. To reduce the level of complexity and debate, LPEG recommends the approach to identify OAN set out in Figure 8.2.

Figure 8.2 LPEG recommended approach to identifying Housing OAN



Source: LPEG 2016

[66]Local Plans Expert Group (March 2016): Local Plans Report to the Communities Secretary and to the Minister of Housing and Planning

8.50 This approach has broad similarities with the approach applied by NLP in identifying Wirral's housing OAN in this SHMA:

a Both approaches begin with the latest 2012-based SNHP, adjusted to take into account the 2014 MYE;

b Both approaches sensitivity test a 10-year long term migration scenario and adopt the higher (2012-based SNHP) approach;

c Both utilise local vacancy/second home rates;

d Both adjust the CLG 2012-based household formation rates upwards for those in 25-44 age cohorts to make up half the difference with the 2008-based SNHP; and,

e Both uplift the housing OAN by 10% to account for unmet affordable housing needs.

8.51 The LPEG suggests that where the total number of homes that would be necessary to meet affordable housing need is greater than the adjusted demographic-led housing OAN, then this figure should be uplifted by a further 10%. It should be noted that the 10% uplift is specifically intended to provide a streamlined approach that removes judgement and debate from the process of setting OAN (as opposed to what might be the most accurate under current Practice Guidance) and given the status of LPEG at present, this approach should be treated with caution.

8.52 The main differences relate to the interpretation of housing market signals (with the LPEG approach suggesting 0% uplift, and the NLP Practice Guidance-based approach indicating that an additional higher uplift of 5% could be justified) and the LPEG view that future employment growth is a 'policy on' housing requirement consideration rather than part of the OAN calculation.

8.53 A comparison of the two approaches is provided in Table 8.2.

Table 8.2 Approach to OAN for Wirral 2014-2032

Annual Growth 2014-2032	LPEG Approach	Wirral SHMA approach
2012-based SNPP (incorporating latest 2014 MYE)	10,140 population growth 2014-2032	
10 year Long Term Migration Scenario	66 population growth	
Higher of the 2 approaches represents the population for the demographic starting point	**10,140 population growth**	
Apply the local 2012-based SNHP household formation rates	11,830 households	
Make an adjustment for those in 25-44 age cohorts to make up half the difference with the 2008-based SNHP	13,074 households	
Apply local area rates of vacancy and second homes	13,622 dwellings	
Output A: Demographic starting point	**757 dpa**	
Output B: Uplift for Market Signals?	**757 dpa (+0%)**	**795 dpa (+5%)**
Employment Led Needs	**Policy On**	**790 dpa – 1,233 dpa**
Output C: Affordable Housing Needs	**2,585 dpa***	**2,585 dpa***
Uplift for Affordable Housing	**833 dpa (+10%)**	**874 dpa (+10%) – 1,233 dpa**
Output D: Full Objectively Assessed Needs (rounded)	**835 dpa**	**875 dpa – 1,235 dpa**

*Based on an affordable housing net annual need of 1,034 dpa at a delivery rate of 40%

8.54 Therefore, and whilst recognising that limited weight can be taken of its recommendations for now, based on the LPEG approach the OAN would be in the order of 835 dpa, whilst the NLP Practice Guidance approach would suggest a range of between 875 dpa and 1,235 dpa.

8.55 As noted above, whilst the LPEG recommendations provide a useful attempt to objectify the OAN process, the report is (at the time of writing) a consultation document that does not yet carry any formal weight. Whilst the recommended LPEG approach is identical to NLP's approach in many respects, it differs in the scale of the market signals uplift to be applied and excludes employment growth considerations from the OAN.

8.56 We have set out our reasoning above as to why it is considered that an additional moderate upward adjustment for worsening market signals of 5% would be appropriate and recent case law supports NLP's view that for the present, economic forecasting remains a part of the housing OAN, rather than the housing requirement. Should the recommendations of the LPEG be adopted in full by CLG and incorporated into the Framework and Practice Guidance, then the OAN should be revisited accordingly.

9.0 Affordable Housing Need (CLG Model)

Introduction

9.1 In this section a calculation of affordable housing need, which fulfils all the requirements of the Practice Guidance (and for some more specific details the former CLG SHMA Guidance[67] 2007), has been undertaken for Wirral to inform the assessment of the scale of housing affordability as well as arriving at an estimate of future housing need.

9.2 The basic approach to this is:

Total Current Housing Need (gross) to be addressed	
Plus	PPG (ID 2a-025)
Total Newly Arising Housing Need (gross per annum)	
Less	PPG (ID 2a-026)
Annual Supply of Affordable Housing	
Equals	PPG (ID 2a-027)
Net Housing Need	

9.3 Current housing need seeks to identify those households in Wirral who currently lack their own housing or live in unsuitable housing and cannot afford to meet their needs in the housing market. The local Housing Register forms the starting point for estimating what the need and demand for affordable housing.

9.4 To complement this analysis, a Housing Needs Survey [HNS] was carried out in autumn 2013 by NEMS Market Research Company, including a telephone survey of just over 1,500 households split between the eight defined settlement areas. Over 200 interviews were undertaken for each of the settlement areas with the exception of the Commercial Core. Due to the very low resident population in this area, a target of 100 interviews was originally set, although even this proved unattainable and was followed up by door to door surveys by NEMS in order to boost the sampling. Ultimately, 62 surveys were completed in the Commercial Core, with the difference being made up across the remaining seven areas.[68]

9.5 NEMS advises that the statistical accuracy of the survey gives results of +/-2.5% for 1,511 interviews at the 95% confidence interval. Therefore as an example, if

[67] Strategic Housing Market Assessment: Practice Guidance (August 2007)

[68] The number of interviews conducted in each settlement area was not proportional to the population within each sub area. As a result, the results of the HNS were weighted to provide uniform information for the SHMA. If the data was not weighted, some of the sub areas would be over-represented (e.g. Rural Wirral where NEMS conducted 201 interviews but would have only conducted 28 if the number of interviews were proportional to the population) whereas others would be under-represented (e.g. Suburban Birkenhead, where NEMS conducted 210 interviews, but would have conducted 406 if the sample was proportional to the population).

The weighted data rectifies this. However, it only impacts on the Total column; for example, unweighted, 46.7% of the Total sample live in a semi-detached house but when weighted this increases to 49.0%. Whereas in Rural Areas of Wirral this figure is 41.79%, irrespective of unweighted or weighted.

NEMS asked a respondent if they were happy with their home and 50% answered yes, we could be 95% certain that the true figure amongst all Wirral residents would be somewhere between 47.5% and 52.5%.

9.6 However, it must be emphasised that detailed analysis of survey data should be undertaken with a degree of caution due to the potential for inaccuracies within the smaller sub-sets. This is particularly the case for the Commercial Core.

9.7 The brief for this SHMA required that the results of the housing needs model are broken down to consider need by settlement area, including tenure, size and type. The brief also required that identification is made of the housing requirements of specific groups in need, as set out in Section 9.0.

9.8 Given that the NEMS Housing Survey is now three years old, the Housing Register approach is presented initially, with the Housing Survey presented as a sensitivity check.

Number of Current and Future Households in Need

Data Sources for Stages 1 & 2

9.9 This Section estimates the number of current and future households in need (Stages 1 & 2 of the CLG Guidance). Table 9.1 summarises the data sources used by Stages One and Two of the affordable housing model.

Table 9.1 Summary of Data Required for Stages One and Two

Stage of the Model	Data Items
Stage One: Current Housing Need (Chapter 6)	
Affordability Test	Land Registry House Price Data (2015), Rightmove (January 2016), Experian Income Data (2013)
1.1: Homeless Households and those in temporary Accommodation	Estimate from P1e Quarterly Homeless Returns (CLG Data) (Question E1.1) - Average from past 3 years data (Q3 2012 to Q3 2015)
1.2 and 1.3: Households in Unsuitable Housing	Property Pool Plus Housing Register (October-December 2015) Bands A-C
1.4: Total Current Housing Need (Gross)	Step 1.1 PLUS 1.2 PLUS 1.3. Divide total by results of the affordability test.
Stage Two: Future Housing Need (Chapter 6)	
2.1: New Household Formation	NLP PopGroup Modelling (Baseline)
2.2: Number of Newly Forming Households Unable to Buy or Rent in the Market (Annual)	Land Registry House Price Data (2015), Rightmove (January 2016),Experian Income Data (2013)
2.3: Existing Households Falling into Need	Housing Needs Survey (September/October 2013), CORE data (2012/13-2014/15), Land Registry House Price Data (2015), Rightmove (January 2016) Experian Income Data (2013)
2.4: Total newly arising housing need (gross per year)	Step 2.1 PLUS Step 2.2 PLUS 2.3

Affordability

9.10 Steps 1.4, 2.2 and 2.3 of the affordable housing calculation refer to the results of an affordability test. Information in respect of local house prices, market rents and household income levels is set out as part of the contextual analysis in Section 2.0. This data has informed an affordability test which estimates the ability of households to afford market housing.

9.11 The affordability test has been calculated by identifying the costs of entry level market housing (including private rented). This utilised the following data:

1. Land Registry house price data. Banded house price data was obtained at a postcode sector level and amalgamated to reflect the study's eight sub areas. It is acknowledged that the geographical boundaries of postcodes and the sub areas do not accord exactly. However, a best-fit was made, by placing postcodes which cover more than one settlement area into the settlement area in which the majority of the postcode is located. An assumption regarding average 'entry level' house prices (i.e. the average price households entering the housing ladder at the bottom rung have to pay) was then made using lower quartile house prices in the Borough as a proxy;
2. Due to the lack of up-to-date settlement area data on private rents, an internet search of advertised private sector rental costs was undertaken to identify entry level (lower quartile) rents for each of the settlement areas;
3. Using the above information on market housing costs to estimate the minimum income required to access entry level market housing. The calculation assumes that households can afford a 3.5 x income multiplier to purchase a home or up to 25% of gross household income on rent. These assumptions are in accordance with the former CLG Guidance, which whilst no longer extant, still represents best practice. Two sensitivity tests applying a 3.3 x income multiplier with a 20% deposit to purchase a home, or up to 35% of gross household income on rent have also been modelled as sensitivity tests (see discussion in paragraphs 5.75 - 5.77);
4. Using the above data to compare entry-level house prices and rents with household incomes to calculate the proportion of households unable to afford access to market housing.

9.12 Separate affordability calculations have been carried out in respect of existing households (used in Steps 1.4 and 2.3 of the model) and newly forming households (used in Steps 2.2). This is because newly forming households generally have lower than average incomes. The English Housing Survey [EHS] has been used, which shows that newly forming households have approximately 83% of the average income of all households[69]. This proportion was applied to the income data provided by Experian to enable a separate affordability calculation to be undertaken identifying the (higher) un-affordability levels of newly forming households.

[69] EHS 2014

9.13 The proportions of households estimated to be unable to afford lower quartile market housing are set out in Table 9.2 (for existing households) and Table 9.3 (for newly forming households). For Wirral as a whole, the generally higher monthly costs of servicing a mortgage than renting mean that a higher proportion of households are unable to buy than are unable to rent. Therefore, it is assumed that all of those households who can afford to buy a market house could also afford to rent. This is not the case for all areas within the borough however, with the low house prices in the Commercial Core and Suburban Birkenhead in particular resulting in it being cheaper to buy than rent. It should be noted that the Commercial Core's private rental average is based on a very narrow statistical evidence base, and as such the results should be treated with caution as they may be overly influenced by a few outliers.

9.14 Table 9.2 and Table 9.3 show Mid-Wirral, Bromborough & Eastham and Heswall are estimated to have the highest proportion of existing households unable to afford access to owner occupier market housing. This is despite house prices in the former two areas being considerably lower than places such as Hoylake & West Kirby and the Rural Areas, and reflects the much lower levels of household income in these parts of mid and eastern Wirral. The three urban areas to the north and east of the Borough (settlement areas 1-3) have the lowest proportion of households unable to afford access to owner occupier market housing, reflecting the very low house prices in these three areas. Table 9.3 clearly demonstrates that a reduction in income of a third would have severe consequences for the vast majority of households in all 8 sub-areas.

9.15 In terms of market rents, a relatively consistent picture is presented, with the higher rental levels in the more affluent areas largely compensated for by the commensurate increase in income levels of local residents in these areas.

Table 9.2 Affordability Test Results – Proportion of **Existing** Households Unable to Afford LQ Market Housing

Area	% Unable to Afford to Buy		% Unable to Afford to Rent	
	(assuming 3.5 income multiple)	20% deposit & 3.3 income multiple	(assuming 25% income)	(assuming 35% income)
Area 1) Wallasey	74.3%	63.4%	59.6%	33.9%
Area 2) Commercial Core	79.4%	69.4%	90.7%	71.6%
Area 3) Suburban Birkenhead	71.9%	59.5%	64.4%	43.0%
Area 4) Bromborough and Eastham	85.4%	79.9%	63.7%	37.5%
Area 5) Mid Wirral	88.1%	79.8%	72.6%	48.9%
Area 6) Hoylake and West Kirby	78.8%	74.2%	64.3%	42.8%
Area 7) Heswall	83.7%	79.4%	74.9%	51.1%
Area 8) Rural Areas	82.9%	78.1%	47.8%	25.6%
Wirral	**81.8%**	**71.4%**	**60.1%**	**35.9%**

Sources: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

Table 9.3 Affordability Test Results – Proportion of **Newly Forming** Households Unable to Afford LQ Market Housing

Area	% Unable to Afford to Buy		% Unable to Afford to Rent	
	(assuming 3.5 income multiple)	20% deposit & 3.3 income multiple	(assuming 25% income)	(assuming 35% income)
Area 1) Wallasey	89.2%	75.9%	73.4%	44.8%
Area 2) Commercial Core	90.0%	80.9%	95.9%	83.5%
Area 3) Suburban Birkenhead	82.3%	73.1%	76.2%	52.1%
Area 4) Bromborough and Eastham	89.8%	85.9%	78.6%	52.1%
Area 5) Mid Wirral	91.4%	88.4%	84.5%	62.4%
Area 6) Hoylake and West Kirby	84.8%	79.3%	71.9%	54.0%
Area 7) Heswall	88.9%	84.3%	80.0%	65.2%
Area 8) Rural Areas	91.5%	83.6%	61.5%	38.2%
Wirral	**87.4%**	**83.2%**	**72.4%**	**48.0%**

Source: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

9.16 It is accepted that the figures in Table 9.2 and Table 9.3 which strictly follow the former CLG approach (i.e. 3.5 x income multiple and 25% income spent on rent) and as such are likely to over-estimate the proportion of households likely to be unable to afford to buy a property, as due to a lack of primary data sources, the analysis does not allow for any savings that households may have to put towards the purchase of their property. The analysis also does not allow for residents transferring equity from their existing property into the purchase of a new dwelling, which is provided for in the sensitivity test.

9.17 There will also be many instances where households with comparatively low income levels (i.e. older residents) are asset rich and may already own their own home, hence they would not necessarily be in housing need. However, given the lack of data available for the Borough and the complexity involved, it has not been possible to model the detailed quantitative implications of this.

Current Housing Need (Stage 1) Steps 1.1 to 1.4

9.18 The first stage of the assessment considers current (backlog) affordable housing need. The Practice Guidance is clear that an estimate should be made of the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the open market. The Practice Guidance provides an indication of the types of households that can be considered in housing need:

1 Homeless households;

2 Households in temporary accommodation;

3 Overcrowded housing;

4 Concealed households;

5 Existing affordable housing tenants in need; and,

6 Households from other tenures in need and those that cannot afford their own homes[70].

9.19 Current housing need therefore seeks to identify those households in Wirral who currently lack their own housing, or live in unsuitable housing and cannot afford to meet their own housing or live in unsuitable housing and cannot afford to meet their needs in the housing market. Components of housing need are not definitive and can draw together statistics from a wide range of sources.

9.20 Although potentially not including all households in need of housing, and conversely including those who do not fall within the definition of being in need of affordable housing, the local PPP Housing Register forms the starting point for estimating what the need and demand for affordable housing is. At the very least, if all of the households on the Housing Register were accommodated, it would be reasonable to assume that all demand for affordable housing would be met, even if there remain households in need which are not reflected in the Housing Register.

9.21 The Housing Register for Wirral contains households in Priority Bands A – F. For the purpose of this study, those in Priority Bands A – C are considered to be in affordable housing 'need' as defined by the Practice Guidance[70].

9.22 Therefore, NLP has considered the components of housing need as those in need and within a priority need banding (e.g. in need for affordable housing for a variety of reasons including homelessness, overcrowding etc.), currently concealed households and other groups in need, for which the existing Housing Register has been used as a best case proxy.

9.23 As of January 2016, the PPP Housing Register indicates that there are currently 18,173 households seeking social housing in Wirral. This comprises 156 in Band A, 2,165 in Band B, 1,870 in Band C, 1,515 in Band D, 11,953 in Band E and 514 in Band F. Restricting the data to those registered in bands A-C would suggest that **4,191** households in Wirral are in need of affordable housing. .As per the Practice Guidance, those seeking transfers are netted off to avoid double counting as they themselves will free up an affordable home as they transfer. On this basis, recent data from Wirral Council suggests that 21.6%, or **903** of these households, are likely to comprise transfers (i.e. they are existing social rented or affordable rent tenants seeking a move), meaning that the remaining **3,288 households** are living in other tenures and in need across bands A-C.

9.24 To provide an estimate of those within key priority banding, data from CLG and the 2001/2011 Census has been utilised to illustrate the extent to which households identified as being in need are either homeless or within concealed households. Whilst this is consistent with the Practice Guidance, given the potential for double counting and the age of some of the concealed households data, the current Housing Register provides a more appropriate gross estimate of housing need.

[70] Section 2a-023-20140306

Table 9.4 Current Backlog of Housing Need

	Households	Source
Housing Register Priority Bands A-C	**4,191**	**Housing Register January 2016**
…of which Homeless households (including those in temporary accommodation)	31	Estimate from P1E Quarterly Homeless Returns (CLG Data) – average past 3 years data (Q3 2012 to Q3 2015)
…of which Concealed households	1,302	Estimate from Census 2011 based upon Concealed Families
Gross Estimate of Current Housing Need	**4,191**	**Households in priority bandings**
…of which current occupiers of affordable housing	903	Housing Register January 2016
Net Estimate of Current Housing Need (Backlog)	**3,288**	

9.25 Whilst the former SHMA Practice Guidance suggested that transfers should be added in at the supply stage (i.e. units becoming available when existing tenants are re-housed), NLP has presented this in the 'need' stage to reflect the fact that some of those currently in need of affordable housing and on the Housing Register are current occupiers, and that the net backlog is reduced accordingly at this stage. This backlog will need to be factored into future provision in order to reduce the scale of those in need of housing.

9.26 Although existing households in need already occupying affordable housing are excluded from the affordable housing calculation, it is noted that they do still have a requirement for the right type of affordable housing to become available to meet their needs. If an appropriate unit does not become available (e.g. due to shortage of supply of a specific type or size of unit) then these households will remain in need, despite not contributing to a net need requirement. New affordable housing provision provides the opportunity to focus on the size/type of provision to balance affordable housing mix, as set out in Section 12.0.

Sensitivity Test to Calculating Current Housing Need – Housing Needs Survey

Households in Unsuitable Housing (Steps 1.2 and 1.3)

9.27 Using the results of the 2013 Housing Needs Survey [HNS] as a sensitivity test to the analysis of the PPP Housing Register set out above, enables detailed analysis by housing sub-area, tenure and household type.

9.28 Respondents identified a number of reasons for their current housing being unsuitable. Some of these issues could be resolved at the current dwelling, without a requirement for a household to move (e.g. by installing central heating), while other factors are likely to require a house move in order to be resolved (e.g. a requirement for additional bedrooms). Only those households citing a factor making their current dwelling unsuitable which is considered likely to require a

household to move house are included in the housing needs model. This approach is consistent with the former CLG Guidance on the types of housing which is considered to be unsuitable.

9.29 The proportion of households in unsuitable housing identified by the HNS has been applied to the total number of households in each settlement area to allow the total number of households in unsuitable housing to be estimated. The results are set out in Table 9.5. This shows that a total of 7,550 households were estimated to be in unsuitable housing in Wirral, with a particularly high proportion in Suburban Birkenhead, Wallasey and Bromborough & Eastham, which is in part a reflection of the larger populations of these urbanised areas, but may also be a function of the character of these areas' housing stock.

Table 9.5 Estimated Unsuitable Housing – Calculation (weighted)

	Total Number of Households (2011 Census)	% Households in Unsuitable Housing identified by HNS	Total Number of Households in Unsuitable Housing
Area 1) Wallasey	26,643	5.31%	1,416
Area 2) Commercial Core	1,414	3.22%	46
Area 3) Suburban Birkenhead	38,644	5.71%	2,208
Area 4) Bromborough & Eastham	24,192	6.67%	1,613
Area 5) Mid Wirral	23,415	4.76%	1,115
Area 6) Hoylake and West Kirby	10,984	2.45%	269
Area 7) Heswall	12,704	6.28%	798
Area 8) Rural Areas	2,586	2.99%	77
Wirral TOTAL	**140,582**	**5.37%**	**7,550**

Source: Housing Needs Survey (autumn 2013)

*Note: the settlement-area figures do not add up to the respective Total in the table due to weighting

9.30 Table 9.6 identifies whether households in unsuitable housing are currently living in affordable housing (RP or Shared Ownership) or a different tenure (including owner occupation and private rented). This indicates that in total, 6,564 households are in housing need and do not already live in social housing.

9.31 By way of contrast, there are currently 18,173 active cases on the PPP Housing Register for Wirral, of whom 3,919 would comprise transfers already living in social housing. Of the active cases, 4,191 are identified as being in 'need' (i.e. Bands A-C). This is around 45% lower than the 7,550 households identified in Table 9.6, although of course it is recognised that not everyone in housing need chooses to apply for social housing.

9.32 A more detailed analysis of housing need (by settlement area and different household types and tenures), is provided at Section 11.0.

Table 9.6 Estimated Unsuitable Housing – Tenure Breakdown (weighted)

	Social Housing	Other Tenures	Total Number of Households in Unsuitable Housing*
Area 1) Wallasey	178	1,238	1,416
Area 2) Commercial Core	11	35	46
Area 3) Suburban Birkenhead	368	1,840	2,208
Area 4) Bromborough & Eastham	161	1,452	1,613
Area 5) Mid Wirral	207	908	1,115
Area 6) Hoylake and West Kirby	13	256	269
Area 7) Heswall	58	740	798
Area 8) Rural Areas	3	74	77
Wirral TOTAL	**986**	**6,564**	**7,550**

Source: Housing Needs Survey (Autumn 2013)

Note: the settlement figures do not add up to the respective Total in the table due to weighting

9.33 Table 9.7 provides more details on the identified reasons for households being in unsuitable housing. This identifies the proportion of all respondents who identified that they live in housing which is unsuitable for each listed reason and applies this proportion to the total number of households in the Borough. For example, the Survey identified that 4.20% of households in Wirral consider that their home is unsuitable because it is too small, equating to 5,904 households out of the 140,582 households in Wirral.

9.34 The main identified reasons all relate to housing being of an inappropriate size (too small, insufficient number of bedrooms or too large). It should be noted that this is a subjective view made by respondees, rather than a calculation made using the government's bedroom standard.

Table 9.7 Estimated Unsuitable Housing – Reason Unsuitable (weighted)

Reason Unsuitable	%
Home is too small	4.24%
Insufficient no. of bedrooms	0.72%
Too large	0.60%
Inadequate facilities	0.22%
Not suitable for children	0.13%
Not suitable for disabled	0.52%
Bad neighbours	0.08%
Suffering harassment	0.00%
Tenancy insecure	0.00%
Not suitable for older people	0.05%
Housing is affecting health	0.04%
Any of the Above Reasons (one or more)[71]	**5.37%**
Total Number of Households in Borough	**140,582**

Source: Housing Needs Survey (Autumn 2013)

[71] % refers to proportion of all households in Borough in unsuitable housing. "Any of the Above" refers to all households who identified any one *or more* reason for their house being unsuitable. Some households identified more than one reason and therefore the numbers in the column above sum to more than 5.37%

Total Current Need (Gross) (Step 1.4)

9.35 Newly forming households generally have lower than average incomes and hence an adjustment was made to the income data provided by Experian to enable a separate affordability calculation to be undertaken identifying the lower affordability levels of newly forming households. The results of the affordability analysis (see Table 9.2) were applied to the 6,564 households estimated to live in unsuitable housing and added to the 31 homeless households identified in Table 8.4 which are homeless or in temporary accommodation. This enables the number of existing households currently in need (gross) to be estimated (Table 9.8).

9.36 It should be noted that the affordability test identifies the proportion of households unable to buy or rent in the market, in accordance with CLG Guidance.

9.37 Households in unsuitable housing already living in affordable housing have been excluded from the calculation at Step 1.4 (see Table 9.6). Although these households do have a housing need, this could be addressed via a transfer within affordable housing (e.g. by transferring an overcrowded household living in social rented to a larger social rented house). This transfer would result in their existing home becoming available for someone else in need. Thus, these households do not contribute to the *net* requirement for affordable housing and in turn when these households move, this does not contribute to net supply. These households can either be excluded at Stage 1 (from need) or Stage 3 (from supply – as suggested by CLG Guidance): it would not affect the overall results of the calculation. Here, we have excluded these households from Stage 1 to reflect the approach taken in Stage 2 in respect of newly arising need (it is considered clearer to adopt the same approach in respect of transfers in both aspects of the calculation).

Table 9.8 Current (Backlog) Need – Gross

	Wirral
Number of Homeless households and households in temporary accommodation (Step 1.1) (see Table 8.4) PLUS	**31**
Number of households in unsuitable housing (overcrowded, concealed and other groups) (Steps 1.2 and 1.3) (excluding those already in affordable housing) (see Table 8.5/8.6)	6,564
% of existing/current households unable to buy or rent in the market (identified by affordability test – see Table 8.2/8.3)	60.1%
Total Number of households in unsuitable accommodation	**6,595**
EQUALS: Number of Households in Need (Gross)	**3,977**

Source: NLP Analysis

*Note – figures may not sum due to rounding

9.38 The number of households in need (gross) identified by the SHMA sensitivity test is therefore 3,977. This compares to the 3,288 households in (backlog) need as identified in the latest version of the Housing Register for Wirral.

Future Housing Need (Stage 2)

9.39 Future housing need is split into two components. The Practice Guidance[72] sets out firstly that *"the process should identify the minimum household income required to access lower quartile (entry level) market housing*". This could be either through purchasing a dwelling or renting privately. The second element of forecasting likely future affordable housing needs involves estimating the number of existing households likely to fall into need.

New Household Formation (Step 2.1)

9.40 The Practice Guidance recommends that gross household formation (under 45 years of age) should be used as the measure of newly forming households, as opposed to net household growth which takes into account household dissolution[73]. This is required to ensure that household dissolution is not double counted in the calculation, once as a net loss of households and potentially again as a re-let of the house they may have occupied. However, gross household formation is typically much higher than net rates, and may represent an overestimate of the amount of households seeking new housing in each year within Wirral.

9.41 Newly forming households have been calculated using the demographic modelling noted previously. Each of the scenarios modelled provide outputs on estimates of household change by type and by age band. The demographic-led Partial-Catch Up [PCU] Scenario (Scenario Ai) has been used for the purposes of considering future newly forming households, as this represents what NLP considers to be the most appropriate demographic starting point for identifying housing OAN. Naturally, if an alternative scenario with lower or higher rates of household growth is adopted for the purposes of assessing future need, the inferred newly arising need would also be commensurately different. Table 9.9 presents the number of newly forming households (gross) in the Borough.

Table 9.9 Number of Newly Forming Households Annually (gross)

	No. Newly Forming Households Annually (gross)
Wirral	2,762

Source: NLP / CLG 2012-based SNHP / 2012-based SNPP

9.42 This output of future housing need should be treated with caution. Using gross household formation takes no account of the balance of overall structural housing demand based upon demographic-led estimates, excluding as it does household dissolution. Such gross estimates may include people that form several different households over the period at different stages of their life, but does not account for their previous household no longer existing.

[72] 2a-025-20140306

[73] ibid

Newly Forming Households Unable to Buy or Rent in the Market (Step 2.2)

9.43 This stage of the assessment involves the affordability test. Information in respect of local house prices, market rents and household income levels has informed the test which estimates the ability of households to afford lower quartile market housing. The affordability test has been calculated by identifying the costs of entry level (lower quartile) market housing, the costs of which have been obtained from the Land Registry, as well as private rental costs obtained from Rightmove.

9.44 As discussed in detail above, newly forming households generally have lower than average incomes and hence an adjustment was made to the income data provided by Experian to enable a separate affordability test to be undertaken identifying the (higher) unaffordability levels of newly forming households.

9.45 As with Stage 1, the affordability test identifies the proportion of households unable to buy *or* rent in the market in accordance with the Practice Guidance.

9.46 This analysis estimated that 72% of newly-forming households in Wirral are likely to be unable to meet their housing needs in the private market (although if more generous assumptions are made concerning the proportion of household income is spent on rent, this could fall to 48%). This is applied to the gross and net household formation identified in Table 7.9 and Table 7.10 the likely scale of newly forming households that will fall below the minimum income threshold for market housing, and will therefore require affordable housing.

9.47 This enables the number of newly forming households unable to access market housing (per year) to be estimated, as shown in Table 9.11.

Table 9.10 Affordability Test Results - Proportion of Newly Forming Households Unable to Afford LQ Market Housing

Area	% Unable to Afford to Buy		% Unable to Afford to Rent	
	(assuming 3.5 income multiple)	20% deposit & 3.3 income multiple	(assuming 25% income spent on rent)	(assuming 35% income spent on rent)
Wirral	87.4%	83.2%	72.4%	48.0%

Source: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

Table 9.11 Number of Newly Forming Households Unable to buy or rent in the market (annual)

Wirral	Gross Household Formation Approach		
	No. Newly Forming Households	% Unable to Buy or Rent Market Housing	No. Unable to access market housing
CLG Approach	2,762	72.4%	1,999
Sensitivity Test		48.0%	1,327

Source: Land Registry House Price Data (2015), Rightmove (2016), Experian Income Data (2013)

9.48 Based upon the above, the calculation of future need based on gross household formation must therefore be seen only as one factor in assessing and considering an objective assessment of future housing need and demand. The calculation

also takes no account of the viability of providing up to 72% (or 48% with a higher income contribution) of total dwellings as affordable tenures (as would be inferred by the Practice Guidance's methodology), with factors such as viability affecting the proportion of housing that will be able to be delivered as affordable.

9.49 In general, NLP considers that gross household formation is a relatively abstract concept in the identification of affordable housing needs. In not accounting for future dissolution of households it inevitably arrives at a need figure which is disproportionate to net household formation (as set out by the household projections, which are the starting point for identifying objectively assessed needs).

9.50 Furthermore, household dissolution is projected to increase in the future, with an ageing population, and this factor is not reflected in the SHMA's estimate of re-lets based on backwards looking trend data (i.e. leading to undercounting in supply, rather than double counting of dissolution). This is a further statistical limitation to applying gross household formation rates.

9.51 The outcome of using gross household formation and the higher levels of affordable (and overall) housing needs that such an approach invariably indicates, takes no account of the moderating effect that such high levels of supply would have upon prices and affordability. Whilst the analysis indicates that currently 72% of newly forming households in Wirral may be unable to afford housing in the market (and this assumption is applied going forward), if housing were delivered at a rate above that indicated as structurally required to meet demographic-led needs (i.e. the household projections) then this, by virtue of supply and demand, would moderate affordability and reduce that proportion from 72%.

9.52 The extent to which this would occur is obviously difficult to assess and the Practice Guidance advises against doing so, stating that *"plan makers should not attempt to estimate the precise impact of an increase in housing supply."*[74] It stands, however, that in using gross household formation, there would be significant downward pressure on the 72%/48%.

Whilst NLP recognises the implications of using the gross household formation the Practice Guidance[75] is clear that it is the gross household formation that should be applied.

Existing Households Falling into Need (Step 2.3)

9.53 Step 2.3 uses secondary data for the number of households who move house each year (based on past trends) to estimate the number of existing households falling into need annually. Using data for the number of people actually moving (from the Land Registry and CORE data) provides a good indicator of need, as it shows actual moves; whereas the Housing Register only provides an indication of intentions to move.

[74] ID:2a-020-20140306

[75] ID: 2a-024-20140306

9.54 Existing households falling into need is therefore based upon an analysis of recent trends of movements from the private sector into the social sector as a proxy for existing households falling into need. These figures were averaged from CORE data.

9.55 The resultant calculation is set out in Table 9.12.

Table 9.12 Existing Households Falling into Need in Wirral

	Wirral
Fiscal Calendar 2014/15	602
Fiscal Calendar 2013/14	1,204
Fiscal Calendar 2012/13	922
Number of new lettings per year (identified from CORE data – average from past 3 years) – previous tenure either owner occupation OR private rented sector	**909**

Source: CORE data 2012/13-2014/15

9.56 It is recognised that these figures only relate to those households who were successful at gaining entry to social housing and therefore under-estimates need. There will be a proportion of households in need and unable to afford market housing who either do not apply for affordable housing or are not successful in gaining entry, and as such the figures in Table 9.12 could be an under-estimation.

Total Newly Arising Housing Need (gross per year) (Step 2.4)

9.57 Step 2.4 simply adds together the number of newly forming households unable to access market housing (Steps 2.1 and 2.2 above) to the number of existing households falling into need (Step 2.3). This provides an annual gross figure for future households in need. The resulting figures are set out in Table 9.13.

Table 9.13 Total Newly Arising Housing Need (per year)

Wirral	25% Gross Income on rent	35% Gross Income on rent
Newly forming households unable to access market housing net (Steps 2.1/2.2)	1,999	1,327
Existing households falling into need (Step 2.3)	909	909
Total Newly Arising Housing Need (per year)	**2,908**	**2,236**

Source: NLP Analysis

Core Output 5: Estimate of Backlog and Newly Arising Households in Need

It is estimated that there will be 2,908 newly arising households in need of affordable housing in Wirral per annum based on the gross household formation approach, reduced to 2,236 if an allowance is made for a higher proportion of household income to be spent on rent every month.

This should be set alongside the existing backlog affordable housing need of 3,288 dwellings in Wirral (or 3,977 using the HNS approach). This does not take into account the existing and future likely supply of affordable housing, which is analysed in Section 10.0.

10.0 Supply of Affordable Housing (Stage 3)

Introduction

10.1 This Section estimates the existing and forthcoming stock of affordable housing as per the Practice Guidance. This stage examines housing stock that can accommodate households in housing need. The information is required in order to calculate net affordable housing requirements. The model considers both current affordable housing stock (including how much of this is available) as well as the level of future annual new supply.

10.2 The Practice Guidance[76] sets out the current components of housing stock used to accommodate current households in affordable housing need as well as future supply:

1 Affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households;

2 Surplus stock (vacant dwellings);

3 Committed supply of new affordable units; and

4 Identifying units to be taken out of management (demolition or replacement).

10.3 Table 10.1 summarises the data sources used by Stage Three of the affordable housing model.

Table 10.1 Summary of Data Required for Stage Three

Stage of the Model	Data Items
Stage Three: Affordable Housing Supply	
3.1: Affordable Dwellings Occupied by Households in Need	None - already netted off at Stage 1 (Step 1.4)
3.2: Surplus Stock	CLG Data: Table 100 (2015) and Table 615 (2015)
3.3: Committed Supply of New Affordable Housing	Local Authority Information
3.4: Units to be taken out of management	Local Authority Information / RP information
3.5: Total Affordable Housing Stock Available	**Step 3.1 PLUS 3.2 PLUS 3.3 MINUS 3.4**
3.6: Future Annual Supply of Social re-lets (net)	CORE Data (2012/13-2014/15)
3.7: Future Annual Supply of Intermediate affordable housing available for re-let or resale at sub market levels	CORE Data (2012/13-2014/15)
3.8: Annual Supply of Affordable Housing	**Step 3.6 PLUS 3.7**

[76] ID:2a-026-20140306

Affordable Dwellings occupied by Households in Need (Step 3.1)

10.4 The purpose of Step 3.1 is to identify the number of affordable dwellings which become available but are occupied by households in housing need. Thus, this step considers transfers within the affordable housing stock. The movement of these households (within affordable housing) will have a nil effect overall in terms of housing need. These households have already been netted off at Stage 1 of the calculation and the figure for this step is therefore zero.

Surplus Stock (Step 3.2)

10.5 A certain level of voids are normal and allow for transfers and works to properties. CLG's former SHMA Guidance (page 48) notes that a social housing vacancy rate in excess of 3%, and properties which are vacant for considerable periods of time, should be counted as surplus stock.

10.6 An analysis has been undertaken utilising vacancy level data for the last 3 years. This indicates a social housing vacancy level of 2.7% in 2014[77].

10.7 This accords with the findings of the Survey carried out of RPs which identified low vacancy rates of properties generally, with feedback suggesting that vacancy rates ranged from 1.4% to 2% in the social sector.

10.8 Therefore, as the current vacancy rate is below the 3% rate recommended by CLG, a surplus stock rate of zero has been included within the model.

Committed Supply of New Affordable Housing (Step 3.3)

10.9 The CLG's former SHMA Guidance states that this step of the model should utilise information about new social rented and intermediate affordable dwellings which are committed at the point of assessment. The LAHS data no longer shows the number of planned and proposed affordable units. However, data on committed supply of affordable housing has been provided by Wirral Council (Table 10.2) and suggests that a substantial amount of affordable housing is currently in the development pipeline.

Table 10.2 Total Supply of New Affordable Units

	Wirral
Supply of New Affordable Housing (Committed Supply) 2015/16-2017/18	**409**

Source: Local Authority Information (provided by Wirral Council Officers in 2016)

Units to be taken out of Management (Step 3.4)

10.10 The former CLG SHMA Guidance states that this stage should "*estimate the numbers of social rented or intermediate affordable housing units that will be taken out of management.*" This includes properties which are planned to be

[77] CLG Data: Table 100 (2012) and Table 615 (2012)

demolished or redeveloped (with a net loss of stock).

10.11 Following advice received from Wirral Council and RPs operating in this part of Merseyside, it is understood that one RP has secured their Board approval to demolish one block of **42** affordable units; hence this figure has been incorporated into the model.

Total Affordable Housing Stock Available (Step 3.5)

10.12 This step calculates total affordable housing stock available by simply adding together steps 3.1 (affordable dwellings occupied by households in need), 3.2 (surplus stock) and 3.3 (committed additional housing stock) and subtracting 3.4 (units to be taken out of management). This is presented in Table 10.3.

Table 10.3 Current Supply of Affordable Housing

	Wirral
Step 3.1 (Affordable Dwellings Occupied by households in need)	0 (already taken off need identified by Step 1.4)
PLUS Step 3.2 (Surplus Stock)	0
PLUS Step 3.3 (Committed Supply of New Affordable Housing)	409
MINUS Step 3.4 (Units to be taken out of management)	42
EQUALS Step 3.5 Current Supply of Affordable Housing	**367**

Source: CLG Data: Table 100 (2014) and Table 615 (2014) Local Authority Information

Future Annual Supply of Social Re-Lets (Step 3.6)

10.13 The Practice Guidance[78] also requires the calculation of social re-lets and intermediate affordable housing (excluding transfers) to be assessed as future components of affordable housing supply:

"plan makers should calculate the level of likely future affordable housing supply taking into account future annual supply of social housing re-lets (net), calculated on the basis of past trends (generally the average number of re-lets over the previous three years should be taken as the predicted annual levels)".

10.14 Steps 3.6 and 3.7 therefore focus on the future supply of affordable housing arising from existing stock. The former CLG SHMA Guidance recommends that the number of social re-lets per year should be assessed by looking at past trends over the previous 3 years.

10.15 CORE data in respect of the number of lettings by RPs in the last 3 years has therefore been assessed. This excludes transfers from other affordable dwellings as they were removed from the assessment of 'need' at Step 2.3. The average figure for the last 3 years has been used in the model (Table 10.4).

[78] ID:2a-027-20140306

Table 10.4 Future Annual Supply of Social Re-lets in Wirral

	Number of Social Re-lets (excluding transfers)
2012/13	1,340
2013/14	1,302
2014/15	1,379
Average	**1,340**

Source: CORE Data (2012/13-2014/15)

10.16 Whilst the level of re-lets appears to be high, discussions with several of the major RPs operating in this part of Merseyside suggest that the figure does appear to be realistic. It is likely that this trend may increase in the near future as more customers end their tenancy and move to smaller homes as part of their response to the Government's under-occupation penalty.

10.17 The level of stock turnover due to re-lets was around 14% in 2014/15. The CLG's former SHMA Practice Guidance states that for this stage of the SHMA assessment, in areas where the stock base of affordable housing is changing substantially (e.g. due to high levels of Right to Buy) it may be appropriate to take into account the changing stock base when predicting the future levels of future voids. An assessment of the CORE database indicated that over the past three years, no social housing units have yet been 'lost' due to tenants exercising their 'Right to Buy'/Acquire.

10.18 It is possible that the Government's renewed endorsement of the scheme[79], and more specifically the provision of greater discounts being offered to social tenants to buy their property, and the extension of the programme (albeit on a voluntary basis) to RPs, could increase the level of RTB in Wirral substantially over the next few years

10.19 The Government decided, with effect from April 2012, to increase the maximum cap on the Right-to-Buy discount, to be determined by the length of a tenant's qualifying period (now up to £75,000 across England)[80]. The Government is seeking to achieve one-for-one replacement (for England as a whole) whilst ensuring value for money. The Government anticipates that some 20,000 additional Right to Buy sales would take place over the next 3 years as a result of the restoration and increase in the national maximum discount cap.

10.20 This clearly has long-term implications for Wirral, which has a significant social housing stock and a considerable number of tenants that have retained their 'Preserved Right-To-Buy' following stock transfer. As such, it is possible that there will be an increase in the number of sales per annum in future, which could reduce the long-term capacity of Wirral to meet its own housing needs. This would clearly need to be closely monitored by Wirral Council.

[79] Recent Government announcements have confirmed plans to extend the RTB scheme although the housing minister has confirmed that RPs cannot be compelled by regulators to sell their homes under this Government's Right To Buy extension.

[80] Note: the 'Right to Acquire' discount is fixed at £9,000 for the Mersey and Halton area and is not affected by the length of the qualifying period

Future Annual Supply of Intermediate Affordable Housing (Step 3.7)

10.21 This step takes into account the very low number of shared ownership affordable homes which become available as a result of re-sales each year. CORE data on re-sales of intermediate (shared ownership) housing for the last 2 years has been assessed. This has totalled 49 over the past two years, equating to an annual average rate of **25 dpa**.

Annual Supply of Affordable Housing (Step 3.8)

10.22 This is simply the sum of Step 3.6 (social re-lets) and Step 3.7 (shared ownership re-sales). The results are shown in Table 10.5.

Table 10.5 Annual Supply of Affordable Housing

	Wirral
Step 3.6 (Future Annual Supply of Social re-lets)	1,340
PLUS Step 3.7 (Future Supply of Intermediate Affordable Housing)	25
EQUALS Step 3.8 Annual Supply of Affordable Housing	**1,365**

11.0 Affordable Housing Needs

Introduction

11.1 This section of the report brings together the analysis at Sections 8.0 and 9.0 to provide an assessment of net annual affordable housing need for Wirral. This is done on an annual basis over the whole plan period and as such it will be necessary to convert the backlog of need into an annual quote based upon the period which this backlog will be addressed. It is a point for the emerging Wirral Local Plan's housing trajectory to set out how and when the backlog of affordable housing need will be delivered in the plan period.

11.2 This section also examines the type of accommodation most appropriate to meet this need.

Estimate of Net Affordable Housing Need

11.3 The starting point in calculating the net affordable housing need is the Total Current Housing Need established at Step 1.4. This figure takes account of any backlog in provision. Deducting the current available stock of affordable housing (step 3.5), results in a net backlog of 2,921 dwellings for Wirral (based on the Housing Register approach). Annualised over 18-years this equates to a backlog of 162 dpa. Applying the alternative Housing Needs Survey data results in a lower level of backlog, of between 112 and 201 dpa depending upon whether a slightly lower income multiplier and 20% deposit are incorporated.

11.4 In defining newly arising need, the future annual supply of affordable housing identified in Step 3.8 (1,365 dpa) is removed from the annual future housing need of 2,908/2,236 dpa gross as set out in Table 11.1. When added to the backlog, this indicates that Wirral has a net annual need of between 1,706 and 1,744 affordable dpa depending upon whether the Housing Register or HNS approach is followed[81]. This reflects gross household formation and does not account for household dissolutions, with the implication that needs may be inflated under this approach. The sensitivity test reduces this range to between 984 and 1,034 dwellings.

[81] Excluding the sensitivity test of assuming 3.3 x income and a 20% deposit

Table 11.1 Net Annual Housing Need

	Housing Register		HNS	
	3.5 x income	3.3 x income + 20% deposit	3.5 x income	3.3 x income + 20% deposit
Current Need (Including Backlog)				
Total Current Need (Step 1.4)	3,288		3,977	2,388
MINUS Total Available Stock of Affordable Housing (Step 3.5)	367		367	
Equates to Net Current Need	2,921		3,610	2,021
Net Backlog: Annualised (18 years) (A)	**162**		**201**	**112**
Total Newly Arising Need				
Newly Arising Housing Need (Annual) (Step 2.4)	2,908	2,236	2,908	2,236
MINUS Future Annual Supply of Affordable Housing (Step 3.8)	1,365		1,365	
Equates to Net Newly Arising Need (net) (B)	**1,544**	**872**	**1,544**	**872**
NET ANNUAL NEED = A+B	**1,706**	**1,034**	**1,744**	**984**

Core Output 6: Estimate of Net Annual Affordable Housing Need

Applying the current (backlog) affordable housing need to the newly arising housing need annually suggests that Wirral has an affordable housing need of 1,706 dpa over 18 years based on gross affordable household formation (using the Housing Register approach). This figure would reduce to **1,034 dpa** if suitable allowances are made for a deposit and lower income multiplier.

The equivalent figure for Wirral based on the Housing Needs Survey approach is 1,744 dpa (or 984 dpa with a 3.3 x income and a 20% deposit allowance).

Summary of Affordable Housing Requirements

11.5 Although it is not clear to what extent the outcomes of the above affordable housing need scenarios represent "*future scenarios that could be reasonably expected to occur*" [82], as is required by the Practice Guidance, it is clear that under any of the four main scenarios highlighted above, there is a high level of affordable housing need in Wirral. A strict interpretation of the Practice Guidance and former CLG Guidance would suggest that the **1,706 / 1,744 dpa** figures would be more policy compliant, although in this instance the lower 1,034 / 984 dpa are perhaps more likely to align with reality.

[82] ID:2a-003-20140306

11.6 Consideration of such scenarios at Local Plan examinations has highlighted the care that should be applied to interpreting such scenarios. For example, in considering housing needs during the West Lancashire Local Plan Examination, the Inspector concluded:

"At the other end of the range is one scenario which seeks to meet the full level of affordable housing need by building at least twice the number of houses required to meet any of the population-based household projections. It appears to me that this approach would result in a substantial surplus of market houses and so would be economically unrealistic."[83]

11.7 Notwithstanding, in line with the Practice Guidance Wirral Council needs to consider if an uplift in overall housing delivery is required to meet these affordable housing needs, which is discussed in further detail in Section 7.0.

The Role of the Private Rented Sector in Meeting Affordable Housing Needs

11.8 The CLG's former SHMA Practice Guidance (2007) recognises that:

"*some households in need may choose to live in the private rented sector (possibly with the use of housing benefit) or housing that would be classified as unsuitable, even though they are eligible for affordable housing."* [p49]

11.9 As such, SHMAs are required to analyse how the private rented sector is being used to accommodate housing need in an HMA, even though it is not specifically identified as a potential source of affordable housing in the Practice Guidance.

11.10 Whilst it is not appropriate to simply 'net off' households in need living in private rented housing from the overall affordable housing requirement figure (due to a variety of reasons including the associated greater insecurity of tenure), in practice it makes an important contribution to filling the often sizeable gap between affordable housing supply and demand. The private rented sector has increased in size significantly in recent years and it is therefore necessary to review its role in any objective assessment of affordable housing requirements.

11.11 An analysis of the 2011 Census indicates that some 22,275 households rent privately in Wirral, 15.8% of all households. This is reasonably consistent with the equivalent rates at regional (15.4%) and national (16.8%) levels. However, this masks a substantial increase in the role of private rented accommodation in the Borough – the 2001 Census reported that just 11,764 households privately rented in Wirral, just 8.8% of the total – around half the current rate. This broadly reflects the rate of increase in this form of tenure at a regional and national level between 2001 and 2011 and is likely to be indicative of the increasing affordability problems for prospective households purchasing their own home in the intervening period.

11.12 The CLG's former SHMA Practice Guidance suggests that turnover rates should

[83] West Lancashire Local Plan, Inspector's Report (September 2013) – §47

be calculated, although they require careful interpretation. According to that document, turnover rates vary significantly depending upon the tenure – for example in the private rented sector, the average length of stay is 6-12 months reflecting the leasehold structure, whilst homeowners move on average every 3 to 7 years. "*In the social rented sector, high turnover can be created in part by the allocations system; social-rented properties can have high turnover rates where vulnerable households are placed in housing not suited to long term tenancies*" [page 32].

11.13 According to the 2012/13 English Housing Survey, the total turnover of the private rented stock at a national level is 34.3% annually, the highest of any form of tenure. Applying this figure to the current number of households in Wirral in private rented accommodation as reported in the 2011 Census implies an **annual turnover of 7,640 private rented dwellings**. This figure does not separate out the proportion of private rented properties that are likely to become available to households in receipt of housing benefit. It is estimated that 26.0% of private rented properties have Category 1 Hazards. This would suggest that there is an annual turnover of **5,654** adequate private rented dwellings.

11.14 Table 11.2 presents data from the Department for Work and Pensions in respect of the number of Housing Benefit claimants in the Private Rented Sector. It indicates that over the past four years or so, there has been a fluctuating trend of the number of housing benefits claimants who are meeting their needs in the private rental market, up from 13,789 to 14,522 in 2014, dropping to 12,877 in 2015.

Table 11.2: Housing Benefit Claimants in Wirral

Year	No. of Housing Benefit Claimants in Private Rented Sector	Annual Increase
August 2011	13,789	-
August 2012	14,557	+768
August 2013	14,679	+890
August 2014	14,522	-157
August 2015	12,877	-1,645
Annual Average:		**-36**

Source: DWP 2016

11.15 DWP data suggests that in March 2011 there were 13,562 claimants in receipt of Housing Benefit living within the private rented sector in Wirral, out of 30,331 housing benefit recipients in total.

11.16 Again, based upon the 2011 Census this would imply that 60.9% of the 22,275 households living in private rented accommodation are reliant to a greater or lesser extent on housing benefit, although it is recognised that this is clearly an over-estimation given that there can be multiple claimants living in the same dwelling.

11.17 By comparing the 2008/09 English Housing Survey data (more recent EHS information on this topic is not available) with DWP data (2012) at a national level,

it is suggested that the number of households claiming is around 66%[84] of the total number of claimants, to reflect the issue of multiple claimants. Applying this rate to the 60.9% figure quoted above would suggest that around **40%** of Wirral households living in private rented accommodation are reliant to a greater or lesser extent on housing benefit.

11.18 By comparison, the British and Social Housing Foundation's report "*Who Lives in the Private Rented Sector*" (January 2013) indicates that on average 19% of the total stock of private rented dwellings is benefit supported. It does, however, accept that this is likely to be an underestimation and that typically the figure has been around a quarter [page 30]. However, taking this lower figure on a precautionary basis, it could be suggested that at least **1,074** of the 5,654 adequate private rented housing annual turnover in Wirral (as at 2011) could be available as re-lets to households in receipt of Housing Benefit.

11.19 We are not suggesting that this figure of 1,074 should be 'netted off' the affordable housing requirements. For example, government reforms to the benefits system, not least the payment of Universal credit to the tenant rather than the landlord, may increase risk to the latter's portfolio and therefore continue the decline of those claiming benefits in the private rented accommodation as recorded in the latest years' figures. Furthermore, as clarified in recent High Court judgements,[85] it is not a designated form of affordable housing and may not be suitable for many households in need:

"private rental accommodation is not affordable housing; and the Inspector was entitled to ignore the fact that state-subsidised accommodation in the private rented sector might in practice keep people who would otherwise be accommodated in affordable housing off the streets".

11.20 Nevertheless, it is important to recognise that the private rented sector plays a very significant role in helping households in constrained circumstances to meet their housing needs independently, and for addressing the slack between affordable housing need and provision. This is likely to continue for the foreseeable future.

Geographical Location of Households in Need

11.21 The geographical distribution of estimated need (Table 11.3) shows:

1. The outcome of Step 1.4, which estimates the geographical distribution of total current housing need (gross) (based upon the survey results and affordability test); and,
2. The outcome of Step 2.4 (newly arising need per year unable to afford access to market housing) assuming that the geographical distribution of future need will be the same as that shown by the location of current

[84] Calculated on the basis of dividing the total number of households claiming housing benefits and living in the private rented sector (981,727 in England in 2011/12, according to the EHS) by the total number of housing benefit claimants living in the private rented sector (1,456,890 according to the DWP April 2012).

[85] Oadby and Wigston Borough Council vs. SoS for Communities and Local Government and Bloor Homes Limited, [2015] EWHC 1879 (Admin), §50

households in need.

11.22 The resulting figures show the total gross need: both the total current need and the amount of newly arising need which occurs each year. However, it is emphasised that Table 11.3 shows gross need only (i.e. does not take into account any need met by existing and forthcoming affordable housing stock).

Table 11.3 Gross Need: Geographical Breakdown

	Current Need (from Task 1.4) (Gross Total)	Newly Arising Need (from Task 2.4)	Assumed % split between settlement area
Wallasey	685	501	17.2%
Commercial Core	26	19	0.6%
Suburban Birkenhead	1,098	803	27.6%
Bromborough and Eastham	857	627	21.5%
Mid-Wirral	611	447	15.4%
Hoylake and West Kirby	154	112	3.9%
Heswall	513	375	12.9%
Rural Areas	33	24	0.8%
Wirral	**3,977**	**2,908**	**100%**

Source: Individual figures do not add up to total figures due to rounding

11.23 The settlement area split of newly arising need assumes the same percentage split between settlement areas as that identified in respect of existing households in need.

Tenure of Households in Need

11.24 Table 11.4 shows the proportion of households in unsuitable housing for each of the tenures, based upon the HNS results. However, the results are not as robust as we would like, particularly for those households renting from a Registered Provider which is an unusually high result and may not reflect the true situation. That said, the results do appear to suggest that a higher proportion of residents of social rented accommodation are in unsuitable housing than owner occupiers (particularly given that Table 9.6 suggests that only 13% of all households occupy social rented properties in the Borough at present).

Table 11.4 Estimated Unsuitable housing – by tenure

Tenure	Proportion of Households in Unsuitable Homes
Own with Mortgage	8.48%
Own Outright	3.32%
Social Rent (RP)	15.62%
Private or Agency Rent	6.36%

Source: Housing Needs Survey (2013)

Housing Requirements

Choices within Existing Affordable Housing Stock

11.25 Table 11.5 shows the number of bedrooms required by households on the housing register. Table 11.5 can be compared with Table 11.6, which shows the number of bedrooms in affordable dwellings which were let during 2014/15. The

tables indicate that households requiring only 1 bedroom are being housed in properties with more bedrooms. Conversely, the proportion of households requiring 3 + bedrooms is significantly lower than the proportion of properties let with 3 or more bedrooms. This would suggest that more 'smaller' properties are needed, particularly 1-bed, within the affordable housing stock.

11.26 Following the imposition of the under occupancy penalty, discussions with local RPs have suggested that there is now a very strong increase in demand for smaller properties, and specifically for 1 and 2-bed units. The demand for 3-bed properties in Wirral has declined substantially in recent months as a result of the potential financial penalties involved with under-occupation of social rented properties.

Table 11.5 Households on the Housing Register – Number of Bedrooms Required

No. of Bedrooms	Wirral (%)
1-bed	60.5%
2-bed	27.3%
3-bed	10.0%
4-bed	1.9%
5+ bed	0.2%
Total	**100.0%**

Source: Housing Register Property Pool Plus Quarterly Monitoring December 2015

Table 11.6 Affordable Housing General Needs Lettings in 2014/15 – Number of Bedrooms in Property

No. of Bedrooms	Wirral (%)
1-bed	22.3%
2-bed	43.2%
3-bed	30.4%
4-bed+	4.1%

Source: CORE Data 2015

Housing Aspirations and Need

11.27 The results of the HNS provide an indication of the proportion of households (of all tenures) which anticipate moving in the next 5 years and, of those, how many could afford a home suitable to meet their needs within the Borough. The results are summarised in Table 11.7.

11.28 Table 11.7 shows the proportion of households in Wirral that anticipate they will need to, or would like to move home in the next 5 years. At settlement area level (Table 4.8), the survey results show that a particularly high proportion of households located in Suburban Birkenhead (25.44%), Mid Wirral (18.02%), and Wallasey (14.58%) expect to have a requirement to move over the next 5 years.

Table 11.7 Households which need or are likely to move in next 5 years

	Wirral
% of households which need to move in the next 5 years	3.97%
% of households which are likely to move in the next 5 years	11.48%
Total % of households which need to move or are likely to move in the next 5 years	15.45%

Source: Housing Needs Survey Q18, Q19 and Q19B (2013)

Table 11.8 Households which need or are likely to move in next 5 years: Geographical Breakdown

	% of households which need to move in the next 5 years	% of households which are likely to move in the next 5 years	Total % of households which need to move or are likely to move in the next 5 years
Wallasey	14.58%	10.63%	25.21%
Commercial Core	0.59%	16.12%	16.71%
Suburban Birkenhead	25.44%	11.90%	37.35%
Bromborough and Eastham	12.53%	9.52%	22.05%
Mid-Wirral	18.02%	15.24%	33.26%
Hoylake and West Kirby	7.36%	12.25%	19.62%
Heswall	5.83%	8.70%	14.52%
Rural Areas	0.96%	6.97%	7.93%
Wirral	**3.97%**	**11.48%**	**15.45%**

Source: Individual figures do not add up to total figures due to rounding

11.29 Table 11.9 focuses on those households expecting to have a requirement to move in the next 5 years. It shows that 32% of households needing to move and likely to move in the next 5 years expect that they could afford to buy a suitable home in the Borough where they live. Approximately 50% of households who would like to move in the next 5 years expect that they could afford to buy a suitable home in the Borough. In terms of renting, approximately two thirds of households needing to move (and likely to move in the next 5 years) expect that they could afford to rent a suitable home in the Borough where they live. Approximately 60% of households who would like to move in the next 5 years expect that they could afford to rent a suitable home in the Borough.

11.30 The level of affordability identified by the HNS therefore produces more positive results compared to the affordability test of the affordable housing model used above (in respect of existing households – see Table 9.2), which indicated affordability levels of 18.2% for Wirral (for existing households seeking to purchase an entry-level house).

Table 11.9 Households which need or are likely to move in next 5 years - affordability

Households which need or are likely to move in the next 5 years	Wirral (Need) Buy	Wirral (Likely) Buy	Wirral (Need) Rent	Wirral (Likely) Rent
% who could afford a suitable home in the Borough	31.85%	49.46%	65.60%	59.62%
% who could not afford a suitable home in the Borough	63.82%	46.34%	22.39%	28.57%
% who could maybe afford a suitable home in the Borough/don't know	4.34%	4.20%	12.00%	11.81%

Source: Housing Needs Survey Q20, Q20A, Q20B and Q20C (2013)
Note: totals do not add due to rounding

11.31 Table 11.10 summarises the type of property which respondents with a requirement to move in the next 5 years would like to move to, set against the type of property these respondents anticipate they will move to in reality.

11.32 The differences between the answers to the two questions are very similar for semi-detached properties, suggesting a reasonably good match between aspirations and expectations. However, as may be expected, Table 11.10 suggests aspirations are not expected to be met for detached housing and interestingly bungalows for those who need to move. A significantly higher proportion of respondents expect to move to a terraced property or a flat.

Table 11.10 Type of Property Respondents **would like/are likely** to move to

Property Type	Would like to move to Wirral (%)	Are likely to move to Wirral (%)
Semi-detached house	28.84%	29.20%
Detached house	23.93%	15.66%
Terraced house	3.69%	7.45%
Flat/Maisonette	5.53%	9.11%
Bedsit/Studio/Room Only	0.00%	0.59%
Bungalow	27.94%	20.90%
Supported housing	1.37%	1.37%
Caravan or temporary structure	0.00%	0.00%
Don't Know	8.70%	15.72%
Total	**100%**	**100%**

Source: Housing Needs Survey Q24, Q24B, Q25 and Q25B (2013)

11.33 Table 11.11 shows the number of bedrooms which respondents with a requirement to move in the next 5 years would like to have, set against the number of bedrooms they anticipate that the house they move to *will* have. Again, the differences between the answers to the two questions are not substantial, suggesting a realistic match between aspirations and expectations.

11.34 The table suggests a tendency for aspirations not to be met for larger properties. For example, 27.1% of residents would like to move to a 4-bed property in the next 5 years, but only 21.5% realistically expect to do so. Similarly, 5.3% of residents would like to move to a 5 bed property but only 3.2% expect to do so.

This is combined with a pattern of respondents who expect to move to 1 bedroom properties having aspirations for a larger property.

Table 11.11 Number of Bedrooms Respondents would **like/are likely** to have

Number of Bedrooms	Would like to have	Are likely to have
	Wirral (%)	Wirral (%)
1	5.05%	7.52%
2	28.02%	27.78%
3	29.93%	32.86%
4	27.12%	21.53%
5	5.34%	3.15%
6	0.83%	0.00%
7 or more	1.06%	0.00%
(Don't know)	2.66%	7.15%

Source: Housing Needs Survey Q26, Q26B, Q27 and Q27B (2013)
Note: Total does not sum due to rounding

11.35 Table 11.12 shows the property tenure which respondents with a requirement to move in the next 5 years would like, set against the property tenure these respondents anticipate they will move to in reality. As may be expected, the table suggests high levels of both aspirations and expectations for home ownership. Aspirations for mortgage free home ownership are unsurprisingly higher than expectations.

11.36 Aspirations for private rent are lower than expectations, and only 5.2% would actually like to move into private rented accommodation compared to 8.3% who expect to rent privately. This could be due to on-going difficulties in accessing mortgage finance. Anecdotal evidence from a local estate agent suggests that people are choosing to rent as they cannot access mortgage finance and suggests that the supply of rental properties may not be sufficient as most property lets quickly.

11.37 The findings suggest no aspiration or expectation for shared ownership, which may reflect a limited understanding of the benefits/availability of such a tenure choice.

11.38 Regarding renting in the social sector, almost 12.5% of all respondents stated that they would like to rent from Wirral Council, despite the Council having transferred all of its stock to RPs some years ago.

11.39 As these figures show, the proportion of residents in Wirral who would like to have social rented housing (20.1%) is only slightly less than those who expect to have it (21.5%). This could also suggest that the need for affordable housing is being over-emphasised by the model calculations.

Table 11.12 Tenure of Housing Respondents would **like/are likely** to have

Tenure	Would like to have	Are likely to have
	Wirral (%)	Wirral (%)
Own / buy it (with mortgage)	26.71%	46.10%
Own / buy it (mortgage free)	45.46%	19.67%
House/flat share	0.28%	0.28%
Rent from a RP	7.65%	9.82%
Rent from a landlord/agency	5.23%	8.32%
Rent from relative/friend	0.00%	0.00%
Rent from the Council	12.49%	11.68%
Shared ownership	0.00%	0.00%
Tied/linked to job	0.06%	0.06%
Other	0.00%	0.00%
(Don't know)	2.12%	4.06%

Source: Housing Needs Survey Q28, Q28B, Q29, Q29B (2013)

Housing Requirements of Specific Groups in Need

11.40 Overall housing requirements are useful for considering the scale of need but the composition of that need is a further important consideration. In particular, different household groups have different needs and demands from their housing and therefore influence the housing market in different ways.

11.41 Incorporating the latest Census 2011 data, the Wirral SHMA presents analysis of tenure by household type, including an analysis of household age and factors such as disability. Using data from the current Housing Register, the PopGroup 2012-based SNPP Baseline PCU (Scenario Ai) and the Census 2011 key statistics, an analysis of the housing requirements of specific groups has therefore been undertaken.

11.42 The brief for this study requested that consideration should be given to the housing needs of the following groups (where the dataset is available):

1 Families with children;
2 Older people;
3 Households with specific needs such as disabled people;
4 Minority and hard to reach households;
5 Rural communities;
6 First time buyers and young people; and,
7 Key workers.

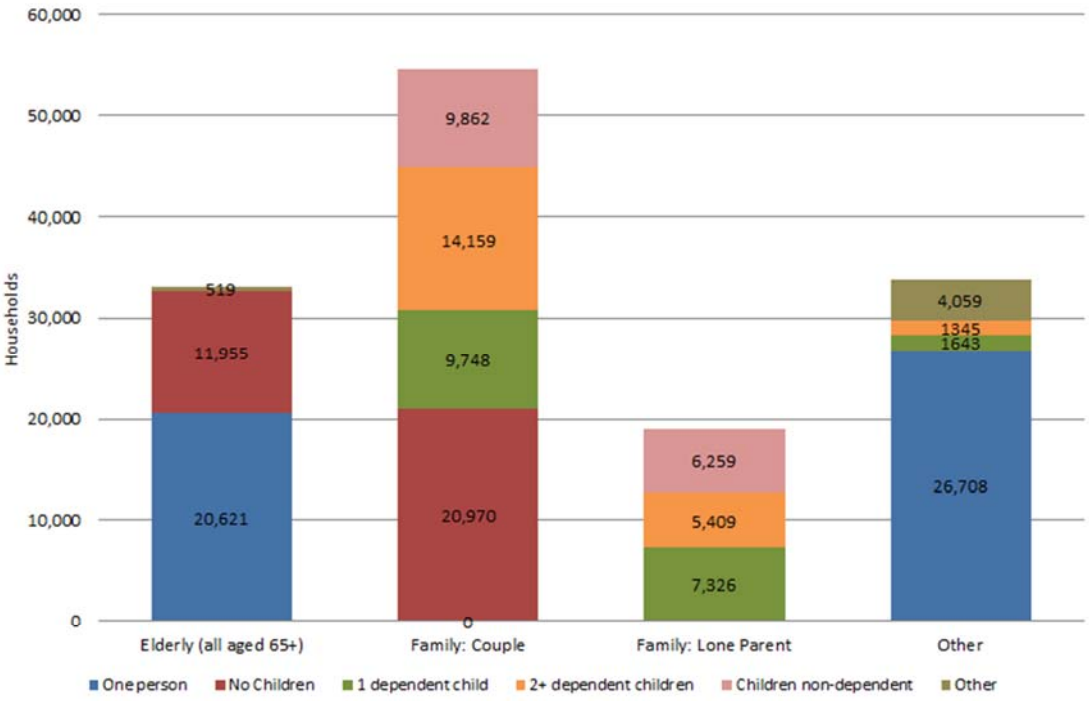
11.43 The analysis includes reference to the results of a Survey of RPs, which was carried out as part of the SHMA work. Questionnaires were completed by Allocations Managers and Development Managers at the RPs. The questionnaire was drafted and prepared in conjunction with local authority officers. It is

emphasised that references below to the results of the Survey of RPs reflect the opinions of respondents to the Survey and are not necessarily the opinion of the authors of this report or Wirral Council.

Household Types

11.44 The 2011 Census provides a breakdown of household composition as illustrated in Figure 11.1. This shows that the majority of households within Wirral are defined by ONS as family units, mainly couples (married, co-habiting or same sex civil partnerships). Older person households, where all occupants are aged 65+, comprise 23.5% of all households in Wirral.

Figure 11.1 Breakdown of Household Composition in Wirral 2011



Source: Census 2011

11.45 Families with dependent children number over 36,600 of all households in Wirral (26% - equal to the national average), whilst families with non-dependent children total over 16,100 households in Wirral (11.5%, higher than the national rate of 9.5%). Such families with non-dependent children will include young adults who still live at home with their parents and may be seeking to move out. The number of single person households, at 47,330 (33.7%) is also above the national average (30.2%), which could suggest a trend towards smaller household size overall in the Borough.

11.46 The remainder of this section of the SHMA analyses the future change and growth in different household types, demonstrating that smaller household types of one person/couple households (both younger and in older person households) look set to account for the majority of future household growth in Wirral over the coming years.

Families with Children

11.47 The Framework [Paragraph 50] recognises the importance of providing housing for families, especially those with children, in the context of creating mixed communities.

Demographics

11.48 NLP's PopGroup Scenario Ai: 2012-based Sub-National Population Projections [SNPP] Partial Catch Up [PCU] Sensitivity Test analysis has provided an indicative estimate of the likely future numbers of families with children in Wirral. This accords with the approach set out by CLG's former SHMA Guidance.

11.49 Table 11.13 shows the number (and proportion) of households with one or more children estimated to be living in Wirral in 2014, based on the PopGroup analysis. Table 11.13 also demonstrates how the number and proportion of families with children is projected to change by 2032, with the number of families with children is likely to increase in total in Wirral 2014-2032 (+2,956 households).

Table 11.13 Projected Change in the number of Households with Children 2014-2032

	2014		2032		Difference 2014-2032	
	Number	%	Number	%	Number	%
Wirral	40,065	28.1%	43,021	27.6%	+2,956	+7.3%

Source: NLP PopGroup Scenario Ai: 2012-based SNPP PCU

11.50 Table 11.14 breaks the above figures down to identify how many of these households are expected to have 1 or 2 children, and how many 3+ children. It shows that the vast majority of households with children in 2032 are expected to have 1 or 2 children. The proportion of households comprising larger families (with 3 or more children) is projected to equate to less than 13% of the total of households with children.

11.51 In terms of policy implications, it is emphasised that although the *proportion* of all households which are families with children is expected to decline in Wirral 2014-2032, the *number* of households with children will remain high, and comprise a significant proportion of all households (27.6%). It is important that the housing needs of these families are met, through the provision of sufficient, good quality family accommodation in sustainable locations. However, the provision of family housing should be balanced against the requirement for smaller housing to meet the needs of an ageing population with increasing numbers of single person households.

11.52 Although larger families will form only a small proportion of the population as a whole, policy will still need to ensure that housing is available to meet the requirements of these households (for larger houses). Hence there is a need for properties of all types, with the provision of bungalows and smaller 1-bed properties alongside continued provision for larger family properties, although the general trend is still towards smaller 1/2 bed properties overall.

Table 11.14 Predicted Number of Families with Children in 2032

	Families with 1 or 2 Children		Families with 3 + Children	
	Number	%	Number	%
Wirral	37,455	87.1%	5,566	12.9%

Source: NLP PopGroup Scenario Ai: 2012-based SNPP PCU

Housing Need Identified by the Housing Register

11.53 The proportion of families with children who are seeking social housing comprises around 35% of all households on the Housing Register (see Table 11.15), which appears high when compared to Borough-wide average.

Table 11.15 Active Housing Register Applicants, by Household Type (October-December 2015)

Wirral	%
Single person	51%
Couple	9%
Two single adults	3%
Household with 1 child or expecting 1st child	17%
Household with 2 children	10%
Household with 3 children	5%
Household with 4 or more children	3%
Household with access to children	1%
Three or more adults with no children	1%

Source: PPP Wirral Data October-December 2015

Housing Need identified by the Household Survey

11.54 Table 11.16 presents the proportion of households with one or more children in unsuitable housing compared to the Borough average. It should be noted that this does not take into account their ability to afford to access suitable market housing, due to the lack of available data.

11.55 Table 11.16 focuses on households included within the housing needs model. The housing needs model only included households where the justification for the unsuitability of the dwelling is likely to require the household to move house in order to resolve the issue (i.e. it cannot be resolved in-situ).

Table 11.16 Estimated Unsuitable housing – Families with children

Area	Proportion of Households in Unsuitable Homes	
	Average	Households containing one or more children
Wirral	5.37%	10.95%

Source: Housing Needs Survey 2013 Q4

11.56 It is evident from Table 11.16 that the proportion of families with children in unsuitable housing is significantly higher than for the average household. An analysis of the reasons for households being in unsuitable housing unsurprisingly identifies that families with children are more likely to report a requirement for a larger house (i.e. additional bedrooms) than the general population.

Results of the Stakeholder Consultation

11.57 The results of the workshops, questionnaires and stakeholder meetings suggest that there is no apparent shortage of larger housing and housing suitable for families with children. It was suggested that the Government's recently introduced 'under occupation' penalty would result in an oversupply of larger family properties, with one RP suggesting that a reduced demand for larger family would be a direct consequence of the Government's welfare reform agenda. Notwithstanding the above, it was noted that there continues to be demand for larger family housing particularly on the traditionally popular River Dee side of the M53 (west Wirral).

Older Person Households (Aged 65+)

Demographics

11.58 Table 11.17 presents the number and proportion of households headed by older people (aged 65+) estimated to be living in Wirral in 2014. Table 11.17 also shows how the number of households headed by older people is projected to change by 2032. This is based on NLP's PopGroup Scenario Ai: 2012-based SNPP PCU analysis of population projections, incorporating the headship rates within the CLG's 2012-based household projections.

11.59 It is evident that both the number and proportion of such households is expected to increase substantially over the period to 2032 by 32% between 2014 and 2032, equal to an additional 14,324 older person households.

Table 11.17 Projected Change in Number of Households headed by Older People (aged 65+) 2014-2032

	2014		2032		Difference 2014-2032	
	Number	%	Number	%	Number	%
Wirral	45,004	31.6%	59,328	38.1%	14,324	+31.8%

Source: NLP PopGroup Scenario Ai: 2012-based SNPP PCU

11.60 Table 11.18 breaks down the projected change in the number of households headed by a resident aged 65+ in 2032 to identify how many of these households are expected to be headed by a resident aged 65-84, and how many are headed by a resident aged 85 and over, who tend to need higher levels of care intervention and often have more specialised housing requirements as a consequence. It demonstrates that almost a fifth of all older person households will fall into this latter category, compared to less than 5% in 2014.

Table 11.18 Predicted Number of Households headed by Older People (aged 65+) in 2032

	Aged 65-84		Aged 85 +	
	Number	% (of over 65s)	Number	% (of over 65s who are over 85)
Wirral	47,742	80.5%	11,586	19.5%

Source: NLP PopGroup Scenario Ai: 2012-based SNPP PCU

11.61 Furthermore, set alongside this is the fact that the number of residents aged over

65 in Wirral is projected to rise at a much higher rate between 2014 and 2032 than for the rest of the population as a whole. The number of residents aged 65 and over is projected to increase by 22,900, or 34.6%, in contrast to the overall growth in population of just 9,300 residents (+2.8%) – effectively suggesting that the vast majority of Wirral's future population growth will be accounted for by the increase in older person households over the period. In fact, excluding this growth in the older population, Wirral would decline by around 13,600 residents by 2032.

Current Stock and Projected Future Need for Specialist Housing

11.62 The projected increase in older people (both in absolute and relative terms) is therefore striking and could have a number of significant housing, health and social care service implications which must be planned for accordingly.

11.63 Housing implications include increased demand for both specialist accommodation for older people and for services and home adaptations to enable older people to remain 'at home' living independently.

11.64 In addition to population growth, demand for services will also be influenced by changing attitudes to what comprises an acceptable quality of life amongst older generations and changing service provision.

11.65 There will be a particular need to provide appropriate opportunities for older households to downsize where they may be under-occupying larger homes. This is difficult to change, as many older households likely to choose to stay within larger private properties. However, providing good quality alternative accommodation such as Extra Care Schemes may incentivise older households to release equity and downsize.

11.66 The issue of under-occupation remains; hence there is a need to enable/encourage older people to downsize if possible (recognising the inherent problems of this, given that many people tend to prefer to stay in the 'family home' even though they may be better suited to moving to a smaller property).

11.67 Data from Housing LIN is presented for Wirral in Table 11.19 for 2014. This indicates that there is currently insufficient supply of specialist housing for older people in the Borough, with 8,625 units needed, set against an overall supply of 7,735. However, the Table shows that there is an over-supply of Sheltered Housing for rent and nursing care, and insufficient Enhanced Sheltered Housing, Extra Care and Residential Care facilities (for residents requiring a higher level of care).

Table 11.19 Current Supply and Demand for Specialist Housing for Older People in Wirral (2014)

Wirral		Demand	Supply	Variance
Sheltered Housing	Rent	3,042	3,389	**348**
	Lease	809	892	**84**
Enhanced Sheltered	Rent	0	0	**0**
	Lease	616	90	**-526**
Extra Care	Rent	770	203	**-567**
	Lease	0	0	**0**
Registered Care	Residential Care	2,002	1,167	**-835**
	Nursing Care	1,386	1,994	**608**
TOTAL		**8,625**	**7,735**	**-890**

Source: Housing LIN SHOP 2016. **Note:** Housing LIN definitions are as follows:

Housing Demand is the number of units required per 1,000 of the population aged 75+.

Sheltered housing: Schemes / properties are included where some form of scheme manager (warden) service is provided on site on a regular basis but where no registered personal care is provided.

Enhanced sheltered housing: Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

Extra care housing: Schemes / properties are included where care (registered personal care) is available on site 24/7.

Residential care: Where a care homes is registered to provide residential (personal) care only, all beds are allocated to residential care.

Nursing care: Where a care homes is registered to provide nursing care all beds are allocated to nursing care, although in practice not all residents might be in need of or receiving nursing care.

11.68 Moving forward, the Housing LIN SHOP model calculates that by 2030, a net increase of 4,949 additional specialist housing units for older people will be required to meet demand, with a particularly need for Extra Care facilities and Residential Care, equivalent to an average of 309 dpa over the plan period.

Table 11.20 Current Supply and Demand for Specialist Housing for Older People (2014)

		Supply (2014)	Demand					2030 Variance @2014 Supply
			2014	2015	2020	2025	2030	
Sheltered Housing	Rent	3,389	3,042	3,091	3,417	4,049	4,473	-1,084
	Lease	892	809	822	908	1,076	1,189	-297
Enhanced Sheltered	Rent	0	0	0	0	0	0	0
	Lease	90	616	626	692	820	906	-816
Extra Care	Rent	203	770	783	865	1,025	1,133	-930
	Lease	0	0	0	0	0	0	0
Registered Care	Residential Care	1,167	2,002	2,035	2,249	2,665	2,945	-1,778
	Nursing Care	1,994	1,386	1,409	1,557	1,845	2,038	-44
TOTAL		**7,735**	**8,625**	**8,765**	**9,688**	**11,480**	**12,685**	**-4,949**

Source: Housing LIN SHOP (2016)

Housing Need Identified by the Housing Register

11.69 Table 11.21 demonstrates that older households are less likely to consider that they are in need of moving into a social property than might be expected, given their overall representation in the Borough. The local choice-based Housing Register demonstrates a relatively modest level of housing need amongst the older households in the Borough, whereby just 15% of applicants in Bands A-F are aged over 60 (despite 27% of all residents in 2014 in the Borough being aged 60 and above). This may indicate a lower level of dissatisfaction amongst older residents with their current accommodation. Lack of facilities is also likely to be a reason.

Table 11.21 Wirral Housing Register Bands A-F – Older People

Applicant Age Band	Number of Households	% of Total on Register
Under 60	15,491	85.2%
Over 60	2,682	14.8%
TOTAL	**18,173**	**100.0%**

Source: PPP Quarterly Monitoring Report (October-December 2015)

Housing Need identified by the Household Survey

11.70 Table 11.22 demonstrates that older households are less likely to consider that their home is 'unsuitable' than on average.

11.71 An analysis has been undertaken of the HNS results. This identifies a range of reasons given by households containing older people (aged 65 +) for their housing being unsuitable (albeit this analysis was based on a relatively low number of households). The most popular reason for their existing housing being unsuitable was that the house was too large. Perhaps more surprisingly, housing

being too small/having insufficient number of bedrooms was also a common reason amongst this group for housing being identified as unsuitable. Housing not being suitable for disabled or older people were also common reasons.

Table 11.22 Estimated Unsuitable housing – Older People

Area	Proportion of Households in Unsuitable Homes	
	Average	Households Containing One or More Older Person 65+
Wirral	5.37%	3.82%

Source: Housing Needs Survey Q4 2013

Results of the Stakeholder Consultation

11.72 The Stakeholder Consultation also produced some interesting findings on the housing requirements of older people.

11.73 It was noted that good quality older person accommodation is currently in high demand with long waiting periods. It was suggested by one RP that there is a shortage of general needs accommodation specifically developed for people over 65. One stakeholder also suggested that some older people are choosing not to move out of their traditional family home as they feel that there is no decent alternative. These households may therefore represent a concealed need for accommodation. A shortage of suitable accommodation for older people with underlying mental health related issues was also identified.

11.74 It was suggested by one RP that bungalow accommodation is an aspiration for older people who have maybe spent their lives living in a house and see sheltered accommodation as being a form of institutional accommodation. Further comment was made that older people living in larger houses may agree to downsize if the accommodation offered was not seen as 'supported'. Another RP noted that they have a current stock of bungalow accommodation which is in constant high demand. It was predicted that this demand will remain high into the future and there will be a continued unmet need if the provision of additional accommodation is not addressed.

11.75 When asked whether there was a specific need for sheltered or extra care accommodation in Wirral one RP suggested that need for sheltered accommodation is already adequately met. The RP suggested that this was evidenced by the fact that their sheltered flats are not usually let via the standard advert on Property Pool Plus and usually have to be advertised via 'Available Now'. Some sheltered accommodation was also considered to be unfit for purpose (e.g. lacking in facilities such as lifts). A need for purpose built schemes was suggested by one stakeholder. Anecdotally, it was suggested that there may be a shortage of extra care schemes on the basis that when tenants in sheltered schemes require more support the waiting times seem to be longer than for those who require the support that sheltered housing provides. It was suggested that accommodation for older people needs a flexible range of service provision for residents either provided on site or on a peripatetic basis.

11.76 A general need for older person accommodation across the Borough was identified by one RP but with a particular demand in west Wirral. It was

suggested that land supply may be limited for schemes for older people in some parts of Wirral due to high land values and competition with open market housing developers.

11.77 In summary, given the high growth in the number of older residents in the Borough over the Plan period, there may be a number of significant housing, health and social care service implications which may raise difficult policy choices. In particular, the provision of general needs accommodation specifically developed for people over 65 and sheltered accommodation to meet this high level of need will be a priority, although practical measures seeking to reduce under-occupancy of larger homes should also be explored.

Households with Specific Needs

11.78 Housing may need to be purpose-built or adapted for households with specific needs, including people with disabilities.

Demographics

11.79 ONS Census Data (2011) indicates that Wirral has levels of limiting long-term illness which are above the regional and national averages. 22.6% of residents reported that their day-to-day activities were limited either 'a little' or 'a lot', compared to 20.2% at a regional, and 17.6% at a national, level. Similarly, 7.5% of Wirral residents reported themselves as being in 'bad' or 'very bad' health, compared to rates of 6.8% for the North West region and 5.5% for England as a whole.

11.80 It is emphasised that older people are more likely than average to suffer limiting long-term illness and disability. The previous section relating to the housing requirements of older people detailed the increasing number of older residents projected for Wirral. Thus, it is probable that the ageing population is likely to lead to greater rates of limiting long-term illness and disability, with associated requirements for appropriate housing provision and adaptations.

Housing Need identified by the Household Needs Survey

11.81 Table 11.23 demonstrates that according to the HNS, households containing a disabled resident were more likely to consider that their home is unsuitable than average.

Table 11.23 Estimated Unsuitable housing – Disabled Residents

Area	Proportion of Households in Unsuitable Homes	
	Average	Households Containing 1 or More Disabled Adult
Wirral	5.37%	9.20%

Source: Housing Needs Survey Q4 2013

11.82 Households containing disabled people were (like other groups) most likely to justify their need to move on the basis that their existing house was too small. However, some of these households also referred to factors such as their home being too large or unsuitable for a disabled person. These households were also likely to justify their need to move on their existing house not being suitable for

disabled use and having insufficient bedrooms.

11.83 The HNS results also provide specific information relating to whether a household member has a long-term illness, health problem or disability. Table 11.24 shows that only a low proportion of such households have a current home which has been adapted or purpose built for a person with a long-term illness, health problem or disability.

Table 11.24 Households Containing a Household Member with a long-term illness, health problem or disability – homes have been adapted or purpose built for a person with a long-term illness, heath problem or disability

Area	% where current home has been adapted	% purpose-built	% Home has not been adapted or purpose built	Don't Know	Total
Wirral	27.8%	2.4%	69.8%	0.0%	100%

Source: Housing Needs Survey Q16 2013

11.84 The survey then asked respondents where the household contained a disabled person to identify adaptations to the dwellings which are required. The results are provided at Table 11.25, which shows that the most common adaptations required are to the bathroom. Other common requirements include a stair lift/vertical lift, ground floor extensions, improvements to access, and handrails/grab rails. The proportion of households requiring adaptions tends to be higher in Suburban Birkenhead, and Heswall. It is emphasised that the survey responses are subjective and reflects what people think they need, rather than any independently assessed quantitative need.

Table 11.25 Adaptations Required

Adaptation Type	Wirral								
	ALL	Wallasey	Commercial Core	Suburban Birkenhead	Bromborough' and Eastham	Mid-Wirral	Hoylake and West Kirby	Heswall	Rural Areas
Bathroom adaptations	6.3%	5.7%	5.3%	8.5%	4.3%	5.8%	2.2%	9.3%	5.5%
Ground floor extensions	3.9%	2.9%	0.0%	5.6%	1.4%	5.8%	0.0%	5.6%	3.6%
Handrails/ grab rails	3.4%	1.4%	0.05	2.8%	5.7%	4.3%	4.3%	1.9%	3.6%
Improvements to access	3.6%	1.4%	5.3%	4.2%	2.9%	2.9%	4.3%	9.3%	3.6%
Kitchen adaptations	1.8%	1.4%	5.3%	2.8%	1.4%	1.5%	0.0%	1.9%	3.6%
Room for carer	1.4%	1.4%	0.0%	1.4%	1.4%	1.5%	0.0%	1.9%	1.8%
Stair lift/vertical lift	4.4%	4.3%	0.0%	7.0%	1.4%	2.9%	6.5%	3.7%	3.6%
Wheelchair adaptations	3.0%	1.4%	0.0%	5.6%	2.9%	2.9%	0.0%	0.0%	3.6%
Other e.g. hoist, level accommodation and pull cords	1.8%	1.4%	0.0%	2.8%	1.4%	0.0%	2.2%	3.7%	3.6%

Source: Housing Needs Survey Q17

Results of the Stakeholder Consultation

11.85 RP's were asked whether there was a shortage of homes for people in different categories of specific need (e.g. housing for blind people, physically disabled, mentally impaired etc.). One RP noted that it was difficult to answer specifically as although the local authority holds a register of accommodation due to disability, it was understood that this was not broken down into the above categories. In terms of overall need, another RP suggested that their stock for disabled people was oversubscribed.

11.86 In terms of the type of housing required, another RP believed that there is a shortage of suitably adapted properties for people who have physical disabilities. It was suggested that the majority of stock is pre-1960 and difficult to adapt to meet the needs of an increasingly ageing population. It was suggested that level access accommodation is required, particularly which is suitable for people who use a wheelchair. Another RP also suggested that additional wheelchair adapted housing is required and there were low numbers of such adapted dwellings in their stock.

11.87 It was suggested that there is a need for provision of suitable accessible general needs housing for young physically disabled people (under 18-40 years) wanting to live independently. The RP noted that, at present, most suitable accommodation tends to be within sheltered stock and lifestyle compatibility between young and older residents in this stock is an issue and this type of accommodation is not popular with younger people. It was suggested anecdotally by another RP that those with a physical disability requiring level access accommodation would prefer a bungalow to a ground floor flat. This indicates that young physically disabled people would prefer alternative forms of accommodation to sheltered accommodation with a preference for bungalow rather than flats or apartments.

11.88 One RP noted that varying supported housing models are required to meet the changing needs of those with mental health issues to live independently. They noted that provision of general needs housing for people with mental health issues is problematic as there is insufficient support available to help people sustain their tenancy.

11.89 In terms of geographic location, it was suggested by one RP that there is a need for accommodation generally across Wirral, although it was noted that there is a particular shortage of affordable housing in the west of the Borough.

Minority and Hard to Reach Households

Demographics

11.90 Black and Minority Ethnic [BME] households may have particular requirements in relation to housing needs often reflecting different social norms and family structures.

11.91 According to the 2011 Census (Table 11.26) in Wirral, 97.0% of the population is self-classified as 'white', compared to 89% in Liverpool, 80.2% in the North West

and 85.4% across England as a whole. This indicates that Wirral has one of the lowest proportions of BME residents in the country. The remaining 3.0% of Wirral's population comprises a range of ethnicities, although there is a small concentration of residents from Chinese (0.5%), and Indian (0.4%), ethnic groups.

Table 11.26 Population and Housing Waiting List by Ethnicity

Ethnic Group		Wirral			
		Ethnicity (Census 2011)		Total on Housing Register 2015	
White	English/Welsh/Scottish/N.Irish/British	303,682	95.0%	16,982	93.5%
	Irish	2,667	0.8%	97	0.5%
	Gypsy or Irish Traveller	77	0.0%	0	0.0%
	Other White	3,730	1.2%	382	2.1%
Mixed/ multiple ethnic group	White & Black Caribbean	964	0.3%	52	0.3%
	White & Black African	558	0.2%	33	0.2%
	White & Asian	949	0.3%	13	0.1%
	Other Mixed	815	0.3%	42	0.2%
Asian/Asian British	Indian	1,344	0.4%	22	0.1%
	Pakistani	226	0.1%	6	0.0%
	Bangladeshi	851	0.3%	27	0.1%
	Chinese	1,653	0.5%	27	0.2%
	Other Asian	1,042	0.3%	55	0.3%
Black/ African/ Caribbean/ Black British	African	389	0.1%	57	0.3%
	Caribbean	189	0.1%	19	0.1%
	Other Black	117	0.0%	40	0.2%
Other ethnic group	Arab	208	0.1%	6	0.0%
	Any other ethnic group	322	0.1%	240	1.3%
	Total People	**319,783**		**18,173**	
	Refused/Did Not Say	-	-	73	0.4%

Source: Census 2011 and Property Pool Plus Housing Register (Monitoring Report December 2015)

11.92 Table 11.26 compares the ethnic profile of Wirral's total population with the ethnic profile of the Housing Register. Although imprecise, this analysis seeks to identify any ethnicities which may be disproportionately represented on the Housing Register, and therefore may provide an indication of particular problems accessing housing. In this respect only three groups appear to be significantly over–represented on the housing register.

1. Other white ethnicities (e.g. European White);
2. African; and,
3. Any other ethnic group (not specified).

11.93 This may provide some indication of particular affordability or housing market pressures facing these groups. In the case of 'other white' ethnicities in Wirral, this could conceivably comprise white European households, including European migrants often associated with agricultural work or blue collar jobs in logistics or manufacturing sectors, which are important economic sectors in this part of Merseyside.

11.94 Conversely, the number of Housing Register applicants of Asian/Asian British ethnic origin is significantly below the level that might be expected given the size of the population living in the area. This supports anecdotal evidence provided by certain RPs that many households from this ethnic background have very specific housing requirements that they seek to meet in the private sector.

Housing Need identified by the Household Needs Survey

11.95 Households containing one or more non-British adults are less likely to consider that their home is unsuitable than the average (or typical) household interviewed as part of the HNS. In fact, 100% of the households surveyed considered that their home is adequate for the needs of their household. However, it should be noted that the response rate was low given the relatively low proportion of minority households in the Borough.

11.96 As all households surveyed considered their home to be adequate, no information of the reasons for their home being unsuitable is available.

Results of the Stakeholder Consultation

11.97 The stakeholder consultation also produced some interesting results. When asked whether ethnic minority groups struggle to access affordable housing, RPs suggested that this was not the case in their experience. It was suggested by one RP that the number of lets to ethnic minorities reflects the percentage of ethnic minorities living in Wirral. However, it was noted by the RP that it seemed that larger numbers of Eastern Europeans were being housed than in the past. Another RP noted that they have had an increase in applications from the Polish community.

11.98 In terms of the type and size of housing these groups require, it was suggested by one RP that Eastern Europeans tend to have genuine 3 bedroom households and as there is an oversupply of this type of property tend to be accommodated fairly quickly. Another RP also suggested that larger 3 and 4 bed properties were required by these groups.

11.99 In terms of geographic location, no specific areas of need were identified for these minority groups. It was suggested by one RP that social housing is often not located in areas popular with such groups.

11.100 On the basis of this anecdotal evidence it would appear that the needs of minority and hard to reach households are being met by existing stock.

Rural Communities

11.101 The Government has placed the provision of housing for rural communities high up its agenda. Both the Framework and the Planning Practice Guidance[86] recognise the importance of recognising the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements:

[86]Reference ID: 50-001-20140306

"In rural areas, exercising the duty to cooperate with neighbouring authorities, LPAs should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate." [The Framework, Paragraph 54]

11.102 Furthermore, the Government's 2015 Rural Productivity Plan[87] identifies the need to provide more rural housing in rural areas as one of its ten key action points, recognising that a lack of housing is a national challenge but in rural areas it is a particular constraint to labour and entrepreneurial mobility. In response:

"The government will increase the availability of housing in rural areas, allowing our rural towns and villages to thrive, whilst protecting the Green Belt and countryside. This will include a significant contribution to the 200,000 'Starter Homes', to be offered at a 20% discount for first-time buyers under the age of 40, that the government is committed to delivering this Parliament. Through the right combination of measures, the government wants to ensure that any village in England has the freedom to expand in an incremental way, subject to local agreement." [page 19]

11.103 This includes making it easier for rural areas to establish a neighbourhood plan and allocate land for new homes, including through the use of rural exception sites to deliver Starter Homes, as set out in the current Government consultation on proposed changes to national planning policy:

"Starter homes can provide a valuable source of housing for rural areas and, if classified as affordable housing, then we consider it should be possible to deliver starter homes through the existing rural exception site policy" [Paragraph 46][88].

11.104 The Affordable Rural Housing Commission [ARHC] was set up in July 2005 to enquire into the scale, nature and implications of the shortage of affordable housing for rural communities in England and make recommendations to help address unmet need.

11.105 The ARHC identified a number of trends in rural communities:

1. Inward migration of commuters, retirees and owners of second or holiday homes contributing to demand-led house price inflation;
2. Right-to-buy has had a proportionally greater impact in reducing the stock of social housing in rural areas;
3. Fewer new homes have been built to replace those sold in rural areas;
4. Planning policies have prioritised the protection of the environment and limited the availability of land for market and affordable housing;
5. While average earnings in rural areas match those elsewhere, the affluence of commuters and others masks the fact that many of the lowest paid wage-earners are employed in the rural economy and often face the highest and

[87]DEFRA (August 2015):"*Towards a one nation economy: A 10-point plan for boosting productivity in rural areas"*

[88]CLG (December 2015): "*Consultation on proposed changes to national planning policy*"

least affordable house prices.

11.106 It is also noted that there is growing pressure nationally to assess the housing needs of rural communities, as a separate and distinct study from more broad based housing needs assessment.

Housing Need identified by the Household Survey

11.107 Table 11.27 indicates that residents of rural areas were less likely to report that their home is unsatisfactory than the equivalent Borough-wide average, with the main issue relating to size, with properties being too small. Other issues identified include an insufficient number of bedrooms and a lack of suitability for older people.

Table 11.27 Estimated Unsuitable housing – Rural Communities

Area	Proportion of Households in Unsuitable Homes	
	Average	Households in a Rural Location
Wirral Rural Areas	5.37%	2.99%

Source: Housing Needs Survey Q4

Results of the Stakeholder Consultation

11.108 Feedback from stakeholders on the needs of rural communities was limited. It was suggested by one RP that there may not be a sufficient supply of social rented and affordable rented dwelling in rural areas but the RP was unable to provide any evidence to confirm this.

11.109 In terms of the type of dwellings most in need it was suggested anecdotally that a mix of dwellings may be required although this would probably not include larger properties.

11.110 RPs were unable to confirm specific geographic areas where need was most prevalent.

First Time Buyers and Young People

11.111 The Government has recognised that there is a growing crisis of home ownership across the country, exemplified by the fact that young adults are finding it harder and harder to access the housing ladder. In his 2015 Autumn Statement the Chancellor highlighted the fact that 15 years ago, around 60% of people under 35 owned their own home, with the figure set to fall to around 30% in 2016. In response, a series of measures were announced by the Chancellor to deliver 400,000 affordable housing starts by 2020-21, focussing on low cost home ownership; facilitating 200,000 Starter Homes for first time buyers under the age of 40; and to extend the existing Help to Buy programme with new, relaxed rules intended to help younger households purchase their own home.

11.112 The particular problems faced by young people with aspirations to access home ownership are therefore a high-profile concern nationally and the Government has introduced various schemes seeking to tackle the issue. Although house prices are only now starting to reach again the peak last achieved in 2007-2008,

the requirements of mortgage providers have become more stringent, including less availability of mortgages at a high loan to value ratio.

11.113 The number of family households with non-dependent children still living at home in Wirral highlights the difficulties faced by young people in accessing housing. Ineligibility for social housing, lower household incomes and the lack of affordability of owner occupation for such groups are common factors that apply to Wirral as they do elsewhere in England.

11.114 Earlier sections of this report have focussed on the affordability for households seeking to access market housing (to rent or buy). This identified that newly forming households generally have lower incomes than the average population (equating to around 83% of the total income of the average household according to the English Housing Survey). A proportion of these newly forming households with lower incomes comprise young people seeking to leave their parental home to establish a new household. Younger people also have had less opportunities than older households (who may also have equity in their existing house) to accumulate the wealth required in order to afford a deposit for a house purchase.

11.115 Private sector renting provides a significant tenure for young people and provides particular benefits for this age group such as flexibility to move home relatively easily. However, private rented may be considered by some as a 'gateway tenure' for households with aspirations for home ownership and the associated benefits such as security of tenure. The proportion of households in private rented housing stock in the authority is similar to regional and national averages (15.8% of households rent privately in Wirral, compared to an average for the North West of 15.4% and 16.8% nationally[89]).

11.116 Data on private sector rented levels (Section 6.0) points to wide variations in lower quartile rent levels between geographical settlement areas, with areas such as rural Wirral and Heswall being particularly expensive. Thus, although private rented provides an important tenure for young people, there are currently issues with the availability of appropriate accommodation and limited locational choice.

Demographics

11.117 Table 11.28 shows the number of households headed by younger people (aged 24 and under) estimated to be living in Wirral as a proportion of all households, and how this is projected to change over the Plan period. It is evident that the proportion of households headed by a resident aged 24 or younger is low, at less than 3%, with this increasing only slightly over the plan period.

[89] Census 2011: Tenure - Households, 2011 (QS405EW)

Table 11.28 Projected Change in Number of Households headed by Younger People (aged 15-24) 2014-2032

	2014		2032		Difference 2014-2032	
	No.	%	No.	%	No.	%
Wirral	3,908	2.7%	4,316	2.8%	+407	+10.4%

Source: NLP PopGroup Scenario Ai: 2012-based SNPP PCU

Housing Need identified by the Household Survey

11.118 Table 11.29 demonstrates that younger households are far more likely to consider that their home is unsuitable than average.

11.119 A range of reasons was given by households containing young people as to why their house was unsuitable, but they were particularly likely to cite that their existing home was too small for their needs moving forward, had an insufficient number of bedrooms, or was not suitable for children.

Table 11.29 Estimated Unsuitable housing – Young People

Area	Proportion of Households in Unsuitable Homes	
	Average	Households Containing One or More Person Aged 16-24
Wirral	5.37%	8.19%

Source: Housing Needs Survey 2013 Q4

Results of the Stakeholder Consultation

11.120 When asked whether there is a shortage of dwellings suitable for first time buyers/younger persons, more than one RP commented that there did not appear to be a shortage of dwellings per se. The key issue was considered to be that first time buyers do not have access to the mortgages/deposits required to purchase a property.

11.121 In terms of areas where need is most prevalent, it was suggested that first time buyers and young people cannot afford properties in areas which are considered to be attractive. It was noted by one RP that the properties in the more popular areas of west Wirral are often priced out of the reach of first time buyers. This is supported by anecdotal evidence provided by a local estate agent which suggests that there is sufficient supply of this type of property but that it is expensive in west Wirral. Another RP suggested that whilst there are lower priced properties advertised thorough the likes of Rightmove etc., these may not necessarily be in areas attractive to first time buyers.

11.122 When asked what type of dwelling these households usually require, it was suggested anecdotally by one RP that flats or 2-bed houses are probably required. Another RP commented that both younger people on benefits and younger people in work want 1-bedroom properties due to cheaper rents being charged. It was noted by this same RP that this is the very stock type that has suddenly become more popular to downsize into.

11.123 The above feedback suggests that the introduction of the under occupation penalty through welfare reform may create pressure on supply in some areas of Wirral. However, a wider issue appears to be a lack of financially accessible properties in the areas of Wirral where many first time buyers and young people would like to live (i.e. west Wirral).

Key Workers

11.124 This section focuses on those households with one or more residents who are defined as a key worker. Respondents to the HNS in employment, around 31% in Wirral could be classified as 'key workers' (predominantly local authority or NHS staff), with a particularly high percentage recorded in Bromborough and Eastham (37%).

11.125 Table 11.30 demonstrates that such households are more likely to consider that their home is unsuitable than for the average, or typical, household interviewed as part of the HNS.

11.126 A range of reasons were given by households containing key workers for their housing being unsuitable. They were particularly likely to cite that their existing home is too small (generally in terms of space), although an insufficient number of bedrooms (which elicited a separate response in the HNS) was also cited as one of the main reasons for unsuitability. Around 64% of respondents with key workers in the household were in full time employment across the Borough, compared to around 37% for all respondents, suggesting a greater security of income and hence a greater ability to access housing.

Table 11.30 Estimated Unsuitable housing – Key Workers

Area	Proportion of Households in Unsuitable Homes	
	Average	Households Containing One or More Key Worker
Wirral	5.37%	6.82%

Source: Housing Needs Survey Q6 2013

Results of the Stakeholder Consultation

11.127 Feedback from stakeholders on Key Workers in Wirral was very limited. Most RPs were not aware of any specific issues surrounding Key Workers although one RP did comment that there may potentially be a shortage of dwellings for key workers when the Mersey Gateway Bridge is developed. The reason for this comment was not given and it is noted that this bridge would be located in Halton Borough rather than Wirral. However, it could be due to the fact that the bridge may make Wirral more accessible to the surrounding area.

Conclusion

11.128 There are a range of housing requirements which are specific to certain groups in Wirral. In particular, the area faces a significant growth in the number of older person households which will commensurately increase the need for suitable housing and related residential care solutions.

11.129 The evidence for households with specific needs indicates a shortage of suitably adapted vacancies for people who have physical disabilities and there appears to be a particular requirement for level access accommodation.

11.130 As is the case in many other parts of the country, there also appears to be an issue relating to sufficient supply of housing for first time buyers and younger people, particularly in the western settlements of the Borough. Even with demand-side interventions by the Government such as Help to Buy and the Starter Homes initiatives, there remain considerable barriers to accessing the housing market for such people due to a lack of available mortgage finance.

Core Output 7: Estimate of household groups who have particular housing requirements.

Families with Children:

Whilst the proportion of families with children is expected to decline, the number of households with children will remain high. It will be important to ensure that the housing needs of these families (expected to remain at 28% of households by 2032) are met, through the provision of sufficient, good quality family accommodation in sustainable locations. There is a need for properties of all types, although the general trend is towards smaller 1/2 bed properties overall.

Older People:

The significant growth in the number of older person households in Wirral will need particular consideration, in terms of in the types of new housing brought forward. There is currently an insufficient supply of general needs and specialist housing for older people, with a particular need for Extra Care and Residential Care, equivalent to 309 dpa over the period to 2032.

Households with specific needs such as disabled people:

There is a clear need for properties that can be adapted to suit their occupant for up to 10% of existing households, which is likely to rise over the plan period. Whilst the need for this type of property covers all parts of the HMA, it was considered that there was a clear need in the western parts of the Borough, and Heswall in particular (which is likely to reflect the generally older residents living in the western half of the Borough compared to the east).

Minority and hard to reach households:

African, white European and 'other', non-specified, ethnic groups appear to face disproportionate barriers to housing market entry but specific needs appear to be being met by the current housing stock.

Rural Communities:

Residents in rural areas were much less likely to report that their homes were unsatisfactory in the HNS and no specific needs have been identified.

First time buyers and young people:

Whilst the proportion of households headed by a resident aged 24 or under is projected to decline over time in the Borough, the particular problems faced by young people and newly forming households with aspirations to access home ownership are likely to continue for the foreseeable future. Although private rented provides an important tenure for young people, obstacles such as the availability of appropriate accommodation and limited locational choice could be future policy considerations.

Key Workers:

No specific issues were identified surrounding Key Workers and their ability to access either social or market housing in the HMA.

12.0 Key Issues for Future Policy

Introduction

12.1 This section of the report considers the implications of future policy changes on the delivery of affordable housing and particularly the impacts of changes in housing costs. It also examines affordable housing requirements as a proportion of overall supply and the tenure mix.

Impact of Changes in House Prices and Market Rents

12.2 Sensitivity testing has been applied to examine the impacts on affordability of an increase or reduction in housing costs. The range of scenarios tested include:

1 Land Registry data on house prices (2015);

2 Current (January 2016) market rents (used in the affordable housing model at Sections 8.0 and 9.0 of this report);

3 5% and 10% increase in house prices;

4 5% and 10% decrease in house prices;

5 5% and 10% increase in market rents; and,

6 5% and 10% decrease in market rents.

12.3 Table 12.1 and Table 12.2 show the proportions of households in each settlement area which are estimated to be unable to afford access to market housing. Table 12.1 shows the financial capacity of existing households (used in steps 1.4 and 2.3 of the affordable housing model) and Table 12.2 shows the financial capacity of newly forming households, who generally have lower incomes (used in Step 2.2 of the model). As outlined previously, the higher monthly costs of buying a property rather than renting in most areas means that a higher proportion of households are unable to buy than the proportion unable to rent in almost all of the settlement areas with the exception of the Commercial Core and Suburban Birkenhead. Housing affordability appears to be a particular problem in Mid-Wirral and Heswall.

12.4 As might be expected:

1 An increase in housing prices or rental levels results in a corresponding increase in the percentage of households unable to afford access to market housing; and,

2 A decrease in housing costs increases the percentage of households able to afford access to market housing.

Table 12.1 Affordability Test Results – Proportion of **Existing** Households Unable to Afford LQ Market Housing (3.5 x Income Multiple / 25% Gross Income on rent)

% Unable to Buy/Rent Lower Quartile House:	Wirral								
	ALL	Wallasey	Commercial Core	Suburban Birkenhead	Bromborough and Eastham	Mid-Wirral	Hoylake and West Kirkby	Heswall	Rural Areas
% Unable to BUY	**81.8%**	**74.3%**	**79.4%**	**71.9%**	**85.4%**	**88.1%**	**78.8%**	**83.7%**	**82.9%**
…with 5% increase	**85.0%**	77.9%	82.7%	74.5%	86.6%	88.9%	80.0%	84.9%	84.4%
…with 10% increase	**85.8%**	80.7%	86.0%	77.1%	87.7%	89.7%	81.3%	86.0%	86.7%
…with 5% decrease	**78.5%**	70.8%	76.1%	69.3%	84.3%	87.0%	77.5%	82.6%	81.3%
…with 10% decrease	**75.2%**	67.3%	72.8%	64.5%	83.1%	83.4%	76.0%	81.2%	79.7%
% Unable to RENT	**60.1%**	**59.6%**	**90.7%**	**64.4%**	**63.7%**	**72.6%**	**64.3%**	**74.9%**	**47.8%**
…with 5% increase	**63.1%**	64.5%	92.2%	68.8%	67.9%	76.2%	67.9%	76.2%	51.2%
…with 10% increase	**69.4%**	67.4%	95.2%	73.9%	75.2%	81.8%	70.8%	78.8%	58.2%
…with 5% decrease	**56.2%**	54.3%	89.2%	60.0%	59.6%	68.9%	60.6%	72.9%	44.3%
…with 10% decrease	**51.6%**	49.0%	86.8%	55.6%	55.4%	65.2%	57.0%	68.6%	40.9%

Source: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

Table 12.2 Affordability Test Results – Proportion of **Newly Forming** Households Unable to Afford Market Housing

% Unable to Buy/Rent Lower Quartile House:	Wirral								
	ALL	Wallasey	Commercial Core	Suburban Birkenhead	Bromborough and Eastham	Mid-Wirral	Hoylake and West Kirkby	Heswall	Rural Areas
% Unable to BUY	**87.4%**	**89.2%**	**90.0%**	**82.3%**	**89.8%**	**91.4%**	**84.8%**	**88.9%**	**91.5%**
…with 5% increase	**88.4%**	89.2%	91.5%	84.6%	90.6%	92.4%	87.3%	90.8%	93.9%
…with 10% increase	**89.3%**	90.5%	92.9%	86.9%	91.4%	93.1%	89.8%	92.7%	94.9%
…with 5% decrease	**86.5%**	83.0%	88.5%	79.4%	88.8%	90.4%	82.4%	87.0%	88.7%
…with 10% decrease	**85.6%**	79.9%	85.0%	76.3%	87.4%	89.5%	80.9%	85.7%	86.0%
% Unable to RENT	**72.4%**	73.4%	95.9%	76.2%	78.6%	84.5%	71.9%	80.0%	61.5%
…with 5% increase	**75.5%**	76.9%	96.6%	79.0%	82.6%	87.4%	73.3%	81.6%	65.4%
…with 10% increase	**81.4%**	80.0%	98.0%	98.8%	84.6%	89.0%	76.3%	83.8%	70.2%
…with 5% decrease	**68.8%**	70.0%	95.1%	73.4%	74.4%	81.3%	70.5%	78.5%	57.5%
…with 10% decrease	**65.2%**	66.5%	93.3%	70.6%	70.3%	78.0%	69.2%	77.0%	53.6%

Source: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

12.5 The results of the above affordability calculation (based upon higher and lower housing costs) have been inputted into the affordable housing model to enable an assessment to be made of the impact of changes in market rents on the net

affordable housing requirement. The findings are set out in Table 12.3 which demonstrates the significant impact with relatively minor changes in house price/rental levels would have on affordable housing requirements.

Table 12.3 Net Annual Housing Need - with changes in market prices/rents

Wirral Housing Register Approach	Annual Affordable Housing Need	
	3.5 x Income Multiple / 25% Gross Income on rent	3.3 x Income Multiple + 20% Deposit / 35% Gross Income on rent
Current (2015) LQ House Prices	**2,122**	**2,006**
…with 5% increase	2,148	2,066
…with 10% increase	2,173	2,112
…with 5% decrease	2,096	1,914
…with 10% decrease	2,070	1,821
Current (2016) LQ Rents	**1,706**	**1,034**
…with 5% increase	1,791	1,142
…with 10% increase	1,954	1,357
…with 5% decrease	1,606	926
…with 10% decrease	1,507	817

Implications of 'Help to Buy'

12.6 The Government's 'Help to Buy' mortgage guarantee scheme has been hailed by both the development industry and the Government as being a key factor (alongside the gradual economic recovery) of stimulating the housing market. This helps to facilitate the provision of mortgage finance to households (often, but not exclusively, first time buyers) who might otherwise struggle to provide a sufficient deposit.

12.7 Under the Government's **Help to Buy Equity Loan scheme**, a buyer is only required to put down a minimum 5% deposit on a new home (older homes are excluded), and the government provides an equity loan (through the HCA) of up to 20% of the property's value up to a maximum purchase price of £600,000. The remaining amount is then covered through a standard mortgage. At the end of the mortgage or when the property is sold, the household must repay the equity loan, which will be 20% of the value at the time of sale. There is no fee applied to the equity loan for the first 5 years, after which an annual fee of 1.75% is payable, rising by RPI plus 1% each year.

12.8 The Government's **Help to Buy Mortgage Guarantee scheme** helps households to purchase a home with a deposit of just 5% of the purchase price. This is open to both first time buyers as well as existing home owners, for both new build and older homes in the UK (again with a purchase price of up to £600,000). The government provides a guarantee to the mortgage lender. In general, bank lending rates are higher under this scheme than if a purchaser were to apply for a mortgage independently, with an initial interest rate of 5.2% for the first five years typical.

12.9 The Government has also instigated the **Help to Buy ISA**, by which the Government will boost savings into the account by 25%. The maximum Government bonus that can be received is £3,000 (and a minimum of £400), and is available to each first time buyer, not each household (meaning that a couple with two separate Help to Buy ISAs, each saving up to £12,000, could receive a £6,000 bonus from the Government to go towards buying your first home). As this can be used in conjunction with the other Help to Buy schemes, this could further increase the amount of deposit households can put down for their first home.

12.10 The latest figures provided by the Government[90] indicate that Help to Buy has helped more than 17,000 people to buy a new home so far, with over 80% of sales going to people taking their first step onto the housing ladder (89% Equity Loan and 82% Mortgage Guarantee). 3,774 people have taken advantage of the scheme in the North West so far, including 123 people being granted equity loans in Wirral[91].

12.11 An analysis has been undertaken of the extent to which the advent of Help to Buy allows both existing and newly forming households to purchase a new property. The analysis has looked at both the Help to Buy Mortgage Guarantee Scheme, which assumes that households would have access to a 5% deposit; and the HTB Equity Loan Scheme, whereby the Government provides an additional equity loan (through the HCA) of 20% of the property's value; thus the total property value against which a mortgage is obtained is just 75%.

12.12 The same LQ house prices are factored into the equation as before, and similar assumptions have been made that newly forming households will have incomes approximate two-thirds the level of existing households. It should be noted that the analysis makes no allowance for any fees involved; nor does it analyse the implications of the household failing to sell the property (or reduce the size of the equity loan) within the first five years and incurring increasing interest charges on the outstanding equity loan.

[90] "*PM Hails Help to Buy Success*" News Story, 23rd March 2014 https://www.gov.uk/government/news/pm-hails-help-to-buy-success

[91] Help to Buy equity loans in Wirral (2013/14 – end of Q3 2015/16). Figures relating to Mortgage Guarantees resulting from the Help To Buy scheme in Wirral Council were not available.

Table 12.4 Affordability Test Results – Implications of the Help to Buy Scheme

% Unable to Buy/Rent Lower Quartile House:	Wirral								
	ALL	Wallasey	Commercial Core	Suburban Birkenhead	Bromborough and Eastham	Mid Wirral	Hoylake and West Kirby	Heswall	Rural
Currently (EXISTING HOUSEHOLDS)	**118,958 (81.8%)**	20,459 (74.3%)	1,509 (79.4%)	28,847 (71.9%)	21,160 (85.4%)	21,331 (88.1%)	8,975 (78.8%)	10,937 (83.7%)	2,063 (82.9%)
With 20% Deposit and 3.3 x income	**103,851 (71.4%)**	17,441 (63.4%)	1,318 (69.4%)	23,862 (59.5%)	19,793 (79.9%)	19,316 (79.8%)	8,453 (74.2%)	10,369 (79.4%)	1,945 (78.1%)
With HTB Equity Loan (25%) deposit	**91,840 (63.1%)**	13,922 (50.6%)	1,207 (63.5%)	19,994 (49.8%)	17,490 (70.2%)	17,342 (71.6%)	8,055 (70.7%)	9,921 (76.0%)	1,842 (74.0%)
With HTB mortgage guarantee (5%) deposit	**114,207 (78.5%)**	19,490 (70.8%)	1,433 (75.4%)	27,848 (69.3%)	22,282 (90.0%)	21,067 (87.0%)	8,830 (77.5%)	10,831 (82.6%)	2,059 (78.5%)
Currently (NEW HOUSEHOLDS)	**127,188 (87.4%)**	24,548 (89.2%)	1,710 (90.0%)	33,012 (82.3%)	22,243 (89.8%)	22,143 (91.4%)	9,668 (84.8%)	11,609 (88.9%)	2,278 (91.5%)
With 20% Deposit and 3.3 x income	**121,075 (83.2%)**	20,890 (75.9%)	1,537 (80.9%)	29,312 (73.1%)	21,287 (85.9%)	21,419 (88.4%)	9,040 (79.3%)	11,003 (84.3%)	2,081 (83.6%)
With HTB Equity Loan (25%) deposit	**120,414 (85.0%)**	18,592 (67.5%)	1,387 (73.0%)	26,831 (66.9%)	20,606 (83.2%)	20,948 (86.5%)	8,695 (76.3%)	10,649 (81.5%)	1,988 (79.9%)
With HTB mortgage guarantee (5%) deposit	**125,833 (86.5%)**	24,374 (88.6%)	1,682 (88.5%)	32,096 (80.0%)	22,043 (89.0%)	22,117 (91.3%)	10,077 (84.4%)	11,358 (87.0%)	2,210 (88.7%)

Source: Land Registry Data (2015), Rightmove (2016), Experian Income Data (2013)

12.13 The results are presented in Table 12.4. They indicate that the HTB Equity Loan scheme could have a significant effect on people's ability to purchase a new build property in Wirral. For example, the number of existing households who in theory could not afford to buy a new build property in Wirral could fall from 82% to 63%. This suggests that the true level of affordability for both new and existing households in Wirral could be somewhat lower than has been modelled in Sections 8.0 to 10.0, although this of course assumes that householders are able to afford a 5% deposit in the first place (the HTB ISA could of course go some way towards assisting new households in being able to provide the necessary deposit).

Starter Homes

12.14 As noted in Section 3.0, the Housing and Planning Bill is introducing a statutory duty on local authorities to promote the delivery of Starter Homes, with a requirement for a proportion of starter homes to be provided on all 'reasonably sized' housing development sites.

12.15 A Technical Consultation is underway regarding the level at which this requirement should be set, although the Bill defines starter homes as being new dwellings available to first time buyers under the age of 40, sold at a discount of at least 20% of market value and at less than the price cap of £450,000 in London and £250,000 elsewhere, with a minimum time limit on resale (5 years) before the

discount can be removed. Further financial support is available through the Help to Buy ISA to help purchasers save for a deposit, further reducing the financial burden on first time buyers[92].

12.16 It is intended that most of these starter homes will be available for re-sale on the open market after 5 years at their full market value, and hence they will not retain their low cost status in perpetuity. Nevertheless, the Government has made clear that Annex 2 to the Framework (the Glossary) will be revised to include starter homes within the overall definition of Affordable Housing on the grounds that affordable housing is about supporting households to access home ownership, where that is their aspiration, as well as delivering homes for rent:

"We propose to amend the national planning policy definition of affordable housing so that it encompasses a fuller range of products that can support people to access home ownership. We propose that the definition will continue to include a range of affordable products for rent and for ownership for households whose needs are not met by the market, but without being unnecessarily constrained by the parameters of products that have been used in the past which risk stifling innovation. This would include products that are analogous to low cost market housing or intermediate rent, such as discount market sales or innovative rent to buy housing. Some of these products may not be subject to 'in perpetuity' restrictions or have recycled subsidy. We also propose to make clearer in policy the requirement to plan for the housing needs of those who aspire to home ownership alongside those whose needs are best met through rented homes, subject as now to the overall viability of individual sites.[93]" [§9]

12.17 The Government announced in the March 2016 Budget the launch of the Starter Homes Land Fund prospectus[94], which will allow Local Authorities to access £1.2 billion fund to remediate brownfield land to provide at least 30,000 Starter Homes.

12.18 Clearly then (acknowledging that the details are yet to be finalised), whilst starter homes are to be included in the definition of affordable housing going forward, households will not be means-tested. Therefore any first time buyer under the age of 40 could apply for a starter home no matter what their income may be. This means that it is not a simple matter to set out what the potential demand is likely to be for starter homes in Wirral.

12.19 NLP has undertaken an analysis of the potential pool of households who may be eligible and able to purchase a starter home over the plan period 2014-2032. This process is summarised in Table 12.5.

[92] CLG (December 2015): Consultation on proposed changes to national planning policy

[93] CLG (December 2015): "*Consultation on proposed changes to national planning policy*"

[94] CLG (March 2016): Starter Homes: Unlocking the Land Fund

Table 12.5 Potential Starter Homes Eligibility in Wirral (2014-2032)

	Potential First Time Buyers 2014-32	% Who can afford to purchase a new property @20% discount	Number able to afford a starter home	
			Total	Annual
Existing Households with a HRP* under 40	17,160*	13.6%	2,329	129
Newly Forming Households with a HRP* under 40	44,856	10.0%	4,469	248
TOTAL	**62,016**	**-**	**6,798**	**378**

Source: 2011 Census Land Registry Data (2015), Rightmove (2016), Experian Income Data (2011), 2016 PopGroup PCU/MYE Baseline Scenario
*HRP: Household Reference Person

*Note: For existing households with a Household Reference Person [HRP] under the age of 40, it has been assumed that if they are currently living in rented accommodation then they would not previously have owned a home and would therefore be eligible for a starter home. Whilst this is likely to be true for the majority of cases, it will necessarily under-estimate the total number of households who have, for whatever reason, decided to rent having purchased a property in the past.

12.20 In the absence of any data on the likely purchase price of typical starter homes in Wirral, it has been assumed that this is likely to equate to the typical (median) sales price of new build semi-detached, apartments and/or terraced properties in Wirral. The price paid figure for such properties over the year to December 2015 (as recorded by HM Land Registry) was £142,475. Discounted by 20%, this would suggest a typical discounted price of £113,980, which would require a household income of at least £32,566 (assuming a standard 3.5 x income multiple).

12.21 Table 12.5 indicates that this would typically price out 86.4% of existing households with an HRP under 40, and 90.0% of newly forming households with an HRP under 40. Applied to the total number of households in this age bracket, this would suggest that there is potentially an annual reservoir of **6,798 households** (both existing and emerging) over the next 18 years who would be eligible and theoretically able to purchase a starter home.

12.22 It is of course noted that this figure is based on a number of assumptions regarding individuals' ability to pay and how the starter homes discount is likely to work in practice. We do not of course know how this will play out in Wirral, and whether given the comparatively low house prices generally, there will be substantial interest in this discounted product from either developers or potential occupiers.

12.23 For example, it is likely that the demand for starter homes will come from households who are either able to afford market or shared ownership properties, rather than affordable rented/social rented housing. It is unlikely therefore to have an impact on social housing, although it is possible that there will be some overlap with intermediate housing needs. This is examined in further detail below.

12.24 Clause 3 of the Housing and Planning Bill (as currently drafted 13/01/2016) states that an English LPA "*must carry out its relevant planning functions with a view to promoting the supply of starter homes in England*". Furthermore, Clause 4 -

Planning permission: provision of starter homes, contains a new duty that applies to decisions on planning applications. The Explanatory Notes accompanying the Bill suggest that the clause would enable the SoS, through regulations, to require that in relation to applications for residential development above a certain size there must be a s.106 planning obligation securing a certain proportion of starter homes on the site.

12.25 The regulations may also specify that certain types of residential development should be exempt, or that certain areas should have a higher starter home requirement, or that LPAs should have discretion about certain requirements. The requirements could include the provision of a particular number or proportion of starter homes on site or the payment of a commuted sum to the local planning authority for the provision of starter homes. The SoS will have flexibility to apply different requirements to different types of residential developments and to different areas, including conferring discretions on LPAs. It is understood that the Bill also gives the option to developers whether to build starter homes or affordable homes, including where there is a current s.106 agreement in place.

12.26 The Government has yet to provide a figure in the Practice Guidance / Framework regarding what the 'certain proportion of starter homes' provided on suitably-sized starter home schemes, is likely to be. Without this, it is very difficult to suggest the scale of need at this stage, or what proportion (if any) of the affordable housing requirement should be 'netted off' for the provision of starter homes. A figure of 20% has been suggested

12.27 The CLG's "*Starter Homes Regulations Technical consultation*" (March 2016) is seeking views on a tapered approach which enables the starter home to be sold at an increasing proportion of market value, stepping up to 100% over time, for between 5 and 8 years. The Consultation also seeks views on whether there should be a minimum percentage requirement to be applied uniformly on all sites over 10 units to provide a single requirement across the country, and whether 20% represents a reasonable requirement for most areas.

12.28 Discussions with various RPs suggested that demand is likely to be limited for starter homes in eastern parts of the Wirral in particular due to the relatively low property prices in certain areas.

12.29 As such, the Council will need to monitor the situation and prepare suitable policy responses, based on viability assessments, to ensure that demand can be met without harming the wider property market (for either market or social rented properties).

Second Steppers

12.30 The HNS and stakeholder consultation have highlighted that a significant proportion of households are essentially unable to exercise genuine choice within the market as a result of their current limited financial capacity (when considered against current house prices and rents), even allowing for financial incentives such as Help to Buy. This is in part driven by a high proportion of local households having very low incomes, although as a result of tightening mortgage lending regulations this is increasingly affecting households with higher incomes

but low levels of savings or with limited (or even negative) equity in their property. This includes a group referred to as 'second steppers'.

12.31 Second steppers are those people still living in their first home, but looking to take their next step up the ladder. They are the link between first time buyers and the rest of the housing market. Lloyds Bank has developed a second stepper housing affordability measure which is calculated as the average price of a typical second stepper home less the owner's current equity position as a ratio of average earnings. In the UK, this stood at 6.4 times gross annual full-time average earnings for 2015. This was an improvement on the previous year (when the figure was 7.1). [95]

12.32 Despite many benefitting from the recent equity boost associated with HTB and other fiscal measures discussed above, financial support is still being required to help many make the jump to the next step. A recent update by Lloyds Bank[96] found that first time movers typically need to find an extra £125,694 to fund the move to their preferred next home of a detached property, and that 17% will require financial assistance from family or friends to help bridge this gap (asking for more than £22,000). Half of these second steppers felt that they would not be able to make the next move on the property ladder without this help.

12.33 According to Lloyds Bank, as more time passes since the peak of the market and the subsequent fall in house prices in 2007/08, a higher proportion of potential second steppers will have bought their first property when house prices had already fallen from their peak. However, second steppers in aggregate still face considerable challenges. Across the UK, the difficulties faced by second steppers are having a considerable knock–on impact for potential first-time buyers due to the resulting shortage of properties available on the market with housing chains hard to establish.

12.34 In terms of what this means for Wirral Council, the ratio between house prices and earnings has been calculated for second steppers in the authority area for 2015 and compared to the equivalent ratios for England and Wales and the North West over the same period. This calculation is based on the following assumptions and data:

1 A second stepper is, on average, estimated to have 7% equity of the average price for a typical move-on property (based on equity level data collated by Lloyds Bank);

2 The data used relates to semi-detached properties (based on consumer research by Lloyds TSB which found that the majority of second steppers expect to move into a semi-detached home);

3 When calculating average semi-detached house prices, Land Registry Price Paid data for the period January 2015 to December 2015 has been used (equal to £166,722 for Wirral);

[95] http://www.lloydsbankinggroup.com/globalassets/documents/media/press-releases/lloyds-bank/2015/150605-second-steppers-2015.pdf

[96] www.lloydsbankinggroup.com/Media/Press-Releases/2015/lloyds-bank/second-steppers-still-need-bank-of-mum-and-dad/

4 Earnings are based on Gross Annual Pay for Full Time Employee Jobs in 2015 using data from ONS Annual Survey of Hours and Earnings [ASHE].

12.35 The resultant ratios of house prices to earnings for second steppers are **6.0** for Wirral, up from 4.6 in 2013. This compares to a national average of 7.7.

12.36 This suggests that homes in Wirral Council are more affordable for 'second steppers' than for the country as a whole.

Build to Rent

12.37 Build to Rent was launched by the Government in December 2012 in response to the Montague report on barriers to institutional investment in private rented homes. Its purpose is to stimulate investment in large-scale development of homes built specifically for private rent by professional organisations. The fund, which is administered by the Homes and Community Agency, is intended to reduce the up-front risk for developers by way of equity participation or the provision of bridge finance to allow schemes to be built, managed and let. The initial Build to Rent budget of £200m was increased to £1bn in the Budget 2013. Approximately £300m has been allocated to Round 1 projects, which are expected to be in contract by May 2014. The shortlisted projects for Round 2 were announced in March 2014, none of which are located in Wirral.

12.38 Research published by EC Harris in November 2013 (Build to Rent –Pushing the Boundaries) indicates that Build to Rent is likely to be viable across more than half of England's local authority areas. Whilst London and the South East dominate, there are also hot spots in the Midlands, North and South West. The viability of Build to Rent is not exclusive to these areas, but the research demonstrates a prevalence of urban conurbations and towns near to, or within commuting distance of, major centres of employment. In the North West, Trafford, Manchester and Stockport are the top ranked authorities where Build to Rent could deliver a positive land value. Wirral is identified as a potentially viable location for low rise development if unit sizes and capital delivery costs are reduced. The Borough is also identified as having better than average rental affordability which may assist in any investment case for Build to Rent.

Self-Build

12.39 The Framework [Paragraph 50] requires LPAs to plan for a mix of housing including for people wishing to build their own homes. The Government wants to enable more people to build their own home and wants to make this form of housing a mainstream housing option. There is strong industry evidence of significant demand for such housing, as supported by successive surveys. The Practice Guidance[97] states that LPAs should plan to meet the strong latent demand for such housing. A self-build project is defined as a situation whereby a house is designed and constructed to the specifications of the person who is going to live there.

[97]Section 2a-021-20140306

12.40 At present around 10,000 self-build homes a year are built in the UK; the Government is keen to see this figure rise to 50,000 a year, or more. This would help to grow the proportion of new self-build homes built in the UK from its current 8% to nearer 25%. [98]

12.41 The first stage would involve self-builders formally registering for a new building plot with their local authorities (similar to the way people currently register on a council housing waiting list). Only people who had lived in a local authority area for two to three years would be eligible to register, and they might also need to prove they had the resources to buy a plot once the council makes them available.

12.42 Each council would need to take note of the level of demand there was in its area and facilitate suitable building plots to match the local demand. The Government is planning to impose a legal duty on councils to provide the plots, and it has allocated £150m to help kick start the process. This would enable councils to acquire land for the plots if it has no land of its own, and it could also be used to service the plots (i.e. to ensure good road access or to provide water, power etc for each plot).

12.43 In the Comprehensive Spending Review in November 2015 the Government announced the establishment of the Housing Development Fund which will provide access to £1 billion of loan finance for custom build, small and medium builders and innovative new building methods for up to 5 years, with the intention of supporting the provision of over 25,000 homes through to 2024/25.

12.44 People on the local register would not be able to demand plots in specific locations, or get them at unrealistic prices. They would have to pay the full local value. People on the register could not expect to pick and choose too much; if a council made reasonable plots available and those on the register turned them down the council would have met its requirements. If councils do little or nothing to facilitate suitable building plots those on the register may be able to sue them.

12.45 In terms of how this initiative relates to Wirral Council, the Practice Guidance[99] advises that additional local demand over and above current levels of delivery can be identified from secondary data sources such as: building plot search websites; 'Need-a-Plot' information available from the Self Build Portal; and enquiries for building plots from local estate agents.

12.46 A review of such websites indicates that there are a number of plots available for self-build in Wirral but the 'Need a Plot' information suggests that the level of demand for plots is low, with only one specific request for a plot being identified in Wirral at the time of search. As such data is unlikely on its own to provide reliable local information on the local demand for people wishing to build their own homes, the Council may wish to consider compiling a local list or register of

[98] More details on the Right to Build initiative announced in the 2014 Budget were announced in a speech by (then) Planning Minister Nick Boles, as part of National Custom & Self Build Week: http://www.selfbuildportal.org.uk/latest-news/290-details-of-the-new-right-to-build-initiative-for-self-builders-emerges

[99] Section 2a-021-20140306

people who want to build their own homes, as recommended in the emerging Right to Build initiative[100].

Impact of the Affordable Rent Model

12.47 The Government introduced a new Affordable Rent Model in April 2011 to be offered to RPs as part of its spending review. Affordable Rent will offer shorter term tenancies at a rent higher than social rent. This would be set at up to 80% of local market rent.

12.48 In July 2014 the HCA announced the Affordable Homes Programme for 2015 to 2018, which will invest £1.7 billion in new affordable housing to deliver 165,000 new homes by March 2018. In addition, the Affordable Housing Guarantee scheme was launched to support the building of new additional affordable homes. The scheme offers RPs a Government guarantee, on debt they raise to deliver additional newly-built affordable homes. This will help to reduce their borrowing costs, increasing the number of new homes they can afford to provide. The guarantee scheme is complemented in England by grant funding, although the guarantees themselves are UK-wide[101].

12.49 The Government has introduced new opportunities for Registered Providers to help manage their assets where appropriate, tailor tenancies and rent levels. However, the structure of the new system also means that in areas where private rents are low, social housing currently offers close to – or greater than – 80% of market rents. For these places, there will be little or no increase in subsidy. This means that there will be very little additional money available with which to build new homes in some parts of the country.

12.50 The purpose of this section of the report is to examine the anticipated positive and negative impacts of the affordable rent model. This report only focuses on affordability aspects; it does not consider other impacts of the affordable rent model. In addition, the potential opportunities for utilising affordable rent housing as part of a recommended tenure split for future affordable housing supply are explored later in this report.

Social Rent and 80% Affordable Rent Difference

12.51 Table 12.6 shows the changes to rental levels by comparing current social rents with 80% of market rents. It demonstrates relatively moderate differences between social and 80% market rents. This analysis does not take into account variations of income/rent levels in different locations within Wirral Council. However, the calculation is useful in broadly demonstrating the extent to which affordable rent levels (on average) at 80% of LQ market rent (i.e. 80% of £350 per month), compares with the cost of social rent. The Table shows that social rent is higher than affordable rent in Wirral, by around 5%.

[100] A Self-Build and Custom Build Questionnaire was published on Wirral Council's website on 29th March 2016.

[101] HCA (8th May 2015): 2010 to 2015 government policy: house building

Table 12.6 Difference between Current Social Rents and Affordable Rents - Overall Average

Overall Average			
Borough	**Social Rents (Average)**	**Affordable Rent[1]**	**Difference**
Wirral	£358	£340	+£18 (+5%)

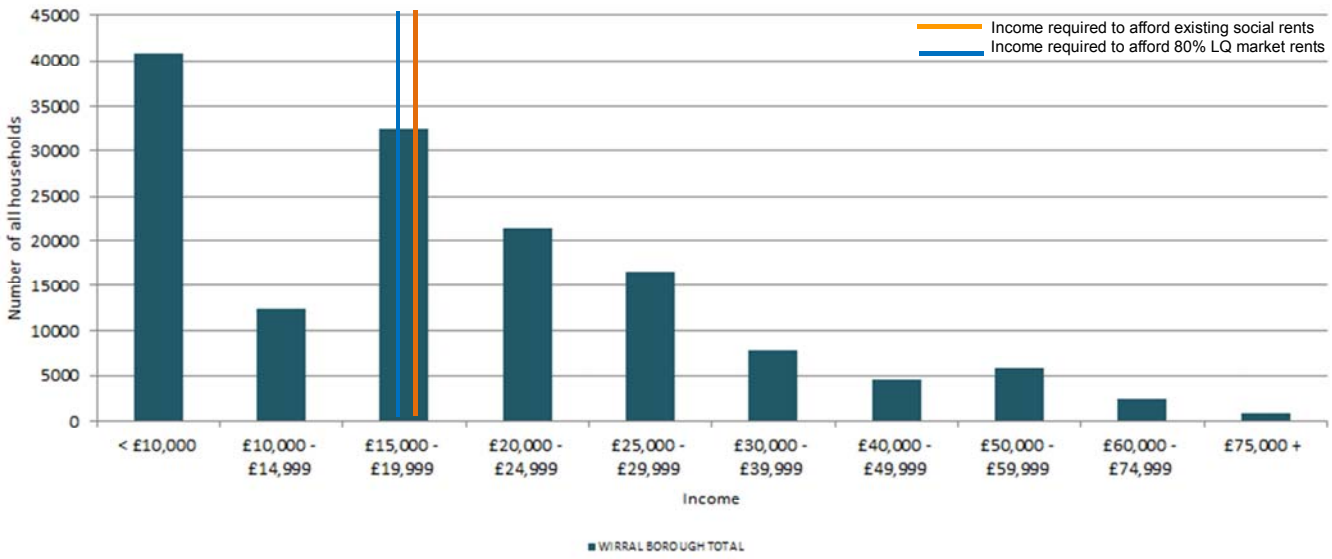
Source: CORE DATA (2015) and Rightmove (2015)

[1] Measured as 80% Lower Quartile Market Rent

Comparing Rent with Household Income

12.52 Figure 12.1 draws together the information on rent differences (set out in Table 12.6) with Experian household income band data for the general population (i.e. all households who live in Wirral Council). It shows the number of households in each of the income bands within the Local Authority. The orange vertical line shows the income required to afford existing social rents (average: £17,181) and the blue vertical line shows the income required to afford 80% of lower quartile market rents (average: £16,320). This assumes that up to 25% of gross household income is spent on rent. Thus, any households to the left of the vertical lines would need to pay more than 25% of their income on rent or require the receipt of benefits.

Figure 12.1 Wirral Affordability



Source: Experian (2013), CORE, Rightmove (2015)

Affordability of existing and newly forming households

12.53 The above information relates to the general (existing) population. However, the affordable housing calculation (Section 9.0) explained how the incomes of newly forming households are generally lower than that of the general population. This is reflected in Figure 12.2, which contrasts the percentage of existing and newly forming households unable to afford existing social renting and 80% market rent. There is a huge difference between the number of existing and new households that can afford either affordable or social rented accommodation due to the

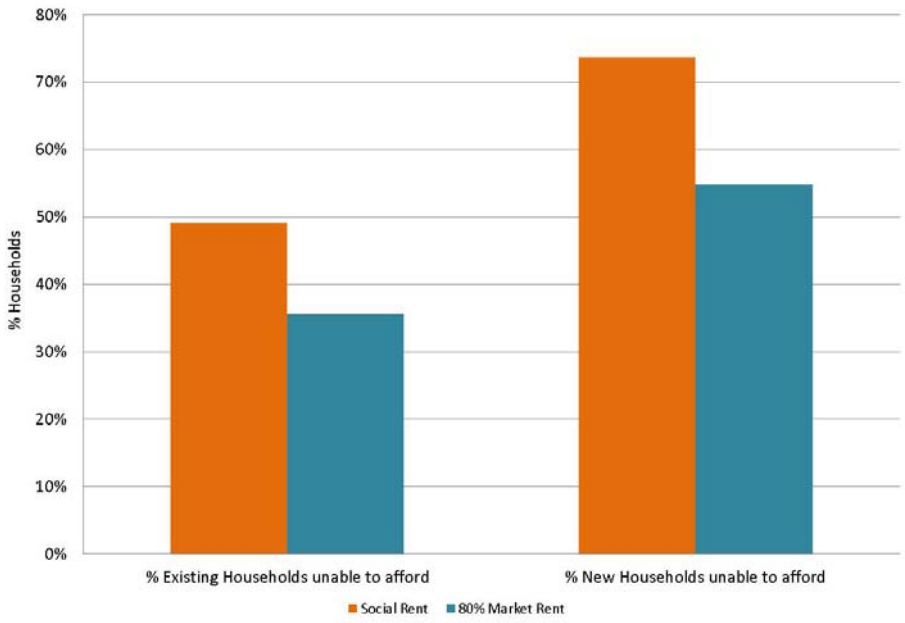
substantial drop in income estimated for the latter group.

1 46.4% of existing households and 61.0% of newly forming households cannot afford existing social rent; and,

2 Some 42.5% of existing households and 57.4% of newly forming households in Wirral cannot afford 80% market rent.

12.54 The income data used to inform this analysis does not take into account benefits received by households (including Housing Benefit).

Figure 12.2 % of Existing/Newly Forming Households Unable to Afford Existing Social Rent or 80% Market Rent



Source: Experian 2011, CORE 2015, Rightmove 2015

12.55 It is important to note that although the difference between social rent and affordable rent in Wirral is only expected to be around 5%, it would result in a disproportionate increase in the number of existing households who would theoretically be unable to afford affordable rent. (+9%).

Findings of the Survey of RPs

12.56 The Survey of RPs asked various questions about the impact of the Affordable Rent Model [ARM]. At this early stage, respondents were unable to categorically determine the true effect of the ARM. However, they were able to provide an interesting perspective of what the impacts have been to date and what they perceive the impacts will be. The results are set out below. It is emphasised that the following brings together and summarises the results of a Survey of RPs: the text merely sets out the expressed opinion of surveyed RPs and does not necessarily reflect the views of the local authority.

Use of the Affordable Rent Model

12.57 All of the RPs who responded to the survey confirmed that they used the ARM. One RP noted that they have a long term development programme and are

required to convert a proportion of their relets to affordable rents.

Effect on those that need Social Housing

12.58 One RP commented that there are no major issues following the adoption of affordable rents. Another noted that they are delivering using affordable rents and this works better in higher value areas. It was noted that 14% of applicants registered on Property Pool Plus are in employment as of the end of March 2016, so regardless of the level of the affordable rent, housing benefit would still be required some help would be provided via housing benefit. It should be noted that this figure is likely to be higher as not everyone in employment has had their employment status verified.

Deviation from the 80% Policy

12.59 The RP responses to whether there is a deviation from the 80% policy were mixed. On respondent noted that the 80% target is always used as they are committed to meeting targets agreed with the HCA, so there is not much discretion to exercise. Another suggested that up to 80% was used on new affordable housing and the figure was no greater than LA Benefit ceiling levels. The RP required to convert a proportion of their relets as affordable rents noted that they usually charge 80% of market rent to attempt to realise the increase required in order to fund their development programme. They did note however, that they do not generally achieve the increase required for conversion of existing properties due to lower market rents in the area where they have stock.

Likely impacts on the Turnover of Properties

12.60 Responses with regard to the likely impacts on the level of affordable rent on the turnover of properties were mixed. One RP suggested that turnover rates on some stock was lower but did not provide any further detail of the stock in question. Two RPs noted that they had not experienced any impact upon turnover but one noted that the high rent levels on some housing schemes has made them wary of letting to those who may be benefit dependent. The other RP suggested that any increase in turnover was as a result of the under-occupancy penalty, as the higher the rent the less likely the tenant would be able to afford to pay the under occupancy charge.

Impact upon Access to Social Housing and Areas Affected

12.61 Responses on this issue provided some interesting results. One RP noted that the affordable rent model is not having a significant impact upon demand but that they were making a conscious decision to widen their appeal to include more working people. Another RP made similar comments. They noted that it was not particularly difficult to access social housing in Wirral but suggested that the challenge is to market social housing to residents who wouldn't ordinarily think that social housing was available to them e.g. those who would usually access the private rented sector. They suggested that given the fact that there are types of property that would not be affordable for those who would qualify for housing benefit due to their size they need to attract applicants who are on sufficient

income to disqualify them from housing benefit.

Implications of changes in terms of length of tenancy offered

12.62 The majority of RPs confirmed that the use of ARM had not resulted in the implementation of any changes in the length of tenancy. One RP confirmed that they have this option at their disposal but have not yet chosen to exercise it.

12.63 One RP noted that lifetime tenancies are offered but are subject to Localism Bill rights. Another RP noted that they offer Assured Tenancies for the majority of their properties which gives certain rights such as assignment and succession, although they also offer shorthold tenancies on the properties they do not own, which are periodic and have a fixed term. One RP confirmed that their new affordable rent tenancies do not have succession rights.

Suggested Affordable Housing Need

Proportion of Housing to be Affordable

12.64 An overall housing OAN has been identified (Section 7.0) of **915 dpa – 1,355 dpa for Wirral Council,** equivalent to 16,470 to 24,390 additional dwellings over the plan period 2014 to 2032.

12.65 An affordable housing need has been identified (Section 9.0) of between 1,034 dpa and 1,706 dpa based on the Housing Register Approach, and between 984 dpa and 1,744 dpa based on the HNS approach. As the latter data is more than 3 years old, it is considered in this instance that greater weight should be afforded to the Housing Register data, whilst it would appear that for Wirral, the sensitivity test (including an allowance for a 20% deposit and 3.3 income multiplier) would be more realistic in the light of government announcements and initiatives such as the Starter Homes programme – i.e. the figure of **1,034 affordable dpa**.

12.66 An assessment of the amount of net annual affordable housing need identified as a proportion of the total housing requirement suggests that, in quantitative terms at least, theoretically Wirral would need between **76%-113%** of its total annual housing OAN to comprise affordable housing if it is to meet all of its affordable housing need.

12.67 The above calculation, based on the gross household formation approach, is lower than the figure in the previous 2010 SHMA update for Wirral Council, which identified a requirement of 2,784 dpa and considered that a target of 40% of new-build housing being affordable would be appropriate.

Policy Advice

The study has demonstrated that the quantitative need for affordable housing is high, at least 1,034 dpa even when an allowance is made for a 20% deposit contribution. This does not take into account the continued ability of the Private Rented Sector to accommodate households in need, which in practice occurs through the payment of housing benefit.

The Government's Practice Guidance states that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. '*An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes*.' [2a-029-20140306]

However, the Practice Guidance also states that any assessment of need '*should be realistic in taking account the particular nature of that area'*. There may therefore be a need to balance delivery of affordable housing against the viability concerns of parts of Wirral.

For Wirral, it is considered that a figure of **up to 40%** would still be appropriate in general terms. This could provide more than a third of the total identified affordable housing need, should the top end of the overall housing requirement be delivered and would represent a level of delivery well above the social housing completion rate in recent years of 172 dpa (between 1996/97 and 2013/14).

This does not include any allowance for the private rented sector to make up some of the shortfall, although it is recognised that it plays a very significant role in helping Wirral households in constrained circumstances to meet their housing needs independently, and for addressing the slack between affordable housing need and provision. This is likely to continue for the foreseeable future.

It is stressed that the viability of the indicative 40% target has not been tested in this SHMA, and it is recognised that such a level of affordable housing may be very challenging to deliver on many sites in the Borough, particularly in the eastern urban areas. It will be for Wirral Council to test the extent to which such a high target can realistically be achieved in the current economic climate, or the extent to which it aligns with other policy objectives.

In this regard, it should be noted that the 2010 Affordable Housing Viability Study concluded that at current market values and costs it would be possible to sustain a target of 20% affordable housing, with zero public grant, over most of the area. '*That is the safe assumption at present, but it is open to the Council to state a 'Plan-long' strategic target including whatever grant assumptions seem reasonable over the longer term. This could, for instance, be the same as the 40% target suggested in the SHMA Update'*. [Paragraph S4].

The latest work undertaken by Keppie Massie tested affordable housing at levels of 10% and 20% across a range of development typologies and concluded that 20% was only viable in those areas outside of Birkenhead and the Commercial

Core.

Ultimately, the affordable housing target to be established by Wirral Council is a decision to be made through the emerging Local Plan. The Council will need to establish a balance between housing need requirements and viability of delivery. In particular, the supply of both market and affordable housing must be tackled to prevent the problem from becoming more acute.

This should be monitored given that the sector is in a state of flux at the time of writing, with the Housing and Planning Bill, once enacted, likely to have significant impacts on the sector with requirements to ensure the provision of starter homes on all reasonably sized sites, as well as a host of other measures including the (voluntary) extension of Right to Buy for RP tenants.

Suggested Affordable Housing Split

12.68 An assessment has also been undertaken to establish a suggested split between social rent, affordable rent and intermediate affordable housing. Again, the targets to be established are a policy decision for Wirral Council to make through its Local Plan formulation process, subject to the Government's emerging proposals for starter homes.

12.69 This assessment has been undertaken by examining the interaction between housing costs and household income. The suggested tenure split has been informed by our analysis of the ability of households with insufficient income to access market housing to afford different types of affordable housing.

12.70 Housing costs have been examined by looking at the following sources:

1 **Social rent levels**: CORE data;

2 **Intermediate housing costs**: CORE data setting out the market value of shared-ownership purchases has been assessed. Indicative monthly housing costs have been identified using lower-quartile market values and based on the purchaser buying a 50% equity share in the property. Monthly mortgage costs are calculated based on 4% interest rate mortgage on the 50% equity. Rent levels are calculated on the basis that 3% of the equity retained by the RP is paid per year. For example, for a typical new build property in Wirral valued at £142,475 (median price, excluding detached), where 50% is rented, rental costs are assumed to be £558 per month;

3 **Private rent levels**: Rightmove data on advertised rents, cross-checked against VOA data;

4 **Affordable Rent levels**: (assuming affordable rent is at 80% LQ market rents): 80% of private rented costs.

12.71 This has identified average housing costs, which are set out in Table 12.7. it is unusual that social rent appears to be slightly more expensive than 80% affordable rent, but this reflects the data assumptions and sources used (i.e. typical social rent is recorded at £358, whilst 80% of the recorded LQ market rent (£425) equates to £340). These only represent the situation at a particular point in time and Wirral Council should continue to review their housing evidence when

new data sources become available.

Table 12.7 Monthly Rents and Costs

	Affordable Rent (80% market rent = £340 pcm)	Social Rent (average £358 pcm)	LQ Private Rent (£425 pcm)	Intermediate shared ownership (50% equity)*	LQ Home Ownership (£100,000)	Starter Homes*	New Home Ownership (10% deposit)*
Income required	£16,320	£17,181	£20,400	£26,789	£28,571	£29,184	£32,832
% of Existing Wirral Residents who cannot afford	42.5%	46.4%	60.1%	77.7%	81.8%	83.2%	86.6%

Source: CORE (2015), Land Registry (2015) and Rightmove (2016)
*Note: HM Land Registry data for Wirral indicates that the median price paid for a new home in Wirral (excluding detached) was £142,475 for the year to December 2015

12.72 Information on household income has been obtained from Experian data, which estimates the number of households with a household income in each of ten different income bands. The income data used to inform this analysis does not take into account benefits received by households (including Housing Benefit).

12.73 The analysis then seeks to estimate the number of households unable to afford market housing. This assumes that a household does not spend more than 25% of their income on rent (or for intermediate properties, combined mortgage/rent payments). Thus, to afford a lower quartile private rented monthly rent of £425, a household would require a yearly income of £20,400; 80% market rent would require an income of £16,320; to afford intermediate housing, a household income of £26,789 would be required; to afford social rent, a household would need a household income of £17,181, whilst to (potentially) afford a starter home, a household would need an income of £29,184.

12.74 In total, it is estimated that around 87,449 households cannot afford a LQ private rent, which would equate to around 60% of all households in the Borough.

12.75 The analysis has enabled an estimate to be made of the proportion of households in each area with insufficient income to afford market rent and therefore requiring affordable housing. The analysis at Figure 12.3 relates specifically to households unable to afford private-rented market housing (i.e. households in need of affordable housing). It shows the proportion of these households:

1 Unable to afford affordable rent;

2 Able to afford affordable rent, but not social rent;

3 Able to afford social rent but not LQ market rent without benefits;

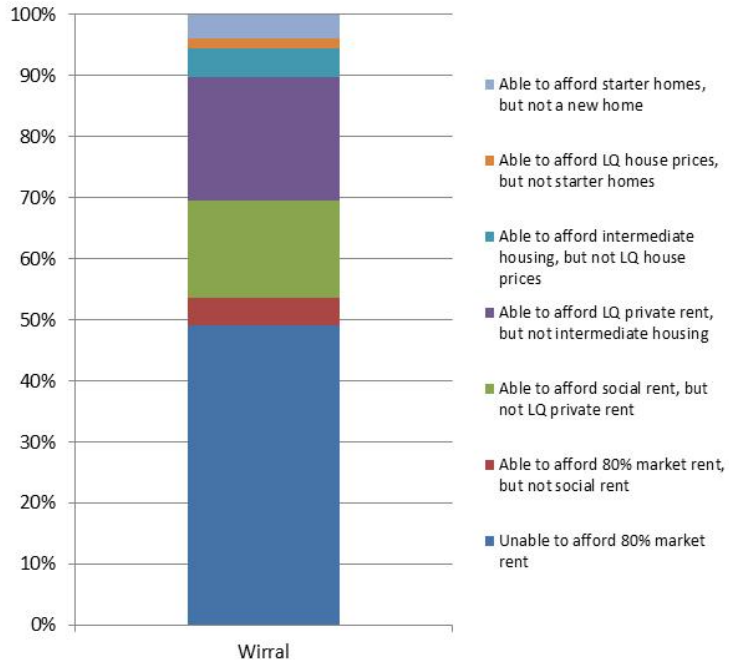
4 Able to afford LQ market rent, but not intermediate housing;

5 Able to afford intermediate housing, but not LQ house prices;

6 Able to afford LQ house prices but not starter homes;

7 Able to afford starter homes, but not a new home on the open market.

Figure 12.3 Existing Households Unable to Access Private Rented Accommodation – Affordability



Source: Experian, CORE, Rightmove 2016

12.76 Figure 11.3 shows that in theory, all forms of social housing are less affordable than affordable rented properties (unsupplemented by housing benefit) in the Borough, with 43% of existing households unable to afford this most affordable of housing tenures. However, clearly the situation is considerably more complicated than this; it presupposes that the remaining 57% of households are able to have an income source that would enable them to meet the monthly payments. In practice, there is limited difference between affordable rented and social rented properties.

12.77 In addition, it might ordinarily be supposed that there will be a significant overlap between households in need of a shared ownership property, and those eligible for/able to buy a starter home. Whilst it is impossible to estimate at present the likely extent of any 'switch' between intermediate and starter homes in Wirral due to the absence of any further information at this time from Government concerning costs and future requirements, it appears that for Wirral at least the impact on affordable housing needs will be significant. This is because there is a minimal gap between the (likely) cost of a new build starter homes, LQ house prices and intermediate properties.

12.78 There is likely to be some overlap between intermediate homes and starter homes given the similar levels of income required for both forms of tenure. The need for starter homes is likely to be particularly pressing in surrounding rural areas and western Wirral settlements, given the higher house prices in these locations (although it is difficult to gauge the extent of this given the very low level of development outside the towns of Wirral in recent years due to Green Belt restrictions.

12.79 The suggested percentage split for social rent/affordable rent/intermediate affordable housing (based on identified net requirements) is set out in Table 12.8.

12.80 This is based on the analysis above and the progressive move at a national level away from social rented towards affordable rented tenure provision. As noted above, the Government has introduced measures to facilitate the provision of affordable rented properties at the expense of social rented dwellings. There is therefore a need to rebalance the stock to reflect this shift.

12.81 For example:

1 Of the estimated 125,935 households in Wirral who cannot afford to purchase a new home without some form of subsidy, 49% have such low household incomes that they cannot even afford the basic level of affordable rented accommodation. These households cannot access even the most affordable type of housing without assistance from the state in the form of additional benefit payments to cover the difference. A further 4% can afford affordable rent, but not social rent. It is considered that these households are most appropriately housed in social/affordable rent housing with the support of benefit payments to cover the difference in rent.

2 There is relatively limited difference between the price of intermediate housing, LQ house prices and starter homes, only an additional 6% of Wirral households can afford intermediate housing, but not starter homes.

Table 12.8 Suggested Social Rent/Intermediate Affordable Housing Split

	Wirral
Net Annual Affordable Housing Need (Housing Register 20% deposit sensitivity approach)	1,034 dpa
% Affordable Housing (to be viability tested), of which:	40%
% Social / Affordable Rented	*50%*
% Intermediate Tenure / Starter Homes	*50%*

12.82 It is accepted that the financing of social rented accommodation is becoming increasingly difficult, as funding streams to RPs are more constrained for this form of tenure. In addition, social rented accommodation is the most expensive form of affordable tenure for housebuilders to provide as it requires a greater subsidy from the developer and may have knock on effects on the sale value of other properties on the site.

12.83 As a consequence, the Council will need to consider the delivery implications of the social/affordable renting tenure split in formulating their policy. If the provision of social rent adversely affects viability, and thereby the overall provision of affordable housing units, the proportion of social rented accommodation may need to be reduced accordingly. This is a policy choice which the Council will need to consider carefully.

12.84 It is emphasised that the above recommended split has been based upon an assessment of the affordability of households in need for different forms of affordable housing. Policy choices on the delivery of affordable housing will need to balance affordability against the viability of delivering of social rented, affordable rented and intermediate tenures (intermediate/starter homes being generally cheaper to deliver per unit than social rented and affordable rent offering a new choice and opportunity for delivery).

12.85 It is accepted that there has been relatively limited take up of intermediate tenure property in Wirral. However, it is a relatively cheap form of affordable tenure (see Figure 12.3) and offers significant benefits to the occupants by providing them with a financial stake in the property, real or otherwise.

12.86 In addition, this tenure is often preferred by housebuilders as it is cheaper to deliver and does not have an impact on the marketability of the adjacent open market housing, although discussions with housebuilders have indicated that the transfer of stock to a RP is sometimes preferred as this provides capital upfront, to help fund the rest of the build.

12.87 **In these circumstances, it will require a shift in delivery and the Council/RPs to market this form of tenure to demonstrate its benefits to future residents but it has the potential of providing an attractive and more viable form of affordable housing to meet local needs**.

12.88 The amount of income from affordable housing varies depending on the type of tenure proposed. This is not generally related to the costs of building the dwelling (although the specification may be slightly higher for intermediate rather than social rent) but to the sale price to RPs. RPs are generally able to pay more for intermediate stock because they receive part of the purchase price and market rent from the future occupier. This means that housebuilders receive a premium for this type of tenure which assists the viability of the development as a whole. In addition, housebuilders are often able to make a greater provision of intermediate housing due to the reduced implications on market sales and the higher premium from RPs. This form of tenure also provides tenants part ownership of their property which helps first time buyers to enter the property market, and potentially, reduce pressures on the waiting list if these younger households have been unable to afford a property on the open market.

12.89 Housebuilders determine the affordable housing they prefer to provide based on the financial implications for the development. In particular, housebuilders prefer to provide intermediate housing because there is less market resistance amongst house purchasers to buy houses next to intermediate tenures; much of the concern over social housing relates to the implications for house sales nearby. As a consequence, the plots adjacent to affordable housing units are generally sold at a discount with the greatest discount reserved for those properties close to social rented accommodation.

12.90 It is noted that this analysis has been undertaken before the affordability and deliverability implications of the new starter homes tenure have become apparent. This is likely to impact on affordable housing provision and will overlap to an extent with intermediate housing needs/provision. This emerging role of starter homes will require close monitoring and if new evidence emerges on the affordability impacts of social rented and intermediate properties then the recommended tenure split may require amendment. Policy decisions on the required split should also take into account the comparative deliverability and viability of affordable rent, social rent, intermediate tenure and starter homes going forward.

Conclusions

12.91 Sensitivity testing has been undertaken to examine the impacts on net affordable housing requirements of an increase or reduction in housing costs, including making allowance for the Help to Buy initiative (see Table 12.3 and Table 12.4). It demonstrates the significant impact which a relatively minor change in rental levels would have on affordable housing requirements. This reinforces the importance of monitoring the situation and updating the affordable housing calculation if significant changes in the costs of market housing occur.

12.92 The recommended range has sought to balance the need to boost the delivery of affordable housing set against viability concerns for eastern parts of Wirral in order to provide an ambitious, but ultimately realistic, level of affordable housing provision in the Borough.

Policy Advice

An assessment has been undertaken of the split required between social rent, affordable rent and intermediate housing. Affordable housing targets are a policy decision to be made through the Local Plan. However, the following indicative percentage split for affordable housing is recommended in this report (bearing in mind that there is very limited difference between the affordability of starter homes and intermediate tenures in the Borough):

- 50% Social / Affordable Rented: 50% Intermediate / Starter Homes.

It is recommended that Wirral Council takes a flexible approach to affordable housing requirements when dealing with housing applications in the Borough, as the low level of housing viability in parts of the Borough, particularly in the East, could be compromised by an excessive affordable housing requirement. This applies not only to the amount of affordable housing to be provided, but also the tenure type, with social rented accommodation generally being less profitable for a volume house builder than intermediate, or shared, ownership.

There are considerable uncertainties as to what the new starter homes requirement is likely to mean for affordable housing provision and the extent to which this will overlap with intermediate housing provision in particular. Therefore in weighing the amount of affordable housing to be provided, the LPA should treat each case on its merits.

It is acknowledged that levels of intermediate housing provision in Wirral have been low to date. However, the provision of this tenure is becoming increasingly popular across the Country as it offers developers a more profitable and lower risk affordable housing alternative to social rented properties. The provision of intermediate housing can thus assist in improving the viability of development, which is a key issue in Wirral. This form of tenure also provides tenants part ownership of their property which helps first time buyers to enter the property market. It is therefore considered that the popularity of the intermediate housing tenure will increase in Wirral over time, hence the 50% recommendation for intermediate tenure provision, which could also be identified for starter homes.

13.0 Housing Needs by Size, Type and Settlement Area

Introduction

13.1 The modelling undertaken for Wirral, discussed in detail in Section 5.0, has provided a range of housing requirements for the Borough. This section provides a more detailed analysis of the requirements split by size and type, and by settlement area.

Housing Requirements Split by Size and Type

13.2 There is no exact formula for setting the approach to defining housing size and type requirements, and no way to 'model out' the need for judgement when balancing a range of different factors. The starting point for the analysis involves revisiting the outputs of the PopGroup model. This splits the population forecasts into various household groupings based on 8 ONS derived codes (i.e. single household, married couple with two children etc.). This is significantly lower than the 17 codes that underpinned the previous CLG household projections, which makes it harder to break down the likely household composition than before.

13.3 Table 13.1 indicates that more than a third of all households in Wirral are currently single people, with the number expected to increase by over 6,100 to 2032. Whilst the number of households with 1 or more children is set to increase by almost 3,000 by 2032, the number of households with 3 or more children is expected to shrink by around 530 households over the same time period.

Table 13.1 Estimated Household Type

	Wirral	
	2014	2032
Single Person (Male or Female)	48,128 (34%)	54,242 (35%)
Couple Only	33,359 (23%)	35,770 (23%)
Couple + Other Adults	11,241 (8%)	11,313 (7%)
Households with 1 Child	19,374 (14%)	22,537 (15%)
Households with 2 Children	14,592 (10%)	14,919 (10%)
Households with 3+ Children	6,098 (4%)	5,566 (4%)
Other Multi-Person Households	9,829 (7%)	11,350 (7%)
TOTAL	**142,623 (100%)**	**155,697 (100%)**

Source: NLP / PopGroup Scenario Ai 2012-based SNPP PCU Model Run 2016

13.4 It is possible to link the changes in household characteristics with the housing types/sizes they are likely to require, based on assumptions stated in the Government's Survey of English Housing (2008) and Housing Vision[102]. The assumptions made are presented in Table 13.2.

Table 13.2 Estimated Housing Size required by Household Type, by Age of Head of Household

Age Range 2013	Single Person Male	Single Person Female	Couple Only	Couple + Other Adults	Households w/ 1 child	Households w/ 2 children	Households w/ 3+ children	Other Multi-Person
0-14	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
15-24	1 bed flat/house	1 bed flat/house	2 bed flat/house	3 bed house	2 bed flat/house	3 bed house	4 bed house	3 bed house
25-34	1 bed flat/house	1 bed flat/house	2 bed flat/house	3 bed house	2 bed flat/house	3 bed house	4 bed house	3 bed house
35-44	2 bed flat/house	2 bed flat/house	2 bed flat/house	3 bed house	3 bed house	3 bed house	4 bed house	3 bed house
45-59	2 bed flat/house	2 bed flat/house	2 bed flat/house	3 bed house	3 bed house	3 bed house	4 bed house	3 bed house
60-84	1 bed flat/house	1 bed flat/house	2 bed flat/bungalow	3 bed flat/bungalow	3 bed house	3 bed house	4 bed house	3 bed house
85+	Housing with care	Housing with care	Housing with care	Housing with care	Housing with care	Housing with care	Housing with care	Housing with care

Source: NLP after Survey of English Housing 2008

13.5 This table has been defined on the basis of the following assumptions[102]:

1 Smaller flatted accommodation or houses will be more suitable for meeting the initial requirements of married couples until the age they have a family. Those households without children could occupy either houses or flats of the appropriate size;

2 Cohabiting couples and lone parents will want and require similar sizes of housing to married couples. Those households without children could occupy either houses or flats of the appropriate size;

3 Smaller flatted accommodation or houses will be more suitable to meeting the requirements of single person households;

4 According to their composition, flatted provision such as a residential care home, hostel or houses in multiple occupation will be more suitable for multi-person households;

5 Further qualitative allowances will need to be made of households at retirement age who are likely to continue living in their previous home unless more manageable two bed flats, houses and bungalows are available; and,

6 The requirement for housing with care, including supported housing and extra care provision, is likely to increase at 85 and above.

13.6 Applying the matrix to the PopGroup data allows an initial (and very much indicative) understanding of the composition of future dwelling type requirements in Wirral.

13.7 Table 13.3 demonstrates that due to the high numbers of one-person households

[102] Source: adapted from *Northern Peninsula SHMA (December 2008).*

and couples in the area by 2032, coupled with an ageing population, the need for smaller units exceeds the need for larger, family units for Wirral, and that the trend is likely to become accentuated over time. For example, the number of single person and couple households who could be adequately housed in a 1 or 2-bed property is likely to increase by 8,525 households, whilst the number of larger households with 3 or more children who would need a larger 4 or 4 bedroomed property, will actually decline by 533 over the same time period. The need for housing with care could increase substantially from 4.5% in 2014, to 7.4% in 2032, representing a 64% increase over the 18-year time period.

Table 13.3 Estimated Housing Type and Size 'needed'

	Wirral	
	2014	2032
1 bed flat	19.0%	19.1%
2 bed flat/house/bungalow	38.2%	36.3%
3 bed house/bungalow	34.1%	33.5%
4 bed house	4.3%	3.5%
Housing with Care	4.5%	7.4%
TOTAL	**100.0%**	**100.0%**

Source: NLP / PopGroup Scenario Ai 2012-based SNPP PCU Model Run 2016

13.8 Table 13.4 presents the difference, in absolute terms, for each of the house types based on the PopGroup 2012-based SNPP PCU Scenario Ai model. It demonstrates an increased 'need' for 1 and 2 bed properties and particularly housing with care (the 'need' for which could increase by more than three quarters), with a substantial decline in the need for 3-bed houses. This requirement for smaller residential units[103] in Wirral would correlate with the national trend towards an ageing population and smaller household sizes generally.

Table 13.4 Change in House Size and Types, 2014-32

	Wirral		
	2014	2032	Difference (%)
1 bed flat	27,054	29,688	+2,634 (+10%)
2 bed flat/house/bungalow	54,463	56,532	+2,069 (+4%)
3 bed /house/bungalow	48,614	52,326	+3,712 (+8%)
4 bed house	6,098	5,566	-532 (-9%)
Housing with Care	6,395	11,586	+5,191 (+81%)
TOTAL	**142,623**	**155,697**	**+13,074 (+9%)**

Source: NLP / PopGroup Scenario Ai 2012-based SNPP PCU Model Run 2016

13.9 The figures are indicative and do not take into account a range of critical qualitative considerations. In particular, the modelling does not fully address people's aspirations, individual needs (i.e. a spare room for carers, or visitors) or the viability of developing particular dwelling types. As a result, the modelling shows a relatively weak match with the current 'stock' of house sizes in the

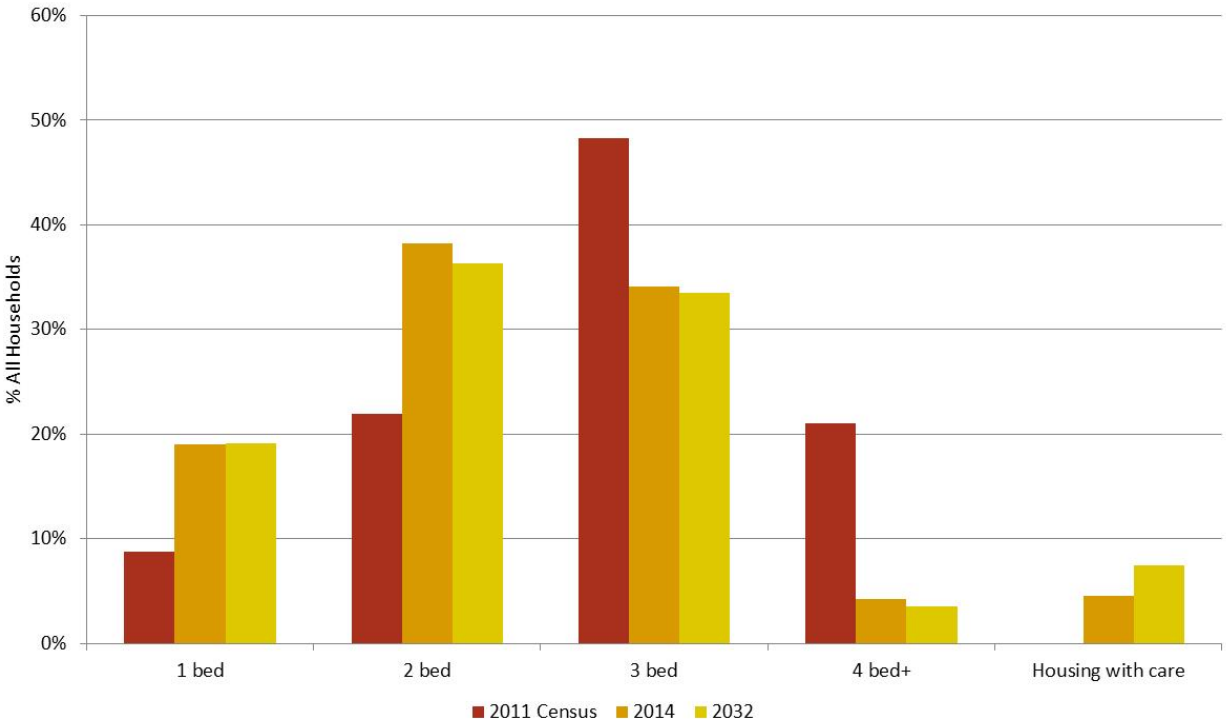
[103] It should be noted that the need for 'smaller' properties refers to 1/2 bed properties instead of 3/4 bed properties. This does not necessarily mean there is a need for properties with a smaller footprint.

Borough, as illustrated in Figure 13.1.

13.10 For example, whilst the modelled need for 1-bed properties is high in Wirral currently, the actual stock of 1-bed homes recorded in the 2011 Census was just 9% (itself a small proportion of the stock when compared with the national average of 12%). There is also limited correlation between the need for 3- and particularly 4-bed accommodation and the actual representation of larger properties in the Borough.

13.11 It should be recognised as well that the data presented in the Census for this category does not provide a separate figure for Housing with Care. There is therefore a need to recognise that in practice, providing a range of dwelling sizes specifically to match the quantitative need may not address people's aspirations and could discourage more affluent households from moving to/remaining in the Borough.

Figure 13.1 Modelled 'need' compared with 2011 Census 'actual' stock (excluding housing with care)



Source: NLP PopGroup Scenario Ai 2012-based SNPP PCU Model Run / Census 2011

Aspirations and Viability Considerations

13.12 Research by CABE shows that semi-detached and detached houses are the preferred house type for the majority of households, particularly families (but not limited to this household type). Older couples also aspire to live in detached houses. In terms of past supply, 1 and 2-bed flats have contributed significantly to supply over recent years. They are viewed as a short-term housing option for many households, with a large number of purchases resulting from their relative

affordability and their generally more central locations[104].

13.13 Underlying trends in the wider economy - and particularly the ability of households to pay for 'more' housing than they strictly need - has resulted in increasing housing consumption (in terms of numbers of rooms for most household types), especially in owner occupation. This is accentuated by the generally progressive nature of housing aspirations.

13.14 Aspirations are generally for larger homes and the size of dwelling that people actually 'need' (as calculated in Table 13.3) is often significantly smaller than the size of dwelling they actually want, or can afford. At the present time (2016), viability is also presenting a barrier to policy makers seeking to influence the size and mix of new housing developments. Many developers quite correctly cite squeezed development margins in a risk averse commercial market as a barrier to making amendments to the mix of dwellings where any such changes might be 'sub optimal' in terms of sales and marketing.

13.15 Further uncertainties concerning any forthcoming starter homes requirement is further clouding matters in the Borough, as it is throughout the country.

13.16 In the public sector, changes to the benefits system (especially the Government's fiscal penalty for under-occupancy) is incentivising households to move to smaller properties in order to avoid a reduction in the level of housing benefit they receive. Discussions with a number of RPs has indicated that the under-occupancy penalty is having a significant impact on household's requirements (in the social sector), with a substantial increase in the number of respondents wanting 2-bed properties and a commensurate reduction in the number of households asking for 3-bed properties. This is presenting significant problems for RPs as there is insufficient 2-bed stock to meet this demand.

13.17 Issues were also raised by RPs operating in the eastern part of the Borough whereby fathers separated from their families had previously been able to rent 2 or 3-bedroomed properties so that they could accommodate their children at alternate weekends. This common practice was now becoming very difficult to justify financially due to the new under-occupancy restrictions introduced by the Government, with further distress caused to affected families.

Housing Size and Type Summary and Qualitative Balancing

13.18 In summary, the evidence base suggests that there is a need to encourage the development of smaller properties 1 and 2-bed properties to provide improved choice and flexibility in terms of both size and price, particularly in the social rented sector. Through the application of various assumptions on housing need by household type, the results suggest that, based on the characteristics of existing and new residents in this part of Merseyside in the period up to 2032, there would be a need for the following:

1 A substantial increase in the need for 1 and 2-bed apartments/houses/bungalows, particularly in the social rented sector;

[104] CABE 2005, 'What home buyers want: attitudes and decision making among consumers'

2 An increased need for 3-bed apartments/houses/bungalows in the private sector, and a decreased demand in the social rented sector;

3 A decreased need for 4-bed semi-detached and detached houses/bungalows; and

4 A very substantial increased need for housing with care, particularly with specialised or higher levels of intervention.

13.19 However, this level of 'need' does not factor in critical issues such as aspirations and viability. Realistically, although a couple aged 65+ living in the large former family home, may only 'need' a 1 or 2 bed dwelling, they are quite likely to remain and 'under-occupy' their existing, larger house (particularly if they own their own home), or even move to a similarly sized property. Similarly, families will often seek a spare bedroom if affordability permits.

13.20 Furthermore, an over-representation of smaller 1/2 bed apartments could be detrimental to the viability of many proposed developments in the Borough and may do little to change perceptions of the urban areas in eastern Wirral, with a need for larger, more aspirational properties. As such, a rational, balanced approach needs to be taken using the modelled approach to guide, rather than dictate, the proposed mix of units. The aspirations of local residents have been obtained following the household survey work used to inform the SHMA.

13.21 The household survey work, RPs Survey and SHMA modelling work discussed in Section 7.0, 8.0 and 9.0 suggests the following (summarised in Table 13.5 and Table 13.6):

1 There is a general aspiration of households across Wirral for larger 4+ bed properties rather than smaller 1 and 2-bed units. For example, 36% of Wirral respondents would like to move into 4-bed properties or larger, despite current 'need' being estimated at less than 4%. The total stock of such dwellings is around 21%;

2 When asked about the size of properties that respondents are **likely** to move into, the aspirations outlined above are tempered (with more people expecting to move into 2-bed properties), but only slightly – far more people consider themselves 'likely' to move into larger properties than their actual housing 'need' would suggest, based on the size of the family unit;

3 The RPs Survey indicated that social housing providers were finding it increasingly difficult to let 3-bed properties in the Borough as a direct result of the newly-introduced penalty for under-occupancy, with demand far outstripping supply for social rented 1 and 2-bed properties;

4 The latest PPP Housing Register data clearly shows that the vast majority of active applicants (88%) are seeking 1 or 2-bed social rented properties, with just 2% of all households looking for a 4-bed property or larger.

Table 13.5 Estimated Housing Size 'needed' / aspired to

Wirral	Stock (2011 Census)	All Housing Tenures			Affordable Housing
		'Need' (PopGroup Modelling, redistributing housing with care)		Housing Needs Survey**	Minimum Required (Housing Register)*
	2011	2014	2032	2013	2016
1 bed flat	8.6%	22.0%	23.5%	5.0%	60.5%
2 bed flat / house / bungalow	22.0%	39.0%	37.9%	25.0%	27.3%
3 bed house / bungalow	48.4%	34.7%	35.0%	34.0%	10.0%
4 bed+ house	21.0%	4.3%	3.6%	36.1%	2.2%
TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**

Source: Census 2011 / NLP / PPP Housing Register 2015
*Excludes 'Don't knows' from responses
**Household Survey 2013 Q26 'How many bedrooms would you like to have', excluding extra care housing
Note: Totals do not sum due to rounding

13.22 In terms of property type, whilst it is difficult to compare the existing stock as recorded in the 2011 Census with household's aspirations due to the absence of a separate category for 'bungalows' for the former data source, an analysis has been made of the responses of the HNS as outlined in Table 13.6.

Table 13.6 Estimated Property Type aspired towards

	Wirral (%)	
	HNS Estimated Stock	HNS Aspirations*
	2013	2013
Semi-detached house	49.0%	32.9%
Detached house	17.6%	33.0%
Terraced house	22.8%	3.8%
Flat/Maisonette	5.2%	4.1%
Bedsit/Studio/Room Only	0.0%	0.0%
Bungalow	5.0%	26.2%
Supported housing	0.3%	0.0%
Caravan or temporary structure	0.0%	0.0%
TOTAL	100.0%	100.0%

Source: Household Survey 2013 Q01: 'What type of property do you live in' and Q24B 'What type of property would you like to move to? (Like)'
*Excludes 'Don't knows' from responses
Note: Totals do not sum due to rounding

13.23 There is a clear aspiration amongst Wirral respondents to move into a detached property and particularly a bungalow. For the latter, the proportion of respondents aspiring towards owning a bungalow is around 5-times the actual stock levels recorded in the 2011 Census, suggesting a clear mismatch between supply and demand. For terraced stock, the reverse is true.

13.24 Given the absence of comparable data available on 'need' and aspirations for extra care housing, this house type has been excluded from the calculations. All those who are allocated a place in Extra Care must have had a social care assessment. A monthly panel meeting, comprising various partners including Social Services, Property Pool Plus, Extra Care Scheme Managers, and Care providers is held to discuss new applicants who wish to be considered for Extra

Care Housing. As at December 2015 there were 53 households on the waiting list for Extra Care housing. Social Services have commissioned another 100 units of Extra Care across Wirral with a number of different RPs. These units are currently in the process of being progressed through the planning system.

13.25 Given the characteristics of those households requiring extra care accommodation, it seems reasonable to suppose that the majority will require smaller properties, and particularly 2 bed flats/bungalows.

13.26 Table 13.7 brings together the quantitative analysis discussed above to provide an indicative forward requirement for house sizes between 2014 and 2032. The indicative requirement highlighted in the table represents a balanced judgement, based on the results of the stock, need, and aspirations categories. No specific weighting has been attached to any of these three categories.

Table 13.7 Policy Advice – Property Size and Type 2014-2032

	Wirral (%)	
	All Property Types	**Affordable**
1 bed flat / house / bungalow	40%	85%
2 bed flat / house / bungalow		
3 bed house / bungalow	60%	15%
4 bed house		
Semi-detached house	35%	30%
Detached house	25%	10%
Terraced / Town house	10%	15%
Flat/Maisonette	10%	20%
Bedsit/Studio/Room Only	0%	0%
Bungalow / Older Person Housing	20%	25%
Caravan or temporary structure	0%	0%

Source: NLP

13.27 It should be noted that even if the highest figure of 1,355 dpa were delivered over the plan period, this would still only comprise a small percentage of the total dwelling stock in the Borough by 2032 (17%), and as such, it would take a substantial amount of time to rebalance the stock to meet identified needs, as exemplified in the (indicative) Table 13.8.

Table 13.8 Indicative Changes to Dwelling Stock

	Wirral			
	Current Stock	Recommended New Stock	Additional Housing (dpa)	Final Stock
	2011	**2014-2032**	**2014-2032**	**2032**
1/2 bed flat / house / bungalow	42,903 (30.6%)	40%	9,756	52,659
3/4 bed house / bungalow	97,471 (69.4%)	60%	14,634	112,105
TOTAL	**140,374 (100%)**	**100%**	**24,390**	**164,764**

13.28 The future requirements for Wirral Council are justified on the following grounds:

1 **Smaller 1 / 2 bed dwellings:** there is a need for continued provision of smaller housing in Wirral over the course of the plan period. This is as a

result of a combination of social change, with more people living longer, and alone. Households' aspirations in the Borough (as identified in the HNS) are weighted more towards larger 3 and 4 bed properties (70:30); however, this is set against the shift towards smaller properties as set out in the PopGroup 'need' based modelling. Wirral has comparatively few smaller properties, with just 31% of the total stock comprising 2-bedrooms or less, compared to 40% nationally. As a consequence, and bearing in mind viability considerations (which would need to be considered in greater detail by the Council as this is outside the scope of this SHMA), it is suggested that around 40% of all new units in Wirral could comprise 1/2-bed units.

2 In terms of **affordable housing**, particular consideration was given to stakeholder comments received, which indicated that although demand for smaller properties has been weak in the recent past, the changes to the benefits system was forcing more residents to consider smaller housing options than before to avoid losing part of their housing benefit. Furthermore, the PPP Housing Register indicates that 88% of all applicants in Wirral require a maximum of a 1/2 bed property, with many RPs suggesting that they are finding 3 bedroomed properties in particular very difficult to let. On this basis it is suggested that around 85% of affordable properties should be 1/2 bed.

3 **Larger 3/4 bed dwellings:** there are a higher proportion of larger properties in Wirral than might be expected when compared to the regional and national averages, with 69% of Wirral's total stock comprising 3/4+ bed units in the 2011 Census, compared to 60% nationally. Furthermore, 70% of respondents to the HNS aspired to move to larger 3/4 bed properties. In terms of the physical 'need' for such properties, the trend over the study period is declining slightly over time for 4-bedroomed properties, and increasing very slightly for 3-bed dwellings, albeit from a high base.

4 On this basis, it is suggested that the amount of larger units be set around the 60% level in the Borough. This tempers the very high aspiration levels for larger properties identified in the HNS, against the trend towards smaller household size, comparatively high representation of this size stock in the Borough at present and the need to attract and retain working age households.

5 As regards the need for larger affordable housing, the stakeholder discussions revealed there to be a serious imbalance in the social rented sector regarding supply and demand for 3-bed properties in particular, which are becoming increasingly hard to let as a result of the fiscal penalties associated with under-occupation. Furthermore, the PPP Housing Register clearly shows there to be a far greater need for smaller properties in the Borough. Adjusting the balance between 'need' and aspirations suggests that Wirral should provide just 15% of the total affordable stock as 3/4-bed in future.

6 **Type of property:** Linked to points 1-5 above, there is a clear need to rebalance the stock towards smaller property types, such as apartments and semi-detached properties, whilst recognising that there remains a need to encourage more affluent, aspirational households to remain in Wirral

(particularly in the eastern side of the Borough), and providing them with a range of larger, more expensive properties could be part of an effective strategy to reduce levels of out-migration in this key economic group. As such, it is recommended that around 25% of new market stock should comprise more aspirational property types, specifically detached dwellings.

7 Using the aspirations identified by the HNS as a base, it is suggested that around 35% of the total market stock developed over the Plan period should comprise semi-detached housing; 25% detached housing; 10% terraced/town house properties; 10% apartments/maisonettes; and the remaining 20% should comprise properties tailored for the older people market (i.e. bungalows, extra care facilities, sheltered housing etc.).

8 As for the affordable housing split, and based upon the findings of the stakeholder discussions and the Housing Register, it is suggested that fewer detached properties should be provided, with the balance redistributed towards smaller housing types such as terraced/town houses, apartments and bungalows/older people's housing reflecting the smaller property sizes required, including starter homes.

Policy Advice

An assessment has been undertaken of the split required between housing type and size over the Plan period. Such housing targets are a policy decision to be made through the Local Plan. However, the following percentage targets are recommended for Wirral, with the intention of rebalancing the stock away from small terraced properties and 3-bed accommodation, towards 2-bed dwellings, larger, more aspirational stock, and good quality accommodation designed specifically for the growing older person population:

Property Sizes: 40% 1/2-bed; 60% 3/4-bed dwellings overall; 85% 1/2-bed; 15% 3/4-bed affordable dwellings;

Property Type (Market): 35% semi-detached; 25% detached; 10% terraced; 10% flat/maisonette; 20% bungalow/specialist older people's accommodation;

Property Type (Affordable): 30% semi-detached; 10% detached; 15% terraced; 20% flat/maisonette; 25% bungalow/specialist older people's accommodation.

It is recommended that Wirral Council take a flexible approach to applying this advice when dealing with housing applications in the Borough, to ensure that housing viability is not compromised by an unsuitable housing mix. **This advice, which is primarily needs based, must be subjected to further detailed assessment through the Council's housing viability work to test the deliverability of these rates.**

Identifying the Pattern of Affordable Housing Need by Settlement Area

13.29 As noted in Section 9.0, the SHMA has identified a need for 1,706 new affordable housing dpa in Wirral (based on the Housing Register 20% deposit approach). Table 13.9 disaggregates the area's gross affordable need (3,288 dpa) for the 8 settlement areas showing the total existing, or backlog, need.

13.30 On this revised basis, the largest gross quantitative affordable housing need is in Suburban Birkenhead (908 dwelling current gross need), followed by Bromborough and Eastham (708 dwellings); and Wallasey (566 dwellings). The Commercial Core currently has the lowest level of gross affordable housing need at 21 dwellings (around 0.5% of the Borough's total requirements), although this is likely to be reflective of the very low numbers of residents currently living in this area at present. The surrounding Rural Areas and Hoylake & West Kirby also have comparatively low levels of affordable housing need.

13.31 However, as noted in Section 8.0, this breakdown relates to gross need only; a significant proportion of need is (or will be) met by current and new affordable housing stock and the majority of this is located in the eastern urbanised areas of Wirral.

Table 13.9 Gross housing need, by settlement area

	Current Need (Gross Total)	Assumed % split between sub-areas
Wallasey	566	17%
Commercial Core	21	1%
Suburban Birkenhead	908	28%
Bromborough and Eastham	708	22%
Mid-Wirral	505	15%
Hoylake and West Kirby	127	4%
Heswall	424	13%
Rural Areas	27	1%
Wirral	**3,288**	**100%**

Source: NLP

Note: Percentage figures do not add up to 100% due to rounding

Stakeholder Feedback

13.32 In relation to the demographic and quantitative analysis discussed above, a broad summary has been made of the particular strength of demand for social housing for each of the eight settlement areas, based on the feedback received from stakeholders and the survey of RPs:

Settlement Area 1 - Wallasey

1 Settlement Area 1 includes the urban settlements of Wallasey, including New Brighton, Liscard, Seacombe, Poulton and Wallasey Village. Social housing accounts for approximately 12% of homes (3,292 dwellings) in this settlement area. There are areas of higher value housing in parts of Wallasey Village. The majority of higher density terraced housing is located in Seacombe, a legacy of the historic relationship with employment in the

adjacent dockland areas. These older areas have been subject to on-going housing market renewal activities as a Regeneration Priority Area.

2 It was suggested by one RP that the Welfare Reform agenda is leading to potential stock redundancy in some areas as it becomes extremely difficult to find tenants willing to move into larger sized family accommodation in areas such a Seacombe. A decrease in social housing demand for 1 or 2 bed flats for the over 55s in the New Brighton area was also identified by another RP, suggesting a reduction in demand for various sizes of property in this Settlement area.

3 One RP identified a particular demand for shared ownership properties within the Wallasey area. With regard to home ownership, a local estate agent commented that given the fragility of the market in east Wirral, an interest rate increase would be likely to put additional pressure upon home owners with a mortgage and materially increase repossessions in areas such as Wallasey. East Wirral was identified by the agent as an area suffering from low sales volumes, notably within the poorer suburbs and particularly sales of apartments which also suggest a lack of market dwelling demand in this area.

Settlement Area 2 – Commercial Core

1 Settlement Area 2 comprises the historic industrial and commercial heart of the Borough, centred around Birkenhead Town Centre and the coastal and inland docks system constructed in the early to mid-1800s. The Commercial Core was home to only 1,700 people in mid-2010 but lies at the heart of some of the most concentrated areas of need in England, scoring very poorly across a wide range of social and economic indicators. Social housing accounts for around 42% of residential properties within the Area (585 dwellings). Small pockets of housing in the Settlement Area include areas of older terraces associated with the docks and some newer stock associated with attempts to diversify the area around Hamilton Square during the early 1990s. The whole of Settlement Area 2 has been identified as a Regeneration Priority Area since December 2003 and is earmarked for significant levels of residential development as part of the Wirral Waters scheme (potentially as many as 15,000 dwellings).

2 As with Wallasey, it was considered that this area suffered from low sales volumes, and particularly sales of apartments which suggest a lack of market dwelling demand in this area.

Settlement Area 3 – Suburban Birkenhead

1 Settlement Area 3 includes the densely-developed older terraced housing built during the early 1900s surrounding the Birkenhead Dock Estate and the central commercial areas in Birkenhead and Tranmere; the high quality lower density Edwardian and Victorian settlements along the Noctorum Ridge at Bidston, Claughton, Oxton and Prenton; and the more densely developed, modern, outer suburbs at Beechwood, Noctorum and Prenton. The Area provides almost half of the Borough's social housing (10,155 dwellings), accounting for almost a quarter of the homes within the

Settlement Area. Large parts of the Settlement Area have been identified as a regeneration priority area subject to housing market renewal. These areas also have one of the highest concentrations of neighbourhoods where average house prices are still below the lower end of the stamp duty threshold.

2 North Birkenhead was identified by one RP as an area where the Welfare Reform agenda is leading to potential stock redundancy as it becomes extremely difficult to find tenants willing to move into larger sized family accommodation. The Settlement Area was identified by another stakeholder as an area where there is particular demand for accommodation for young people, including single person accommodation. The loss of accommodation through demolition programmes was also identified as an issue in Birkenhead. This suggests that there may be pressure upon the supply of smaller units within the Settlement Area.

3 A particular demand for shared ownership properties within the Oxton Village area was identified by one RP. East Wirral was identified by agents as being an area suffering from low sales volumes, particularly within the poorer districts and particularly sales of apartments. However, another stakeholder noted that the development of a 150 unit market dwelling scheme was selling well in Birkenhead[105], which suggests some buoyancy in the local market for lower sales values.

Settlement Area 4 – Bromborough and Eastham

1 Settlement Area 4 includes the urban areas of Bebington, Bromborough and Eastham. Social housing accounts for almost 12% of homes (2,911 dwellings). There is a marked contrast between the north and south of the Settlement Area. Parts of the northern area, at New Ferry, demonstrate similar socio-economic needs to areas that have undergone major clearance and re-development further north in Settlement Area 3. The former Council Estates at Acre Lane, Bromborough and at Mill Park, Eastham also show some of these needs but with fewer signs of stress. Almost 40% of the population, with some of the highest skills and incomes in the Borough, live in areas of higher value housing towards the western fringes of the Area at Higher Bebington, Poulton, Spital and Brookhurst, which are some of the most attractive residential areas in Merseyside. These areas accommodate almost 20% of Wirral residents living in areas ranked within the highest 20% of the national Index of Multiple Deprivation.

2 However, a local estate agent commented that given the fragility of the market in east Wirral an interest rate increase would be likely to put additional pressure upon home owners with a mortgage and materially increase repossessions in areas such as Bromborough and Eastham.

Settlement Area 5 – Mid-Wirral

1 Settlement Area 5 includes the largely dormitory mid-Wirral settlements of

[105] St James Gate, Birkenhead

Leasowe, Moreton, Upton, Greasby and Woodchurch. The area accommodates large post-war social housing estates at Leasowe, Moreton, Upton and Woodchurch. Social housing also accounts for approximately 19% of the local housing stock (4,658 dwellings). The Unitary Development Plan for Wirral initially directed a large proportion of new housing to greenfield sites in Moreton and Leasowe but between 2003 and 2012 the majority of the Settlement Area, outside parts of Moreton, Leasowe and Woodchurch, was subject to restrictions to support development in the regeneration priority areas. Since October 2005, only parts of Moreton and Leasowe have been identified as a regeneration priority area.

2 Stakeholder feedback on requirements in mid-Wirral was limited with no specific areas of need identified.

Settlement Area 6 – Hoylake and West Kirby

1 Settlement Area 6 includes the attractive coastal resorts of Hoylake and West Kirby. The majority of the area is relatively wealthy and contains some of the most attractive residential areas in Merseyside and the North West as a whole. Social housing accounts for approximately 5% of housing within the Settlement Area (541 dwellings). The Settlement Area was subject to restrictions on new house building to support development in the regeneration priority areas in the east of the Borough between 2003 and 2012.

2 Affordability in Hoylake and West Kirby was identified as a key issue by stakeholders, particularly for first time buyers. RPs commented that whilst the availability of properties was not perceived to be a particular issue in west Wirral, the affordability of properties often priced them out of reach of first time buyers. West Wirral was also identified by a local estate agent as an area particularly sought after by both the sales and rental sectors but affordability remained an issue. The agent's comments reflect those of RPs in that whilst there appeared to be a sufficient supply of properties in west Wirral, the cost of these properties was making them inaccessible to many of these first time buyers. This suggests that the indicative 4% affordable housing split identified in Table 13.9 may be too low.

3 One RP identified a particular need for accommodation for older people in west Wirral as part of a general need across the Borough. It was also suggested by a local agent that there is a perceived shortage of quality retirement property in West Kirby (where almost a quarter of the population is of retirement age or above) and bungalows were identified as the type of dwelling most required.

4 One RP identified a particular shortage of housing for the physically disabled and those with mental health issues in the west of Wirral, as part of a general need for such housing across the Borough. It was suggested that the required accommodation includes: supported housing models for those with mental health to live independently; level access accommodation for wheelchair users; and accessible general needs housing for young, physically disabled people (18-40 years) wanting to live independently.

5 Feedback indicated that most available accommodation for the physically disabled tends to be within sheltered stock and lifestyle compatibility between young and older residents in this stock is an issue and this type of accommodation is not popular with younger people. It was suggested anecdotally by another RP that those with a physical disability requiring level access accommodation would prefer a bungalow to a ground floor flat. This indicates that young physically disabled people would prefer alternative forms of accommodation to sheltered accommodation with a preference for bungalow rather than flats or apartments.

Settlement Area 7 - Heswall

1 Settlement Area 7 includes the dormitory settlements of Irby, Thingwall, Pensby, Heswall and Gayton. The majority of the Area is relatively wealthy, with over half the population living in some of the most attractive residential areas in Merseyside. Social housing accounts for approximately 6% of homes (795 dwellings). Land values are high and there is very limited vacant land. The Settlement Area was subject to restrictions on new house building, to support development in the regeneration priority areas in the east of the Borough, between 2003 and 2012.

2 One RP identified a particular need for accommodation for older people in west Wirral as part of a general need across the Borough.

3 Similar considerations concerning the availability of properties and their relative affordability in Hoylake and West Kirby is also applicable to Heswall. As noted above, one RP identified a particular shortage of housing for the physically disabled and those with mental health issues in the west of Wirral, as part of a general need for such housing across the Borough. It was suggested that the required accommodation includes: supported housing models for those with mental health to live independently; level access accommodation for wheelchair users; and accessible general needs housing for young, physically disabled people (18-40 years) wanting to live independently.

4 Feedback indicated that most available accommodation for the physically disabled tends to be within sheltered stock and lifestyle compatibility between young and older residents in this stock is an issue and this type of accommodation is not popular with younger people. It was suggested anecdotally by another RP that those with a physical disability requiring level access accommodation would prefer a bungalow to a ground floor flat. This indicates that young physically disabled people would prefer alternative forms of accommodation to sheltered accommodation with a preference for bungalow rather than flats or apartments.

Settlement Area 8 – Rural Areas

1 Settlement Area 8 mainly comprises open countryside but includes the rural villages of Eastham, Frankby, Saughall Massie, Thurstaston, Storeton, Thornton Hough, Raby, Brimstage and Barnston. The Area has the highest average household size in the Borough. Social housing accounts for just over 3% of homes (89 dwellings). Stakeholder feedback on the

requirements of the Rural Areas was limited with no specific areas of need identified. Affordability considerations are likely to mirror those expressed for the Hoylake & West Kirby and Heswall settlement areas.

14.0 Conclusions and Recommendations

14.1 This report has been prepared by NLP to advise Wirral Council on the housing requirements necessary for its emerging Local Plan. The study advises on all housing sectors, including the size and type of market housing that is required to reflect objectively assessed housing need in the Borough. The report also summarises the outputs of the application of NLP's HEaDROOM work undertaken to identify the objectively assessed housing need in Wirral.

Housing Needs

14.2 The latest 2011 Census data on migration patterns suggests that Wirral comprises a self-contained Housing Market Area and the SHMA should be undertaken for this spatial area as a consequence.

14.3 Taking into account the scenarios tested, and in accordance with the methodology set out in the Government's Practice Guidance, it is NLP's recommendation that between **875 dpa and 1,235 dpa** represents an appropriate OAN housing range for Wirral over the plan period 2014-2032. A slightly lower range, of between 855 dpa and 1,185 dpa could be justified over a longer time period, to 2037. This will provide a realistic level of housing provision which responds to economic growth, affordable housing need, market signals and demographic challenges that are present in the Borough (particularly the ageing population and shrinking labour force).

14.4 Wirral's range takes the CLG's most recent household projections (685 dpa) as the starting point for identifying need as defined in the Practice Guidance. A judgement was made to accelerate household formation for the younger age groups to allow for the return to growth and their increased ability to form a household going forward, as well as making an adjustment for the latest Mid-Year Population Estimates, increases this starting point to 757 dpa.

14.5 In terms of whether an adjustment should be made to address worsening market signals it is considered that some upward adjustment could be necessary relative to adjoining areas (notably elsewhere in Merseyside). This was due in part to the high rate of change in the affordability ratio and house price rises more generally, although it is recognised that there are substantial spatial discrepancies across the Borough, with house price pressures generally more significant to the west of the M53. It was considered that the scale of adjustment to housing supply over and above demographic-led projections at this time should be moderate, in line with the Practice Guidance, and that a rate of 5% would be appropriate in this instance.

14.6 Whilst recognising that there is not a direct causal relationship between employment growth and dwelling requirements, clearly the two are fundamentally related. Where the labour force supply is projected to be less than the forecast job growth, the Guidance states that this could result in unsustainable commuting patterns which could potentially reduce the resilience of local businesses.

14.7 A number of scenarios were modelled to demonstrate the impact of a range of likely growth scenarios based on existing trends, forecasts and council-based economic strategies. Historically, Wirral has seen a modest decline in the number of jobs. Whilst it is undesirable to plan for decline, at the same time there is a need to look at what is realistic and achievable, taking into account past performance. The latest Experian forecasts indicate more optimistic levels of job growth compared with past trends, projecting growth of 7,730 over the plan period. To support this level of job growth a substantial amount of in-migration would be required, which would generate high levels of population growth (compared with the demographic-led scenarios) and housing need of **1,233 dpa**. This has informed the top end of the OAN range, although Wirral Council would need to consider the realism of such a scenario, given that +7,730 job growth over the Plan period would represent a step-change in Wirral's economic fortunes.

14.8 Even if Wirral were to deliver housing at the top end of this range, this would be well below the affordable housing need of 1,034 dpa. At a delivery rate of 40%, this would result in an affordable housing OAN of 2,585 dpa, which is highly unlikely to be achieved in Wirral.

14.9 It is considered that this could justify an uplift to the housing OAN range, with NLP's judgement suggesting that a 10% uplift to the figures would go some way towards meeting this affordable housing need (which is distinct from, and in addition to, the 5% market signals uplift). This would uplift the lower end of the range, to **between 875 dpa to 1,235 dpa (rounded)**.

14.10 Clearly if Wirral Council was to target a greater level of affordable housing provision then a higher overall housing target may be a reasonable policy choice open to them.

14.11 If the Council were to pursue a figure significantly lower than 1,233 dpa whilst also planning for a level of annual job growth in line with the Experian projections, it would need to justify 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 need would *'significantly and demonstrably outweigh the benefits'* [Framework, Paragraph 14] as well as make provision, through the duty-to-cooperate, for those needs to be met in full elsewhere within the wider housing market area.

14.12 Supply-side factors, such as development constraints, policy constraints, infrastructure and environmental capacity, land supply and development viability amongst other considerations, are beyond the remit of a SHMA, but may give an indication as to where a target may sit within the OAN range defined above.

Affordable Housing Need

14.13 The starting point in calculating the net affordable housing need is the Total Current Housing Need established at Step 1.4. This figure takes account of any backlog in provision. Deducting the current available stock of affordable housing (step 3.5), results in a net backlog of 2,921 dwellings for Wirral (based on the Housing Register approach). Annualised over 18-years this equates to a backlog

of 162 dpa. Applying the alternative Housing Needs Survey data results in a lower level of backlog, of between 112 and 201 houses annually depending upon whether a slightly lower income multiplier and 20% deposit are incorporated.

14.14 In defining newly arising need, the future annual supply of affordable housing identified in Step 3.8 (1,365 dpa) is removed from the annual future housing need of 2,908/2,236 dpa gross as indicated in Table 14.1. When added to the backlog, this indicates that Wirral has a net annual need of between 1,706 and 1,744 affordable dpa depending upon whether the Housing Register or HNS approach is followed[106]. This reflects gross household formation and does not account for household dissolutions, with the implication that needs may be inflated under this approach.

Table 14.1 Annual Affordable Housing Need for Wirral

	Housing Register		HNS	
	3.5 x income	3.3 x income + 20% deposit	3.5 x income	3.3 x income + 20% deposit
Current Need (Including Backlog)				
Total Current Need (Step 1.4)	3,288		3,977	2,388
MINUS Total Available Stock of Affordable Housing (Step 3.5)	367		367	
Equates to Net Current Need	2,921		3,610	2,021
Net Backlog: Annualised (20 years) (A)	**162**		**201**	**112**
Total Newly Arising Need				
Newly Arising Housing Need (Annual) (Step 2.4)	2,908	2,236	2,908	2,236
MINUS Future Annual Supply of Affordable Housing (Step 3.8)	1,365		1,365	
Equates to Net Newly Arising Need (net) (B)	**1,544**	**872**	**1,544**	**872**
NET ANNUAL NEED = A+B	**1,706**	**1,034**	**1,744**	**984**

14.15 The findings are lower than the previous 2010 SHMA Update (2,784 dpa), which supported a 40% target for affordable housing in Wirral.

14.16 It is considered that as the HNS data is over three years old, and as the sensitivity test makes a suitable allowance for a 20% deposit and income multiplier more in line with current lending practices and government policies (such as the Help to Buy and Starter Homes initiatives), then the figure of **1,034 dpa** represents the most appropriate affordable housing need figure for Wirral in this instance.

14.17 This does not include any allowance for the private rented sector to make up any of the shortfall, although it is recognised that it plays a very significant role in helping Wirral households in constrained circumstances to meet their housing needs independently, and for addressing the slack between affordable housing need and provision. This is likely to continue for the foreseeable future.

[106] Excluding the sensitivity test of assuming 3.3 x income and a 20% deposit

14.18 Ultimately, the affordable housing target to be established by Wirral Council is a decision to be made through the Local Plan. The Council will need to establish a balance between housing need requirements and viability of delivery. However, this study has demonstrated that there remains a clear quantitative and qualitative need for replacement stock.

14.19 As such, it is considered that a target figure of **up to 40%** would still be appropriate. This could provide almost half of the total identified affordable housing need should the upper end of the overall housing OAN be delivered. It is important to note that this figure has not been subject to viability testing, which must be considered by Wirral Council before identifying an appropriate level of affordable housing provision.

Tenure Split and Property Sizes

14.20 The recommended percentage split for social rent/affordable rent/intermediate affordable housing (based on the identified net requirements) is set out in Table 14.2. This is based on the analysis in Section 11.0 and the progressive move at a national level away from social rented towards affordable rented tenure provision.

14.21 Due to the recent introduction of the policy, the emerging role of starter homes will require close monitoring. Whilst it is impossible to estimate at present the likely extent of any 'switch' between intermediate and starter homes in Wirral due to the absence of any further information at this time from government concerning costs and future requirements, it appears highly likely that starter homes will be considered a form of affordable housing and it is likely that it will overlap with the current intermediate product in particular. Policy decisions on the required tenure split should also take into account their comparative deliverability.

Table 14.2 Suggested Social Rent/Intermediate Affordable Housing Split

	Wirral
Net Annual Affordable Housing Need (Housing Register 20% deposit sensitivity approach)	1,034 dpa
% Affordable Housing (to be viability tested), of which:	40%
% Social / Affordable Rented	*50%*
% Intermediate Tenure / Starter Homes	*50%*

14.22 Policy choices on the delivery of affordable housing will need to balance affordability against the viability of delivering of social rented, affordable rented and intermediate tenures (intermediate/starter homes being generally cheaper to deliver per unit than social rented and affordable rent offering a new choice and opportunity for delivery).

14.23 An assessment has also been undertaken of the split required between housing type and size over the Plan period. Such housing targets are a policy decision to be made through the Local Plan. However, the following percentage targets are recommended for Wirral, with the intention of rebalancing the stock away from small terraced properties and 3-bed accommodation, towards 2-bed dwellings, larger, more aspirational stock, and good quality accommodation designed

specifically for the growing older population:

1 Property Sizes: 40% 1/2-bed; 60% 3/4-bed dwellings overall; 85% 1/2-bed; 15% 3/4-bed affordable dwellings;

2 Property Type (Market): 35% semi-detached; 25% detached; 10% terraced; 10% flat/maisonette; 20% bungalow/specialist older people's accommodation;

3 Property Type (Affordable): 30% semi-detached; 10% detached; 15% terraced; 20% flat/maisonette; 25% bungalow/specialist older people's accommodation.

14.24 It is recommended that Wirral Council take a flexible approach to applying this advice when dealing with housing applications in the Borough, to ensure that housing viability is not compromised by an unsuitable housing mix. **This advice, which is primarily needs based, must be subjected to further detailed assessment through the Council's housing viability work to test the deliverability of these rates.**

Housing Requirements of Specific Groups

14.25 NLP's PopGroup analysis, the NEMS household survey results, and stakeholder consultation has enabled an analysis to be made of the housing requirements of specific groups in need:

1 **Families with Children:** Whilst the proportion of families with children is expected to decline, the number of households with children will remain high. It will be important to ensure that the housing needs of these families (expected to remain at 28% of households by 2032) are met, through the provision of sufficient, good quality family accommodation in sustainable locations. There is a need for properties of all types, although the general trend is still towards smaller 1/2 bed properties overall;

2 **Older People**: The significant growth in the number of older person households in Wirral will need particular consideration, in terms of in the types of new housing brought forward. There is currently an insufficient supply of general needs and specialist housing for older people, with a particular need for Extra Care and Residential Care, equivalent to 309 dpa over the period to 2032;

3 **Households with specific needs such as disabled people:** There is a clear need for properties that can be adapted to suit their occupant for up to 10% of existing households, which is likely to rise over the plan period. Whilst the need for this type of property covers all parts of the HMA, it was considered that there was a clear need in the western parts of the Borough, and Heswall in particular;

4 **Minority and hard to reach households:** African, white European and 'other', non-specified, ethnic groups appear to face disproportionate barriers

to housing market entry but specific needs appear to be being met by the current housing stock;

5 **Rural Communities:** Residents in rural areas were much less likely to report that their homes were unsatisfactory in the HNS and no specific needs have been identified;

6 **First time buyers and young people:** Whilst the proportion of households headed by a resident aged 24 or under is projected to decline over time in the Borough, the particular problems faced by young people and newly forming households with aspirations to access home ownership are likely to continue for the foreseeable future. Comments from many stakeholders suggested that much of the private rented accommodation in Wirral is of a relatively poor quality, resulting in a high turnover and transient tenant base. Thus, although private rented provides an important tenure for young people, obstacles such as the availability of appropriate accommodation and limited locational choice could be future policy considerations;

7 **Key Workers:** No specific issues were identified surrounding Key Workers and their ability to access either social or market housing in the HMA;

8 **Self-Build:** Whilst there are a number of plots available for self-build in Wirral, the 'Need a Plot' information suggests that the level of demand for plots is low. As such data is unlikely on its own to provide reliable local information on the local demand for people wishing to build their own homes, the Council may wish to consider compiling a local list or register of people who want to build their own homes, as recommended in the emerging Right to Build initiative[107];

9 **Second Steppers**: The HNS and stakeholder consultation highlighted that a significant proportion of households are essentially unable to exercise genuine choice within the market as a result of their current limited financial capacity (when considered against current house prices and rents). The ratios of house prices to earnings for 'second steppers' was 6.0 for Wirral as of 2015, up from 4.6 in 2013.

Next Steps and Monitoring

14.26 This report provides the baseline evidence for the likely scale of housing need and demand that Wirral will need to accommodate between 2014 and 2032. Whilst this report sets out a range of future potential scenarios, arriving at a final housing requirement will necessitate an iterative process utilising evidence contained within this report alongside other considerations material to the development of a spatial strategy.

[107] A Self-Build and Custom Build Questionnaire was published on Wirral Council's website on 29th March 2016.

14.27 In this context necessary future work may include:

1 To continue to monitor and update existing evidence and consider the implications of any future evidence upon constraints or opportunities for housing growth which may alter the scale of housing considered to be deliverable. Monitoring data could include:

- Housing land (current stock) database;
- Housing completions/conversions/demolitions by settlement area;
- Housing permissions granted, by type;
- Housing land and premises available;
- Housing premises enquiries;
- Housing developer requirements for houses;
- Housing waiting lists applications;
- Key market signals;
- Dwelling vacancy levels, including the extent to which net vacancy levels can realistically be reduced in the future;
- Changes to the unemployment rate;
- Changes to the commuting rate / Labour Force ratio;
- Changes to the housing development pipeline by settlement area;
- The provision of affordable housing by settlement area; and,
- Domestic migration levels and trends at a settlement area level.

2 Monitoring progress of major employment-related development schemes, such as Wirral Waters, which if developed over the course of the Plan period could require the assessment of economic aspirations and associated housing requirements to be significantly revised.

3 Potential to undertake the following further monitoring work:

- Undertake an assessment of the extent to which net vacancy levels can be reduced over time. Clearly this will not just be about analysing the number dwellings that are being brought back into use, but also the extent to which the existing occupied stock is falling vacant – the 'net' figure is therefore the most important indicator, although even a significant reduction in net vacancy levels will only be likely to lead to a modest reduction in any housing requirement;
- Assessment of the deliverability of different types of affordable housing provision (particularly as further information on affordable rent deliverability becomes available);
- Ongoing work on the evidence base for infrastructure, environmental and land supply constraints through ongoing dialogue and annual updates/monitoring work;
- Ongoing work on the evidence base in relation to site development viability issues;

- An integrated infrastructure delivery plan that assesses the extent to which different scale and distribution of housing is able to deliver financial return (via CIL, New Homes Bonus, and other mechanisms) to address infrastructure requirements (site specific and area-wide), including specific CIL charging schedule;
- Continue to integrate this work with the economic evidence base for Wirral Council, including identifying the appropriate economic strategy going forward given the potential implications of demographic change; and
- Continued alignment of strategies with the surrounding areas.

Glossary

Affordable Housing	As per 2012 NPPF Annex 2 definition (as of May 2016): Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing includes provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, are not be considered as affordable housing for the purposes of this report (recognising that this will change following the implementation of the Housing and Planning Act 2016).
ASMigR (Age Specific Migration Rate)	Average number of migrants per 1,000 people by year of age.
Base Year	Starting year for assessment. Currently 2014 due to data availability.
Blended Job Growth	A job growth forecast using the forecast average job change in the Borough based on a combination of the latest projections produced by the Experian forecasting houses.
BRES	The Business Register and Employment Survey. BRES is the definitive source of official employee statistics and can be used to derive employment estimates at varying industrial and geographical levels.
CLG	Department for Communities and Local Government
Concealed Households	A household that neither owns nor rents the dwelling within which they reside AND which wants to move into their own accommodation and form a separate household.
Derived Forecast Model	New development in the PopGroup suite of software that incorporates the previous features of HouseGroup and LabGroup. The DF model allows data to be entered for any variable that is closely related to the age-sex structure of the population as forecast by PopGroup or independently, including household structure, economic activity rates and disability projections, and to prepare projections from these data sources. In specific respect of this analysis, the DF model projects future household levels and resultant dwelling requirements and future economic activity and the number of jobs likely to be sustained in a particular area.
Dpa	Dwellings per annum.
Economic Activity Rate	The % of population (both employed and unemployed) that constitutes the manpower supply of the labour market.
The Framework	The National Planning Policy Framework (adopted in March 2012) sets out the Government's planning policies for England and how these are expected to be applied.
HEaDROOM	NLP housing requirement framework which takes account of demographic, housing and economic factors as well as policy and delivery matters to set out future housing requirements.
Household Headship	Head of a household expressed as % of each age – sex population category. For married/cohabiting couples, males are taken as heads of household.
Household to Dwelling	Factor for conversion of number of households to the number of dwellings. It takes account of

Conversion Factor	transactional and long term vacancies and 2nd/holiday homes. Expressed as 100 minus the vacant homes/2nd homes rate (%)
Internal Migration	Migration to/from another part of UK.
International Migration	Migration to/from another country.
Labour Force / Employment Conversion Rate	Factor for conversion of number of workers to number of jobs in an area it takes account of economic activity and commuting levels calculated by # workers in area ÷ # jobs in area over time, an objective would be to move towards a ratio of 1 = self-containment
LEP	Local Enterprise Partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. Wirral is located within the Liverpool City Region Local Enterprise Partnership.

Appendix 1 Inputs and Assumptions

Demographic Scenarios	Scenario A: 2012-based SNPP	Scenario Ai: 2012-based SNPP re-based to 2014 with partial catch up headship rates	Scenario B: Long Term Migration Trends	Scenario C: Zero Net Migration	Scenario D: Natural Change
Population					
Baseline Population	A 2012 baseline population is taken from the 2014 MYE. This population is split by single year of age and gender.				
Births	The number of projected births in Wirral from the ONS 2012-based SNPP is used.		Fertility Rates derived from the 2012-based SNPP for Wirral are used.		
Deaths	The number of projected deaths in Wirral from the ONS 2012-based SNPP is used.		Standardised Mortality Ratios derived from the 2012-based SNPP for Wirral are used.		
Internal Migration	Gross domestic in and out migration flows are adopted based on forecast migration Wirral from the ONS 2012-based SNPP are used.		Migration flows for 2012/13 and 2013/14 are taken from the Mid-Year Estimates for Wirral. Thereafter, a ten year average for 2004/05 to 2013/14 is used.	Migration flows from the 2012-based SNPP for Wirral are equalised to create a net flow of zero.	All migration flows are set to 0.
International Migration	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 based upon the age profile of migrants to and from Wirral in the 2012-based SNPP. These identify a migration rate for each age cohort (for both in and out flows separately) which is applied to each individual age providing an Age Specific Migration Rate. This then drives the demographic profile of those people moving into and out of the District (but not the total numbers of migrants).				

Employment-led Scenarios (and Supply-Led Scenarios)	Scenarios E and Ei: Liverpool City Region LEP, Oxford Economics Job Growth and 5% reduction in out commuting Sensitivity Test	Scenarios F and Fi: Policy On Job Growth and Sensitivity Test	Scenarios G and Gi: Zero Net Job Growth	Scenario H: Past Trends Job Growth	Scenarios I and Ii: Experian Job Growth and Sensitivity Test
Population					
Baseline Population	A 2012 baseline population is taken from the 2014 MYE. This population is split by single year of age and gender.				
Births	The Total Fertility Rate for Wirral (as derived from the 2012-based SNPP) is applied.				
Deaths	The Standardised Mortality Ratios for Wirral (as derived from the 2012-based SNPP) are applied.				
Internal Migration	Migration is inflated/constrained according the change in number of jobs (or homes for 'supply-led' scenarios) over the projection period.				
International Migration	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 based upon the age profile of migrants to and from Wirral in the 2012-based SNPP. These identify a migration rate for each age cohort (for both in and out flows separately) which is applied to each individual age providing an Age Specific Migration Rate. This then drives the demographic profile of those people moving into and out of the Borough (but not the total numbers of migrants).				

	All Scenarios
Housing	
Headship Rates	Headship rates specific to Wirral taken from the CLG 2012-based household projections are used. These are split by five year age group and sex. **Partial Catch-up Sensitivity** – as above, however rates in the 25-34 age groups are projected to make up 50% of the difference between the 2012-based and 2008-based projections by 2033.
Population Not in Households	The number of population not in households (e.g. those in institutional care) is similarly taken from the assumptions used to underpin the 2012-based CLG household forecasts. This is applied as a number below age 75 and a rate above age 75. No change is assumed in the rate of this from the CLG identified rate.
Vacancy / 2nd Home Rate	A vacancy and second homes rate is applied to the number of households, representing the natural vacancies/not permanently occupied homes which occur within the housing market and mean that more dwellings than households are required to meet needs. The average rate of vacant/second homes in Wirral over the 2013-14 period has averaged 4.02%. This has been taken from CLG Council Tax Base data.
Economic	
Economic Activity Rate	Economic activity rates by age and sex have been projected using the OBR Labour Market Participation Rate Projections. These have been applied to the 2011 Census rates for Wirral, and have been re-based to 2014 using the Annual Population Survey. These rates take into account changes projected in younger age groups, women and older people (associated with changes to State Pension Age).
Labour Force Ratio	A standard net commuting rate is inferred through the modelling using a Labour Force ratio which is worked out using the formula: (A) Number of employed workers living in area ÷ (B) Number of workers who work in the area (number of jobs). In Wirral, APS and Experian data indicate that for 2014 the LF ratio equated to 1.21. This is applied and held constant over the projection period.
Unemployment	A model-based estimate of unemployment taken from the Annual Population Survey is used. For 2014 the figure for unemployment is used (7.9%). It is assumed that by 2020, unemployment in Wirral will reach its pre-recession level of 5.96%. From 2020 onwards this is held constant.

Appendix 2 Private Rented Internet Search

PRIVATE SECTOR RENTAL COSTS

	Internet Search of advertised lower quartile (entry level) renting costs: TOTAL	Internet Search of advertised lower quartile (entry level) renting costs: 1-BED	Internet Search of advertised lower quartile (entry level) renting costs: 2/3-BED
Area 1) Wallasey	£400	£354	£450
Area 2) Commercial Core	£454	£357	£563
Area 3) Suburban Birkenhead	£395	£350	£425
Area 4) Bromborough and Eastham	£495	£341	£575
Area 5) Mid Wirral	£497	£418	£525
Area 6) Hoylake and West Kirby	£590	£385	£595
Area 7) Heswall	£650	£500	£650
Area 8) Rural Areas	£475	£510	£455
WIRRAL TOTAL	**£425**	**£356**	**£450**

Source: NLP Internet search of Rightmove.co.uk as of January 2016.

Appendix 3 PopGroup Modelling Outputs

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario A: 2012-based SNPP Baseline

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,891	1,894	1,883	1,879	1,875	1,869	1,861	1,853	1,844	1,836	1,829	1,822	1,815	1,808	1,802	1,797	1,793	1,790	1,788	1,788	1,789	1,793
Female	1,798	1,801	1,804	1,793	1,790	1,785	1,780	1,772	1,764	1,757	1,749	1,742	1,735	1,728	1,722	1,717	1,712	1,707	1,704	1,703	1,703	1,704	1,708
All Births	3,686	3,693	3,698	3,676	3,669	3,660	3,648	3,634	3,617	3,601	3,585	3,570	3,557	3,543	3,530	3,519	3,509	3,500	3,494	3,491	3,490	3,494	3,501
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,587	1,591	1,591	1,591	1,592	1,594	1,604	1,612	1,618	1,630	1,646	1,662	1,678	1,694	1,716	1,735	1,757	1,778	1,795	1,812	1,831	1,848
Female	1,753	1,736	1,716	1,718	1,713	1,704	1,698	1,698	1,697	1,700	1,702	1,709	1,717	1,729	1,742	1,759	1,778	1,796	1,812	1,832	1,851	1,870	1,892
All deaths	3,350	3,323	3,306	3,309	3,304	3,297	3,292	3,302	3,309	3,317	3,331	3,355	3,379	3,407	3,436	3,475	3,514	3,553	3,590	3,626	3,662	3,702	3,741
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,727	3,736	3,745	3,751	3,758	3,759	3,757	3,752	3,745	3,742	3,745	3,755	3,767	3,783	3,799	3,814	3,827	3,838	3,852	3,865	3,875	3,885	3,898
Female	3,770	3,771	3,770	3,768	3,767	3,759	3,750	3,736	3,723	3,715	3,716	3,725	3,739	3,757	3,774	3,791	3,804	3,817	3,831	3,846	3,856	3,868	3,880
All	7,497	7,508	7,515	7,520	7,525	7,518	7,507	7,488	7,468	7,456	7,461	7,480	7,506	7,540	7,573	7,605	7,630	7,655	7,683	7,711	7,731	7,753	7,778
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																							
Male	3,615	3,609	3,589	3,571	3,551	3,529	3,512	3,515	3,520	3,515	3,532	3,543	3,532	3,519	3,525	3,539	3,574	3,557	3,556	3,562	3,567	3,574	3,580
Female	3,609	3,612	3,591	3,562	3,552	3,513	3,495	3,475	3,482	3,483	3,488	3,486	3,509	3,509	3,510	3,521	3,546	3,543	3,550	3,557	3,566	3,572	3,578
All	7,225	7,221	7,179	7,133	7,102	7,042	7,006	6,990	7,002	6,998	7,020	7,029	7,042	7,027	7,035	7,060	7,121	7,100	7,106	7,119	7,133	7,146	7,158
SMigR: males	23.5	23.4	23.2	23.1	23.0	22.9	22.9	22.9	23.0	23.0	23.1	23.2	23.1	23.1	23.1	23.1	23.3	23.1	23.0	23.0	23.0	23.0	23.1
SMigR: females	22.5	22.5	22.4	22.3	22.3	22.1	22.1	22.1	22.2	22.2	22.3	22.3	22.4	22.3	22.3	22.3	22.4	22.4	22.4	22.4	22.4	22.4	22.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.1	52.2	52.2	52.2	52.4	52.5	52.6	52.8	53.0	53.2	53.4	53.5	53.6	53.6	53.6	53.5	53.4	53.3	53.2	53.1	53.0	52.9
SMigR: females	49.0	48.9	49.0	49.2	49.4	49.5	49.8	50.0	50.3	50.6	50.9	51.2	51.4	51.6	51.7	51.7	51.6	51.5	51.4	51.3	51.3	51.2	51.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																							
UK	+272	+286	+335	+387	+423	+476	+501	+498	+466	+458	+441	+451	+465	+512	+538	+545	+510	+555	+577	+592	+598	+607	+620
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+370	+392	+367	+366	+364	+356	+331	+308	+283	+254	+215	+178	+136	+94	+44	-5	-53	-96	-136	-172	-208	-240
Net migration	+141	+187	+214	+271	+291	+344	+369	+366	+334	+326	+309	+319	+333	+380	+406	+413	+378	+424	+445	+461	+466	+475	+488
Net change	+477	+557	+606	+638	+656	+708	+724	+697	+642	+610	+563	+534	+511	+516	+500	+457	+373	+371	+349	+325	+294	+267	+248
Crude Birth Rate /000	11.48	11.48	11.48	11.39	11.34	11.29	11.23	11.16	11.08	11.01	10.95	10.88	10.82	10.77	10.71	10.66	10.62	10.58	10.55	10.53	10.52	10.52	10.53
Crude Death Rate /000	10.43	10.33	10.26	10.25	10.21	10.17	10.13	10.14	10.14	10.15	10.17	10.23	10.28	10.35	10.42	10.53	10.63	10.74	10.84	10.94	11.04	11.14	11.25
Crude Net Migration Rate /000	0.44	0.58	0.67	0.84	0.90	1.06	1.13	1.12	1.02	1.00	0.94	0.97	1.01	1.16	1.23	1.25	1.14	1.28	1.34	1.39	1.40	1.43	1.47

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,142	19,146	18,824	18,842	18,879	18,855	18,813	18,753	18,695	18,628	18,555	18,479	18,403	18,330	18,261	18,197	18,137	18,082	18,036	17,998	17,972	17,960	17,965
5-10	22,412	22,675	23,010	23,492	23,549	23,535	23,631	23,684	23,689	23,370	23,386	23,413	23,381	23,327	23,253	23,181	23,099	23,012	22,923	22,835	22,750	22,671	22,598	22,532
11-15	18,123	17,896	17,797	18,056	18,415	18,808	19,035	19,322	19,486	19,884	19,899	19,946	19,991	19,984	19,706	19,731	19,764	19,740	19,703	19,646	19,590	19,525	19,453	19,378
16-17	7,962	7,444	7,094	6,774	6,568	6,534	6,651	6,751	6,917	7,147	7,258	7,246	7,242	7,338	7,665	7,622	7,312	7,330	7,372	7,379	7,370	7,351	7,337	7,318
18-59Female, 64Male	177,065	176,755	176,396	175,768	174,925	173,951	172,966	171,985	171,016	169,720	168,666	167,583	166,658	165,653	164,839	164,081	163,702	163,042	162,505	162,147	162,011	161,898	161,847	161,936
60/65 -74	45,629	46,355	47,049	47,616	48,144	48,504	48,971	49,400	48,969	49,215	49,567	50,167	50,731	51,422	51,881	52,461	52,969	53,424	53,593	53,517	53,209	52,799	52,207	51,392
75-84	21,597	21,863	21,910	22,182	22,746	23,384	23,942	24,495	26,058	27,139	28,017	28,664	29,340	29,782	30,219	30,435	30,638	30,793	30,469	30,540	30,773	31,211	31,795	32,507
85+	9,024	9,261	9,547	9,843	10,004	10,254	10,504	10,831	11,091	11,449	11,809	12,218	12,505	12,929	13,459	14,081	14,630	15,205	16,408	17,304	18,026	18,595	19,091	19,510
Total	320,914	321,391	321,949	322,555	323,193	323,849	324,557	325,281	325,978	326,620	327,230	327,792	328,326	328,837	329,353	329,853	330,310	330,683	331,054	331,403	331,728	332,022	332,290	332,537
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.37	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.48	0.48	0.49	0.50	0.51	0.52	0.52	0.53
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.84	0.85	0.86	0.86
Median age males	42.4	42.5	42.6	42.7	42.7	42.7	42.7	42.6	42.7	42.7	42.8	42.9	43.0	43.1	43.2	43.3	43.3	43.5	43.6	43.7	43.8	43.9	44.0	44.1
Median age females	44.8	45.0	45.2	45.4	45.6	45.7	45.8	45.9	45.9	45.9	45.9	46.0	46.1	46.2	46.3	46.4	46.4	46.5	46.6	46.7	46.8	46.9	47.0	47.1
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.6	93.6	93.7	93.8	93.9	94.0	94.0	94.1	94.1	94.2	94.3	94.3	94.4	94.4	94.5	94.6	94.6	94.7	94.7
Population impact of constraint																								
Number of persons																								
Housing																								
Number of Households	142,623	143,256	143,935	144,575	145,196	145,837	146,612	147,511	148,328	149,054	149,730	150,340	150,961	151,557	152,129	152,683	153,275	153,886	154,453	154,987	155,500	155,986	156,488	157,026
Change in Households over previous year		+634	+679	+640	+621	+641	+775	+899	+817	+726	+676	+610	+621	+597	+571	+554	+592	+612	+567	+534	+513	+486	+501	+538
Number of supply units	148,596	149,257	149,964	150,631	151,278	151,946	152,753	153,689	154,540	155,297	156,001	156,637	157,283	157,905	158,500	159,078	159,694	160,332	160,922	161,479	162,013	162,520	163,042	163,602
Change in supply units over previous year		+660	+707	+667	+647	+668	+807	+936	+851	+757	+704	+636	+647	+622	+595	+577	+617	+637	+590	+557	+534	+507	+522	+561
Jobs																								
Number of Labour Force	150,199	150,019	149,934	149,744	149,366	148,951	148,472	147,979	147,534	147,046	146,595	146,190	145,887	145,593	145,393	145,069	144,772	144,552	144,411	144,366	144,343	144,329	144,293	144,264
Change in Labour Force over previous year		-180	-86	-190	-378	-415	-479	-493	-446	-488	-452	-405	-302	-294	-200	-324	-297	-220	-141	-45	-23	-13	-36	-29
Number of supply units	114,019	114,279	114,621	114,871	114,975	115,061	115,083	114,700	114,355	113,977	113,627	113,313	113,079	112,851	112,696	112,444	112,214	112,044	111,935	111,900	111,882	111,871	111,843	111,821
Change in supply units over previous year		+259	+343	+250	+104	+86	+22	-382	-345	-378	-350	-314	-234	-228	-155	-251	-230	-170	-109	-35	-18	-10	-28	-23

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario Ai: 2012-based SNPP Baseline, PCU Sensitivity

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,891	1,894	1,883	1,879	1,875	1,869	1,861	1,853	1,844	1,836	1,829	1,822	1,815	1,808	1,802	1,797	1,793	1,790	1,788	1,788	1,789	1,793
Female	1,798	1,801	1,804	1,793	1,790	1,785	1,780	1,772	1,764	1,757	1,749	1,742	1,735	1,728	1,722	1,717	1,712	1,707	1,704	1,703	1,703	1,704	1,708
All Births	3,686	3,693	3,698	3,676	3,669	3,660	3,648	3,634	3,617	3,601	3,585	3,570	3,557	3,543	3,530	3,519	3,509	3,500	3,494	3,491	3,490	3,494	3,501
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,587	1,591	1,591	1,591	1,592	1,594	1,604	1,612	1,618	1,630	1,646	1,662	1,678	1,694	1,716	1,735	1,757	1,778	1,795	1,812	1,831	1,848
Female	1,753	1,736	1,716	1,718	1,713	1,704	1,698	1,698	1,697	1,700	1,702	1,709	1,717	1,729	1,742	1,759	1,778	1,796	1,812	1,832	1,851	1,870	1,892
All deaths	3,350	3,323	3,306	3,309	3,304	3,297	3,292	3,302	3,309	3,317	3,331	3,355	3,379	3,407	3,436	3,475	3,514	3,553	3,590	3,626	3,662	3,702	3,741
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,727	3,736	3,745	3,751	3,758	3,759	3,757	3,752	3,745	3,742	3,745	3,755	3,767	3,783	3,799	3,814	3,827	3,838	3,852	3,865	3,875	3,885	3,898
Female	3,770	3,771	3,770	3,768	3,767	3,759	3,750	3,736	3,723	3,715	3,716	3,725	3,739	3,757	3,774	3,791	3,804	3,817	3,831	3,846	3,856	3,868	3,880
All	7,497	7,508	7,515	7,520	7,525	7,518	7,507	7,488	7,468	7,456	7,461	7,480	7,506	7,540	7,573	7,605	7,630	7,655	7,683	7,711	7,731	7,753	7,778
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																							
Male	3,615	3,609	3,589	3,571	3,551	3,529	3,512	3,515	3,520	3,515	3,532	3,543	3,532	3,519	3,525	3,539	3,574	3,557	3,556	3,562	3,567	3,574	3,580
Female	3,609	3,612	3,591	3,562	3,552	3,513	3,495	3,475	3,482	3,483	3,488	3,486	3,509	3,509	3,510	3,521	3,546	3,543	3,550	3,557	3,566	3,572	3,578
All	7,225	7,221	7,179	7,133	7,102	7,042	7,006	6,990	7,002	6,998	7,020	7,029	7,042	7,027	7,035	7,060	7,121	7,100	7,106	7,119	7,133	7,146	7,158
SMigR: males	23.5	23.4	23.2	23.1	23.0	22.9	22.9	22.9	23.0	23.0	23.1	23.2	23.1	23.1	23.1	23.1	23.3	23.1	23.0	23.0	23.0	23.0	23.1
SMigR: females	22.5	22.5	22.4	22.3	22.3	22.1	22.1	22.1	22.2	22.2	22.3	22.3	22.4	22.3	22.3	22.3	22.4	22.4	22.4	22.4	22.4	22.4	22.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.1	52.2	52.2	52.2	52.4	52.5	52.6	52.8	53.0	53.2	53.4	53.5	53.6	53.6	53.6	53.5	53.4	53.3	53.2	53.1	53.0	52.9
SMigR: females	49.0	48.9	49.0	49.2	49.4	49.5	49.8	50.0	50.3	50.6	50.9	51.2	51.4	51.6	51.7	51.7	51.6	51.5	51.4	51.3	51.3	51.2	51.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																							
UK	+272	+286	+335	+387	+423	+476	+501	+498	+466	+458	+441	+451	+465	+512	+538	+545	+510	+555	+577	+592	+598	+607	+620
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+370	+392	+367	+366	+364	+356	+331	+308	+283	+254	+215	+178	+136	+94	+44	-5	-53	-96	-136	-172	-208	-240
Net migration	+141	+187	+214	+271	+291	+344	+369	+366	+334	+326	+309	+319	+333	+380	+406	+413	+378	+424	+445	+461	+466	+475	+488
Net change	+477	+557	+606	+638	+656	+708	+724	+697	+642	+610	+563	+534	+511	+516	+500	+457	+373	+371	+349	+325	+294	+267	+248
Crude Birth Rate /000	11.48	11.48	11.48	11.39	11.34	11.29	11.23	11.16	11.08	11.01	10.95	10.88	10.82	10.77	10.71	10.66	10.62	10.58	10.55	10.53	10.52	10.52	10.53
Crude Death Rate /000	10.43	10.33	10.26	10.25	10.21	10.17	10.13	10.14	10.14	10.15	10.17	10.23	10.28	10.35	10.42	10.53	10.63	10.74	10.84	10.94	11.04	11.14	11.25
Crude Net Migration Rate /000	0.44	0.58	0.67	0.84	0.90	1.06	1.13	1.12	1.02	1.00	0.94	0.97	1.01	1.16	1.23	1.25	1.14	1.28	1.34	1.39	1.40	1.43	1.47

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,142	19,146	18,824	18,842	18,879	18,855	18,813	18,753	18,695	18,628	18,555	18,479	18,403	18,330	18,261	18,197	18,137	18,082	18,036	17,998	17,972	17,960	17,965
5-10	22,412	22,675	23,010	23,492	23,549	23,535	23,631	23,684	23,689	23,370	23,386	23,413	23,381	23,327	23,253	23,181	23,099	23,012	22,923	22,835	22,750	22,671	22,598	22,532
11-15	18,123	17,896	17,797	18,056	18,415	18,808	19,035	19,322	19,486	19,884	19,899	19,946	19,991	19,984	19,706	19,731	19,764	19,740	19,703	19,646	19,590	19,525	19,453	19,378
16-17	7,962	7,444	7,094	6,774	6,568	6,534	6,651	6,751	6,917	7,147	7,258	7,246	7,242	7,338	7,665	7,622	7,312	7,330	7,372	7,379	7,370	7,351	7,337	7,318
18-59Female, 64Male	177,065	176,755	176,396	175,768	174,925	173,951	172,966	171,985	171,016	169,720	168,666	167,583	166,658	165,653	164,839	164,081	163,702	163,042	162,505	162,147	162,011	161,898	161,847	161,936
60/65 -74	45,629	46,355	47,049	47,616	48,144	48,504	48,971	49,400	48,969	49,215	49,567	50,167	50,731	51,422	51,881	52,461	52,969	53,424	53,593	53,517	53,209	52,799	52,207	51,392
75-84	21,597	21,863	21,910	22,182	22,746	23,384	23,942	24,495	26,058	27,139	28,017	28,664	29,340	29,782	30,219	30,435	30,638	30,793	30,469	30,540	30,773	31,211	31,795	32,507
85+	9,024	9,261	9,547	9,843	10,004	10,254	10,504	10,831	11,091	11,449	11,809	12,218	12,505	12,929	13,459	14,081	14,630	15,205	16,408	17,304	18,026	18,595	19,091	19,510
Total	320,914	321,391	321,949	322,555	323,193	323,849	324,557	325,281	325,978	326,620	327,230	327,792	328,326	328,837	329,353	329,853	330,310	330,683	331,054	331,403	331,728	332,022	332,290	332,537
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.37	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.48	0.48	0.49	0.50	0.51	0.52	0.52	0.53
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.84	0.85	0.86	0.86
Median age males	42.4	42.5	42.6	42.7	42.7	42.7	42.7	42.6	42.7	42.7	42.8	42.9	43.0	43.1	43.2	43.3	43.3	43.5	43.6	43.7	43.8	43.9	44.0	44.1
Median age females	44.8	45.0	45.2	45.4	45.6	45.7	45.8	45.9	45.9	45.9	45.9	46.0	46.1	46.2	46.3	46.4	46.4	46.5	46.6	46.7	46.8	46.9	47.0	47.1
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.6	93.6	93.7	93.8	93.9	94.0	94.0	94.1	94.1	94.2	94.3	94.3	94.4	94.4	94.5	94.6	94.6	94.7	94.7
Population impact of constraint																								
Number of persons																								
Housing																								
Number of Households	142,623	143,256	143,935	144,575	145,255	145,948	146,757	147,709	148,595	149,400	150,141	150,838	151,535	152,217	152,882	153,547	154,259	154,995	155,697	156,370	157,012	157,633	158,265	158,950
Change in Households over previous year		+634	+679	+640	+680	+693	+809	+952	+886	+804	+742	+696	+697	+682	+665	+665	+712	+736	+702	+673	+642	+621	+633	+684
Number of supply units	148,596	149,257	149,964	150,631	151,339	152,061	152,904	153,896	154,819	155,657	156,430	157,155	157,882	158,592	159,285	159,978	160,720	161,487	162,218	162,919	163,588	164,235	164,894	165,607
Change in supply units over previous year		+660	+707	+667	+708	+722	+842	+992	+923	+838	+773	+726	+726	+711	+693	+693	+742	+767	+731	+702	+669	+647	+659	+713
Jobs																								
Number of Labour Force	150,199	150,019	149,934	149,744	149,366	148,951	148,472	147,979	147,534	147,046	146,595	146,190	145,887	145,593	145,393	145,069	144,772	144,552	144,411	144,366	144,343	144,329	144,293	144,264
Change in Labour Force over previous year		-180	-86	-190	-378	-415	-479	-493	-446	-488	-452	-405	-302	-294	-200	-324	-297	-220	-141	-45	-23	-13	-36	-29
Number of supply units	114,019	114,279	114,621	114,871	114,975	115,061	115,083	114,700	114,355	113,977	113,627	113,313	113,079	112,851	112,696	112,444	112,214	112,044	111,935	111,900	111,882	111,871	111,843	111,821
Change in supply units over previous year		+259	+343	+250	+104	+86	+22	-382	-345	-378	-350	-314	-234	-228	-155	-251	-230	-170	-109	-35	-18	-10	-28	-23

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario B: Long Term Migration

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,886	1,885	1,883	1,867	1,857	1,846	1,833	1,819	1,804	1,789	1,775	1,762	1,750	1,738	1,725	1,714	1,704	1,695	1,686	1,679	1,674	1,670	1,668
Female	1,796	1,795	1,793	1,778	1,769	1,758	1,746	1,732	1,718	1,704	1,691	1,678	1,667	1,655	1,643	1,633	1,623	1,614	1,606	1,599	1,594	1,591	1,589
All Births	3,682	3,681	3,676	3,644	3,626	3,604	3,579	3,551	3,521	3,494	3,466	3,441	3,417	3,392	3,369	3,347	3,327	3,308	3,292	3,279	3,268	3,261	3,257
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,586	1,589	1,589	1,588	1,589	1,590	1,599	1,606	1,610	1,621	1,636	1,651	1,666	1,681	1,701	1,719	1,740	1,759	1,774	1,790	1,807	1,823
Female	1,753	1,736	1,714	1,716	1,710	1,701	1,694	1,692	1,690	1,692	1,693	1,700	1,707	1,718	1,730	1,746	1,764	1,780	1,795	1,813	1,831	1,849	1,870
All deaths	3,350	3,322	3,304	3,305	3,298	3,289	3,283	3,291	3,296	3,302	3,314	3,337	3,358	3,384	3,411	3,447	3,483	3,520	3,554	3,588	3,620	3,656	3,692
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.2	85.3	85.5	85.6
Deaths input																							
In-migration from the UK																							
Male	3,641	3,645	3,650	3,654	3,657	3,662	3,665	3,670	3,673	3,676	3,676	3,677	3,676	3,675	3,674	3,673	3,673	3,672	3,672	3,671	3,671	3,671	3,670
Female	3,683	3,679	3,674	3,671	3,667	3,663	3,659	3,655	3,651	3,649	3,648	3,648	3,649	3,649	3,650	3,651	3,651	3,652	3,652	3,653	3,653	3,654	3,654
All	7,325	7,324	7,325	7,325	7,325	7,325	7,324	7,324	7,324	7,325	7,324	7,324	7,325	7,325	7,325	7,325	7,324	7,325	7,324	7,325	7,324	7,324	7,325
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,638	3,633	3,634	3,640	3,635	3,644	3,644	3,655	3,654	3,652	3,657	3,664	3,647	3,640	3,642	3,644	3,649	3,642	3,638	3,637	3,636	3,636	3,636
Female	3,632	3,637	3,636	3,630	3,635	3,626	3,626	3,614	3,616	3,618	3,612	3,605	3,623	3,630	3,628	3,626	3,621	3,627	3,632	3,633	3,634	3,634	3,634
All	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270
SMigR: males	23.6	23.6	23.6	23.7	23.8	23.9	24.0	24.2	24.3	24.4	24.5	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.7
SMigR: females	22.6	22.7	22.7	22.8	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.6	23.7	23.8	23.8	23.8	23.7	23.8	23.8	23.8	23.9	23.9	23.9
Migrants input																							
In-migration from Overseas																							
Male	413	414	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	351	350	351	350	351	351	351	351	351	351	351	351	351	351	351	351	351	351	351	351	351	351	351
All	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764	764
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549
Female	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423
All	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972	972
SMigR: males	65.5	65.5	65.6	65.8	66.0	66.4	66.7	67.1	67.6	68.0	68.4	68.8	69.1	69.4	69.6	69.8	69.9	69.9	70.0	70.1	70.1	70.2	70.3
SMigR: females	61.4	61.5	61.6	62.0	62.4	62.8	63.3	63.8	64.3	64.9	65.5	66.0	66.5	66.8	67.1	67.3	67.5	67.5	67.6	67.7	67.8	67.9	68.1
Migrants input																							
Migration - Net Flows																							
UK	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55	+55
Overseas	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208	-208
Summary of population change																							
Natural change	+332	+359	+372	+339	+328	+315	+296	+260	+226	+191	+152	+104	+59	+8	-42	-101	-157	-212	-262	-309	-352	-395	-435
Net migration	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154	-154
Net change	+179	+205	+219	+186	+174	+161	+142	+106	+72	+38	-2	-49	-95	-145	-195	-254	-310	-365	-416	-463	-506	-549	-589
Crude Birth Rate /000	11.47	11.46	11.44	11.33	11.27	11.19	11.11	11.02	10.93	10.84	10.75	10.67	10.60	10.53	10.46	10.40	10.35	10.30	10.26	10.24	10.22	10.21	10.22
Crude Death Rate /000	10.44	10.34	10.28	10.28	10.25	10.22	10.19	10.21	10.22	10.24	10.28	10.35	10.42	10.50	10.59	10.71	10.83	10.96	11.08	11.20	11.32	11.45	11.58
Crude Net Migration Rate /000	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48	-0.48

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,121	19,097	18,739	18,712	18,696	18,613	18,508	18,384	18,263	18,135	18,002	17,867	17,734	17,602	17,474	17,351	17,237	17,127	17,026	16,935	16,855	16,790	16,739
5-10	22,412	22,663	22,983	23,447	23,480	23,439	23,500	23,508	23,463	23,092	23,046	23,007	22,904	22,778	22,628	22,477	22,317	22,154	21,989	21,824	21,665	21,511	21,366	21,228
11-15	18,123	17,889	17,782	18,030	18,376	18,755	18,965	19,233	19,376	19,752	19,743	19,765	19,779	19,734	19,415	19,388	19,363	19,280	19,179	19,057	18,935	18,802	18,664	18,523
16-17	7,962	7,440	7,086	6,761	6,548	6,507	6,615	6,705	6,861	7,082	7,185	7,167	7,158	7,245	7,558	7,504	7,187	7,192	7,213	7,199	7,166	7,123	7,084	7,039
18-59Female, 64Male	177,065	176,519	175,885	174,966	173,789	172,469	171,098	169,714	168,344	166,672	165,247	163,806	162,515	161,137	159,916	158,731	157,914	156,845	155,866	155,046	154,429	153,826	153,274	152,846
60/65 -74	45,629	46,344	47,023	47,575	48,085	48,426	48,870	49,272	48,817	49,036	49,360	49,930	50,462	51,117	51,539	52,076	52,540	52,949	53,070	52,945	52,588	52,125	51,479	50,609
75-84	21,597	21,859	21,901	22,168	22,725	23,354	23,903	24,446	25,995	27,064	27,929	28,564	29,227	29,656	30,078	30,279	30,465	30,605	30,267	30,320	30,532	30,947	31,506	32,187
85+	9,024	9,258	9,540	9,831	9,987	10,231	10,474	10,794	11,046	11,398	11,751	12,153	12,433	12,850	13,369	13,981	14,518	15,082	16,267	17,147	17,853	18,405	18,886	19,287
Total	320,914	321,093	321,298	321,517	321,702	321,876	322,038	322,180	322,286	322,358	322,396	322,395	322,345	322,250	322,105	321,909	321,655	321,345	320,980	320,564	320,102	319,596	319,047	318,458
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.38	0.38	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.48	0.49	0.50	0.51	0.52	0.53	0.54	0.54	0.55
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.88	0.88
Median age males	42.4	42.6	42.7	42.7	42.8	42.9	42.9	42.8	42.9	43.0	43.2	43.3	43.4	43.5	43.6	43.8	43.9	44.0	44.2	44.3	44.4	44.6	44.7	44.8
Median age females	44.8	45.0	45.3	45.5	45.7	45.9	46.0	46.1	46.2	46.3	46.3	46.4	46.6	46.7	46.9	47.0	47.1	47.2	47.4	47.5	47.7	47.8	48.0	48.1
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.5	93.5	93.6	93.7	93.7	93.8	93.8	93.8	93.9	93.9	94.0	94.0	94.0	94.1	94.1	94.1	94.2	94.2	94.2
Population impact of constraint																								
Number of persons																								
Housing																								
Number of Households	142,623	143,146	143,691	144,183	144,630	145,085	145,644	146,311	146,891	147,387	147,831	148,211	148,593	148,943	149,246	149,519	149,821	150,148	150,409	150,625	150,808	150,957	151,110	151,288
Change in Households over previous year		+523	+545	+492	+447	+454	+560	+667	+580	+496	+443	+381	+382	+349	+303	+273	+302	+327	+261	+216	+183	+149	+153	+178
Number of supply units	148,596	149,142	149,710	150,222	150,688	151,161	151,745	152,439	153,043	153,560	154,022	154,419	154,817	155,181	155,497	155,781	156,096	156,436	156,708	156,934	157,125	157,280	157,440	157,625
Change in supply units over previous year		+545	+568	+513	+466	+473	+583	+695	+604	+517	+462	+397	+398	+364	+316	+284	+315	+340	+272	+225	+191	+155	+160	+185
Jobs																								
Number of Labour Force	150,199	149,828	149,519	149,091	148,442	147,745	146,953	146,134	145,362	144,567	143,813	143,115	142,514	141,912	141,375	140,701	140,048	139,489	138,980	138,550	138,130	137,714	137,266	136,812
Change in Labour Force over previous year		-371	-309	-428	-649	-697	-792	-820	-772	-795	-754	-697	-601	-602	-537	-675	-653	-559	-510	-430	-420	-416	-448	-454
Number of supply units	114,019	114,133	114,304	114,370	114,263	114,129	113,905	113,270	112,672	112,055	111,471	110,930	110,465	109,998	109,582	109,059	108,553	108,120	107,725	107,392	107,066	106,744	106,396	106,044
Change in supply units over previous year		+114	+171	+66	-107	-134	-224	-635	-598	-616	-584	-540	-466	-467	-416	-523	-506	-433	-395	-333	-325	-323	-347	-352

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario C: Zero Net Migration

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,887	1,889	1,888	1,874	1,866	1,857	1,846	1,833	1,819	1,806	1,793	1,781	1,770	1,759	1,747	1,737	1,727	1,718	1,710	1,704	1,699	1,696	1,694
Female	1,797	1,799	1,798	1,785	1,777	1,769	1,758	1,746	1,733	1,720	1,708	1,697	1,686	1,675	1,664	1,654	1,645	1,636	1,629	1,623	1,618	1,615	1,614
All Births	3,684	3,687	3,687	3,658	3,644	3,626	3,604	3,579	3,552	3,526	3,502	3,478	3,456	3,433	3,411	3,391	3,372	3,354	3,339	3,327	3,317	3,311	3,308
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,587	1,590	1,590	1,589	1,590	1,591	1,600	1,607	1,612	1,623	1,638	1,654	1,669	1,684	1,705	1,723	1,744	1,764	1,779	1,795	1,813	1,829
Female	1,753	1,735	1,714	1,716	1,710	1,701	1,694	1,692	1,690	1,692	1,694	1,700	1,707	1,719	1,730	1,747	1,765	1,781	1,797	1,815	1,832	1,851	1,872
All deaths	3,350	3,322	3,304	3,305	3,299	3,290	3,284	3,292	3,297	3,304	3,316	3,339	3,361	3,387	3,414	3,451	3,488	3,525	3,560	3,594	3,627	3,664	3,701
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,659	3,665	3,661	3,655	3,652	3,640	3,631	3,627	3,628	3,627	3,634	3,641	3,650	3,654	3,664	3,677	3,699	3,699	3,707	3,717	3,725	3,733	3,742
Female	3,702	3,699	3,686	3,672	3,662	3,640	3,625	3,612	3,607	3,600	3,606	3,613	3,623	3,629	3,640	3,655	3,677	3,679	3,687	3,699	3,707	3,716	3,726
All	7,361	7,364	7,347	7,326	7,314	7,280	7,257	7,239	7,235	7,227	7,241	7,254	7,274	7,283	7,304	7,332	7,375	7,377	7,395	7,415	7,432	7,450	7,468
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,684	3,680	3,673	3,668	3,657	3,649	3,637	3,640	3,637	3,630	3,643	3,657	3,649	3,647	3,659	3,675	3,702	3,696	3,701	3,710	3,717	3,726	3,735
Female	3,677	3,684	3,674	3,658	3,657	3,631	3,619	3,599	3,598	3,597	3,598	3,598	3,625	3,636	3,644	3,657	3,673	3,681	3,694	3,705	3,715	3,724	3,733
All	7,361	7,364	7,347	7,326	7,314	7,280	7,257	7,239	7,235	7,227	7,241	7,254	7,274	7,283	7,304	7,332	7,375	7,377	7,395	7,415	7,432	7,450	7,468
SMigR: males	23.9	23.9	23.8	23.8	23.8	23.9	23.9	24.0	24.0	24.1	24.2	24.3	24.3	24.3	24.4	24.5	24.7	24.6	24.7	24.7	24.8	24.9	25.0
SMigR: females	22.9	23.0	23.0	23.0	23.1	23.0	23.1	23.1	23.2	23.3	23.3	23.4	23.6	23.7	23.7	23.8	23.9	23.9	24.0	24.1	24.2	24.3	24.3
Migrants input																							
In-migration from Overseas																							
Male	384	394	387	389	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384
Female	326	332	328	329	326	326	326	326	326	326	326	326	326	326	326	326	326	326	326	326	326	326	326
All	711	726	716	718	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	402	410	404	406	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401
Female	309	316	311	312	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309
All	711	726	716	718	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710	710
SMigR: males	47.9	48.9	48.2	48.4	48.0	48.2	48.4	48.7	48.9	49.2	49.5	49.7	49.9	50.0	50.1	50.2	50.3	50.3	50.3	50.3	50.3	50.3	50.4
SMigR: females	44.9	45.9	45.3	45.7	45.4	45.7	46.0	46.4	46.7	47.1	47.5	47.9	48.2	48.4	48.6	48.7	48.8	48.8	48.8	48.9	48.9	49.0	49.1
Migrants input																							
Migration - Net Flows																							
UK	+0	+0	+0	-0	-0	+0	-0	-0	+0	-0	-0	+0	-0	+0	-0	-0	-0	+0	+0	+0	+0	-0	-0
Overseas	-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 change																							
Natural change	+335	+365	+383	+353	+345	+335	+319	+286	+255	+222	+185	+139	+95	+46	-3	-61	-116	-171	-221	-267	-310	-353	-392
Net migration	+0	-0	-0	-0	+0	+0	+0	-0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	-0	-0
Net change	+335	+365	+383	+353	+345	+335	+319	+286	+255	+222	+185	+139	+95	+46	-3	-61	-116	-171	-221	-267	-310	-353	-392
Crude Birth Rate /000	11.47	11.47	11.46	11.36	11.30	11.23	11.15	11.06	10.97	10.88	10.80	10.72	10.65	10.58	10.51	10.45	10.39	10.34	10.30	10.27	10.25	10.24	10.25
Crude Death Rate /000	10.43	10.34	10.27	10.26	10.23	10.19	10.16	10.18	10.18	10.20	10.23	10.29	10.36	10.44	10.52	10.63	10.75	10.87	10.98	11.10	11.21	11.33	11.46
Crude Net Migration Rate /000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,126	19,111	18,764	18,752	18,753	18,688	18,599	18,491	18,385	18,271	18,152	18,030	17,909	17,789	17,671	17,558	17,453	17,352	17,258	17,174	17,101	17,041	16,996
5-10	22,412	22,666	22,988	23,455	23,491	23,452	23,517	23,533	23,499	23,140	23,111	23,091	23,009	22,902	22,771	22,639	22,497	22,351	22,203	22,055	21,910	21,771	21,638	21,512
11-15	18,123	17,891	17,786	18,038	18,386	18,767	18,979	19,248	19,393	19,771	19,764	19,787	19,805	19,768	19,458	19,443	19,435	19,369	19,285	19,179	19,073	18,956	18,833	18,707
16-17	7,962	7,438	7,083	6,759	6,548	6,509	6,620	6,713	6,873	7,096	7,200	7,183	7,172	7,259	7,573	7,518	7,198	7,203	7,229	7,219	7,191	7,153	7,120	7,080
18-59Female, 64Male	177,065	176,662	176,170	175,391	174,354	173,173	171,942	170,697	169,468	167,937	166,652	165,352	164,201	162,962	161,878	160,828	160,146	159,208	158,357	157,663	157,172	156,695	156,266	155,959
60/65 -74	45,629	46,351	47,037	47,595	48,112	48,459	48,910	49,319	48,870	49,096	49,427	50,005	50,545	51,211	51,642	52,191	52,668	53,093	53,231	53,124	52,786	52,347	51,727	50,886
75-84	21,597	21,858	21,900	22,166	22,724	23,355	23,905	24,450	26,003	27,075	27,944	28,583	29,250	29,682	30,109	30,313	30,503	30,646	30,312	30,368	30,585	31,004	31,568	32,256
85+	9,024	9,257	9,539	9,829	9,984	10,227	10,469	10,788	11,039	11,390	11,742	12,144	12,423	12,840	13,359	13,971	14,509	15,074	16,260	17,141	17,848	18,402	18,884	19,287
Total	320,914	321,249	321,614	321,996	322,349	322,694	323,030	323,349	323,635	323,890	324,112	324,298	324,437	324,532	324,578	324,575	324,514	324,398	324,227	324,006	323,739	323,429	323,076	322,684
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.38	0.38	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.49	0.50	0.51	0.52	0.53	0.54	0.54
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.70	0.71	0.71	0.72	0.73	0.74	0.76	0.77	0.78	0.79	0.80	0.82	0.83	0.84	0.84	0.85	0.86	0.87	0.87
Median age males	42.4	42.5	42.7	42.7	42.8	42.8	42.8	42.8	42.8	42.9	43.1	43.2	43.3	43.4	43.5	43.6	43.7	43.9	44.0	44.2	44.3	44.4	44.6	44.7
Median age females	44.8	45.0	45.2	45.4	45.6	45.8	45.9	46.0	46.1	46.1	46.2	46.3	46.5	46.6	46.7	46.8	46.9	47.1	47.2	47.4	47.5	47.6	47.8	47.9
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.8	93.8	93.9	94.0	94.0	94.1	94.2	94.2	94.3	94.3	94.4	94.4	94.5	94.5	94.6	94.6	94.7
Population impact of constraint																								
Number of persons																								
Housing																								
Number of Households	142,623	143,217	143,836	144,405	144,931	145,467	146,112	146,865	147,530	148,113	148,644	149,113	149,587	150,030	150,428	150,797	151,198	151,625	151,987	152,304	152,589	152,841	153,098	153,382
Change in Households over previous year		+594	+619	+569	+526	+536	+645	+753	+666	+583	+531	+470	+473	+443	+399	+369	+401	+427	+362	+317	+285	+252	+258	+283
Number of supply units	148,596	149,215	149,860	150,453	151,001	151,560	152,232	153,016	153,709	154,316	154,870	155,359	155,852	156,314	156,729	157,113	157,531	157,976	158,353	158,683	158,980	159,242	159,511	159,806
Change in supply units over previous year		+619	+645	+593	+548	+559	+672	+784	+694	+607	+553	+489	+493	+462	+415	+384	+417	+445	+377	+330	+297	+262	+269	+295
Jobs																								
Number of Labour Force	150,199	149,948	149,757	149,445	148,911	148,329	147,651	146,945	146,287	145,606	144,966	144,383	143,896	143,407	142,983	142,418	141,874	141,425	141,022	140,699	140,385	140,073	139,729	139,378
Change in Labour Force over previous year		-251	-191	-312	-534	-582	-678	-706	-658	-681	-640	-583	-487	-489	-425	-564	-544	-450	-403	-323	-314	-312	-344	-351
Number of supply units	114,019	114,224	114,486	114,642	114,625	114,580	114,446	113,899	113,389	112,861	112,365	111,913	111,536	111,157	110,827	110,390	109,969	109,620	109,308	109,057	108,814	108,572	108,305	108,033
Change in supply units over previous year		+205	+262	+156	-17	-44	-134	-547	-510	-528	-496	-452	-377	-379	-329	-437	-422	-349	-312	-251	-244	-242	-267	-272

Population Estimates and Forecasts NLP

Components of Population Change Wirral Scenario D: Natural Change

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,882	1,876	1,870	1,852	1,843	1,834	1,825	1,816	1,807	1,800	1,795	1,792	1,792	1,794	1,798	1,803	1,809	1,815	1,820	1,824	1,828	1,830	1,832
Female	1,793	1,787	1,781	1,764	1,755	1,747	1,738	1,729	1,721	1,714	1,710	1,707	1,707	1,709	1,712	1,717	1,723	1,729	1,734	1,738	1,741	1,743	1,745
All Births	3,675	3,662	3,651	3,616	3,598	3,581	3,564	3,545	3,528	3,514	3,505	3,499	3,499	3,503	3,510	3,520	3,532	3,544	3,554	3,562	3,568	3,573	3,576
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,586	1,588	1,587	1,585	1,585	1,586	1,594	1,600	1,604	1,614	1,629	1,643	1,657	1,671	1,691	1,708	1,728	1,747	1,761	1,776	1,793	1,808
Female	1,753	1,736	1,715	1,717	1,712	1,703	1,696	1,695	1,693	1,695	1,696	1,702	1,709	1,719	1,731	1,747	1,765	1,781	1,796	1,814	1,831	1,849	1,869
All deaths	3,350	3,321	3,303	3,304	3,297	3,288	3,281	3,289	3,293	3,299	3,310	3,331	3,351	3,376	3,402	3,438	3,473	3,509	3,543	3,575	3,607	3,642	3,677
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.2	85.3	85.5	85.6
Deaths input																							
In-migration from the UK																							
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to the UK																							
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
In-migration from Overseas																							
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Migration - Net Flows																							
UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overseas	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 change																							
Natural change	+325	+341	+348	+312	+302	+294	+282	+256	+235	+215	+194	+168	+148	+127	+108	+82	+59	+34	+11	-13	-39	-69	-101
Net migration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net change	+325	+341	+348	+312	+302	+294	+282	+256	+235	+215	+194	+168	+148	+127	+108	+82	+59	+34	+11	-13	-39	-69	-101
Crude Birth Rate /000	11.45	11.40	11.35	11.23	11.16	11.10	11.03	10.97	10.90	10.86	10.82	10.80	10.79	10.80	10.82	10.84	10.88	10.91	10.94	10.97	10.99	11.01	11.02
Crude Death Rate /000	10.43	10.33	10.26	10.26	10.23	10.19	10.16	10.17	10.18	10.19	10.22	10.28	10.34	10.41	10.48	10.59	10.70	10.81	10.91	11.01	11.11	11.22	11.33
Crude Net Migration Rate /000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	18,962	18,792	18,299	18,181	18,123	18,031	17,934	17,831	17,745	17,662	17,587	17,525	17,480	17,457	17,454	17,470	17,504	17,549	17,600	17,653	17,702	17,744	17,778
5-10	22,412	22,581	22,796	23,155	23,052	22,850	22,744	22,592	22,411	21,885	21,750	21,675	21,567	21,452	21,332	21,233	21,142	21,062	21,000	20,959	20,943	20,951	20,979	21,024
11-15	18,123	17,956	17,810	18,019	18,318	18,641	18,778	18,974	19,022	19,328	19,204	19,081	18,941	18,772	18,280	18,162	18,104	18,013	17,917	17,814	17,728	17,646	17,571	17,509
16-17	7,962	7,683	7,530	7,295	7,070	7,030	7,136	7,217	7,358	7,578	7,653	7,596	7,551	7,602	7,932	7,835	7,349	7,289	7,294	7,271	7,225	7,174	7,140	7,107
18-59Female, 64Male	177,065	176,618	176,232	175,653	174,908	173,988	173,016	172,020	171,042	169,721	168,668	167,582	166,642	165,572	164,657	163,742	163,274	162,447	161,647	160,981	160,538	160,082	159,681	159,409
60/65 -74	45,629	46,323	46,985	47,519	48,017	48,349	48,789	49,187	48,726	48,961	49,288	49,873	50,405	51,067	51,476	52,015	52,474	52,879	52,985	52,848	52,461	51,992	51,326	50,432
75-84	21,597	21,856	21,893	22,153	22,704	23,324	23,863	24,393	25,939	26,999	27,859	28,480	29,134	29,552	29,979	30,176	30,361	30,488	30,144	30,197	30,400	30,813	31,365	32,042
85+	9,024	9,259	9,543	9,836	9,991	10,237	10,479	10,800	11,046	11,393	11,742	12,144	12,423	12,837	13,350	13,953	14,478	15,030	16,210	17,087	17,795	18,346	18,830	19,235
Total	320,914	321,239	321,580	321,928	322,241	322,542	322,836	323,118	323,375	323,609	323,825	324,019	324,187	324,335	324,462	324,570	324,652	324,711	324,745	324,757	324,744	324,705	324,637	324,536
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.32
65+ / 16-65	0.34	0.34	0.35	0.36	0.37	0.37	0.38	0.38	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.49	0.50	0.51	0.51	0.52	0.53
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.68	0.69	0.70	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.85
Median age males	42.4	42.5	42.6	42.6	42.6	42.6	42.5	42.5	42.5	42.5	42.6	42.6	42.6	42.7	42.7	42.7	42.7	42.8	42.8	42.9	43.0	42.9	42.8	42.7
Median age females	44.8	45.0	45.3	45.5	45.7	45.9	46.0	46.1	46.2	46.2	46.3	46.4	46.5	46.6	46.7	46.7	46.8	46.9	46.9	47.0	47.1	47.2	47.2	47.3
Sex ratio males /100 females	93.1	93.2	93.4	93.5	93.6	93.8	93.9	94.0	94.1	94.2	94.3	94.4	94.5	94.6	94.7	94.8	94.9	95.0	95.0	95.1	95.2	95.3	95.4	95.4
Population impact of constraint																								
Number of persons																								
Housing																								
Number of Households	142,623	143,148	143,673	144,105	144,441	144,734	145,137	145,821	146,501	147,109	147,670	148,192	148,687	149,132	149,476	149,764	150,076	150,509	150,926	151,293	151,618	151,929	152,227	152,610
Change in Households over previous year		+526	+524	+432	+336	+293	+402	+685	+680	+609	+560	+522	+496	+445	+344	+287	+312	+433	+417	+367	+325	+311	+298	+383
Number of supply units	148,596	149,144	149,690	150,141	150,491	150,796	151,215	151,929	152,637	153,271	153,855	154,398	154,915	155,379	155,737	156,036	156,361	156,813	157,247	157,630	157,968	158,292	158,603	159,002
Change in supply units over previous year		+548	+546	+451	+350	+305	+419	+713	+708	+634	+584	+544	+516	+464	+358	+299	+325	+452	+434	+382	+338	+324	+311	+399
Jobs																								
Number of Labour Force	150,199	149,750	149,566	149,351	148,957	148,549	148,090	147,585	147,114	146,608	146,160	145,743	145,431	145,083	144,808	144,347	143,879	143,492	143,213	142,940	142,659	142,383	142,076	141,764
Change in Labour Force over previous year		-449	-184	-215	-394	-408	-459	-505	-472	-505	-449	-416	-312	-348	-276	-461	-468	-387	-280	-273	-280	-276	-307	-312
Number of supply units	114,019	114,073	114,340	114,570	114,660	114,750	114,786	114,395	114,029	113,638	113,290	112,967	112,725	112,456	112,242	111,885	111,522	111,223	111,006	110,794	110,577	110,363	110,125	109,883
Change in supply units over previous year		+54	+267	+230	+91	+90	+36	-391	-366	-392	-348	-323	-242	-270	-214	-357	-363	-300	-217	-211	-217	-214	-238	-242

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Scenario E: Liverpool City Region LEP Oxford Economics

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,888	1,875	1,859	1,837	1,825	1,814	1,801	1,798	1,794	1,786	1,777	1,766	1,757	1,748	1,735	1,728	1,724	1,719	1,714	1,709	1,704	1,700	1,699
Female	1,798	1,786	1,770	1,750	1,738	1,728	1,715	1,713	1,708	1,701	1,693	1,682	1,673	1,664	1,652	1,646	1,642	1,637	1,633	1,627	1,623	1,619	1,618
All Births	3,686	3,661	3,629	3,587	3,562	3,542	3,516	3,511	3,502	3,487	3,470	3,449	3,430	3,412	3,387	3,373	3,366	3,357	3,347	3,336	3,327	3,320	3,316
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,584	1,585	1,584	1,583	1,584	1,585	1,596	1,604	1,610	1,621	1,637	1,652	1,667	1,681	1,702	1,721	1,742	1,762	1,777	1,792	1,810	1,826
Female	1,753	1,733	1,709	1,710	1,704	1,694	1,688	1,689	1,688	1,692	1,693	1,700	1,707	1,718	1,729	1,746	1,765	1,782	1,797	1,815	1,833	1,851	1,872
All deaths	3,350	3,318	3,294	3,294	3,286	3,278	3,272	3,284	3,293	3,301	3,315	3,337	3,359	3,385	3,410	3,448	3,486	3,524	3,559	3,592	3,625	3,661	3,697
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,420	3,394	3,570	3,599	3,669	3,648	3,864	3,833	3,731	3,714	3,641	3,665	3,677	3,597	3,728	3,787	3,764	3,745	3,722	3,728	3,736	3,759	3,773
Female	3,460	3,426	3,594	3,615	3,678	3,649	3,858	3,817	3,709	3,687	3,613	3,637	3,650	3,572	3,704	3,764	3,742	3,725	3,701	3,710	3,718	3,742	3,756
All	6,879	6,819	7,165	7,214	7,347	7,297	7,722	7,651	7,440	7,400	7,254	7,302	7,327	7,169	7,432	7,552	7,506	7,470	7,423	7,438	7,454	7,501	7,528
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,925	3,953	3,764	3,724	3,640	3,641	3,404	3,433	3,534	3,543	3,636	3,633	3,622	3,704	3,595	3,566	3,637	3,650	3,686	3,698	3,706	3,700	3,705
Female	3,918	3,957	3,766	3,714	3,641	3,623	3,387	3,395	3,496	3,511	3,591	3,574	3,598	3,693	3,581	3,548	3,608	3,635	3,680	3,694	3,704	3,698	3,702
All	7,842	7,909	7,529	7,438	7,280	7,264	6,791	6,828	7,030	7,054	7,228	7,207	7,221	7,397	7,176	7,113	7,245	7,285	7,367	7,392	7,410	7,398	7,407
SMigR: males	25.5	25.8	24.7	24.5	24.1	24.2	22.7	22.9	23.6	23.7	24.3	24.3	24.3	24.9	24.2	24.0	24.4	24.5	24.7	24.8	24.9	24.9	24.9
SMigR: females	24.4	24.8	23.8	23.7	23.3	23.4	22.0	22.0	22.7	22.8	23.4	23.3	23.5	24.1	23.4	23.2	23.5	23.7	24.0	24.1	24.2	24.2	24.2
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.5	53.0	53.3	53.5	53.8	54.0	54.0	54.1	54.3	54.4	54.7	54.9	55.1	55.3	55.3	55.3	55.2	55.2	55.3	55.4	55.4	55.5
SMigR: females	49.0	49.3	49.9	50.3	50.7	51.0	51.4	51.5	51.6	51.9	52.2	52.5	52.8	53.1	53.4	53.5	53.5	53.4	53.4	53.5	53.6	53.7	53.8
Migrants input																							
Migration - Net Flows																							
UK	-963	-1,090	-365	-224	+67	+33	+931	+823	+410	+346	+27	+95	+106	-228	+256	+438	+261	+186	+56	+46	+44	+103	+121
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+344	+335	+293	+276	+263	+244	+227	+210	+185	+156	+112	+72	+27	-24	-75	-120	-167	-212	-256	-298	-341	-381
Net migration	-1,094	-1,189	-486	-340	-65	-99	+799	+691	+278	+214	-105	-37	-26	-360	+124	+306	+129	+54	-76	-86	-88	-29	-11
Net change	-758	-846	-151	-47	+211	+164	+1,043	+918	+488	+400	+50	+75	+46	-333	+100	+232	+9	-114	-287	-342	-387	-370	-392
Crude Birth Rate /000	11.50	11.45	11.37	11.24	11.16	11.09	10.99	10.94	10.89	10.82	10.77	10.70	10.64	10.59	10.51	10.46	10.44	10.41	10.39	10.36	10.34	10.34	10.34
Crude Death Rate /000	10.45	10.38	10.32	10.32	10.30	10.26	10.23	10.23	10.24	10.25	10.28	10.35	10.41	10.50	10.58	10.70	10.81	10.93	11.04	11.16	11.27	11.40	11.52
Crude Net Migration Rate /000	-3.41	-3.72	-1.52	-1.07	-0.20	-0.31	2.50	2.15	0.86	0.66	-0.33	-0.11	-0.08	-1.12	0.39	0.95	0.40	0.17	-0.23	-0.27	-0.27	-0.09	-0.03

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,056	18,948	18,544	18,478	18,443	18,332	18,269	18,201	18,123	18,042	17,937	17,843	17,747	17,626	17,536	17,463	17,392	17,321	17,246	17,181	17,125	17,078	17,042
5-10	22,412	22,614	22,872	23,302	23,307	23,247	23,294	23,332	23,306	22,937	22,894	22,849	22,735	22,612	22,467	22,352	22,247	22,132	22,019	21,902	21,780	21,663	21,556	21,459
11-15	18,123	17,856	17,717	17,955	18,288	18,661	18,863	19,154	19,312	19,686	19,677	19,683	19,693	19,642	19,299	19,269	19,249	19,161	19,058	18,946	18,845	18,741	18,637	18,538
16-17	7,962	7,410	7,029	6,704	6,498	6,468	6,581	6,697	6,873	7,095	7,193	7,164	7,148	7,229	7,526	7,472	7,159	7,167	7,187	7,155	7,110	7,063	7,027	6,984
18-59Female, 64Male	177,065	175,831	174,433	173,265	171,949	170,697	169,376	168,702	167,970	166,639	165,508	164,125	162,935	161,661	160,300	159,318	158,833	157,968	157,135	156,370	155,792	155,217	154,732	154,381
60/65 -74	45,629	46,308	46,945	47,479	47,976	48,314	48,754	49,189	48,764	48,998	49,335	49,906	50,443	51,105	51,518	52,069	52,556	52,982	53,117	53,000	52,650	52,197	51,564	50,708
75-84	21,597	21,839	21,860	22,120	22,673	23,304	23,854	24,416	25,983	27,059	27,930	28,563	29,226	29,654	30,067	30,272	30,467	30,611	30,275	30,327	30,540	30,956	31,518	32,204
85+	9,024	9,242	9,506	9,791	9,944	10,189	10,433	10,770	11,038	11,397	11,756	12,158	12,438	12,856	13,369	13,985	14,531	15,100	16,289	17,168	17,872	18,423	18,903	19,305
Total	320,914	320,156	319,310	319,159	319,112	319,323	319,487	320,530	321,448	321,935	322,335	322,385	322,460	322,505	322,172	322,273	322,504	322,513	322,400	322,113	321,771	321,384	321,014	320,622
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.36	0.36	0.37	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.49	0.50	0.51	0.51	0.52	0.53	0.54	0.55
0-15 and 65+ / 16-65	0.64	0.65	0.67	0.68	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.87	0.88
Median age males	42.4	42.6	42.8	42.9	43.0	43.1	43.1	43.0	43.0	43.1	43.2	43.3	43.4	43.5	43.6	43.7	43.8	43.9	44.1	44.2	44.3	44.4	44.6	44.7
Median age females	44.8	45.1	45.4	45.7	45.9	46.1	46.2	46.3	46.3	46.3	46.3	46.5	46.6	46.7	46.9	47.0	47.0	47.2	47.3	47.4	47.6	47.7	47.8	47.9
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.5	93.5	93.6	93.7	93.8	93.9	93.9	94.0	94.0	94.1	94.1	94.2	94.2	94.3	94.3	94.4	94.4	94.4	94.5
Population impact of constraint																								
Number of persons		-1,236	-1,377	-700	-611	-356	-444	+430	+325	-56	-112	-414	-356	-359	-740	-281	-106	-249	-370	-521	-546	-555	-504	-499
Jobs																								
Number of Labour Force	150,199	149,285	148,361	147,721	146,955	146,308	145,552	145,294	145,036	144,520	144,004	143,359	142,843	142,327	141,682	141,166	140,779	140,392	140,005	139,618	139,231	138,844	138,456	138,069
Change in Labour Force over previous year		-914	-924	-640	-766	-647	-756	-258	-258	-516	-516	-645	-516	-516	-645	-516	-387	-387	-387	-387	-387	-387	-387	-387
Number of supply units	114,019	113,719	113,419	113,319	113,119	113,019	112,819	112,619	112,419	112,019	111,619	111,119	110,719	110,319	109,819	109,419	109,119	108,819	108,519	108,219	107,919	107,619	107,319	107,019
Change in supply units over previous year		-300	-300	-100	-200	-100	-200	-200	-200	-400	-400	-500	-400	-400	-500	-400	-300	-300	-300	-300	-300	-300	-300	-300
Housing																								
Number of Households	142,623	142,839	143,030	143,390	143,749	144,206	144,756	145,724	146,586	147,239	147,828	148,249	148,697	149,120	149,376	149,766	150,252	150,702	151,061	151,334	151,573	151,780	152,013	152,278
Change in Households over previous year		+216	+192	+360	+359	+457	+550	+968	+862	+653	+589	+421	+448	+423	+256	+391	+486	+450	+360	+273	+239	+207	+233	+265
Number of supply units	148,596	148,821	149,021	149,396	149,770	150,246	150,819	151,828	152,725	153,406	154,020	154,458	154,925	155,365	155,632	156,039	156,545	157,014	157,388	157,673	157,921	158,137	158,380	158,656
Change in supply units over previous year		+225	+200	+375	+374	+476	+573	+1,009	+898	+680	+614	+439	+467	+440	+267	+407	+506	+468	+375	+285	+249	+215	+243	+276

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Scenario Ei: Liverpool City Region LEP Oxford Economics Sensitivity

Year beginning July 1st ……..	*2014-15*	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,867	1,843	1,810	1,789	1,767	1,746	1,735	1,720	1,704	1,689	1,668	1,653	1,635	1,617	1,606	1,596	1,588	1,580	1,579	1,580	1,582	1,586
Female	1,798	1,778	1,755	1,724	1,704	1,683	1,663	1,653	1,638	1,623	1,608	1,589	1,574	1,557	1,540	1,530	1,520	1,512	1,505	1,504	1,505	1,507	1,511
All Births	3,686	3,645	3,597	3,534	3,493	3,451	3,409	3,388	3,358	3,328	3,297	3,257	3,226	3,192	3,157	3,136	3,116	3,100	3,085	3,083	3,085	3,089	3,097
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,583	1,583	1,580	1,577	1,577	1,577	1,586	1,593	1,598	1,608	1,622	1,635	1,649	1,662	1,681	1,699	1,718	1,736	1,751	1,767	1,785	1,800
Female	1,753	1,732	1,706	1,705	1,698	1,687	1,679	1,679	1,677	1,679	1,680	1,685	1,690	1,700	1,710	1,726	1,743	1,759	1,773	1,792	1,809	1,828	1,849
All deaths	3,350	3,315	3,289	3,285	3,275	3,263	3,255	3,265	3,270	3,276	3,288	3,306	3,326	3,349	3,372	3,407	3,442	3,477	3,509	3,543	3,576	3,612	3,649
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.2	85.3	85.5	85.6
Deaths input																							
In-migration from the UK																							
Male	3,265	3,245	3,373	3,457	3,474	3,508	3,720	3,637	3,591	3,573	3,451	3,529	3,491	3,469	3,597	3,604	3,636	3,622	3,753	3,756	3,764	3,789	3,805
Female	3,303	3,276	3,396	3,473	3,484	3,509	3,713	3,622	3,570	3,547	3,424	3,501	3,465	3,445	3,574	3,583	3,614	3,602	3,732	3,738	3,745	3,772	3,788
All	6,569	6,521	6,769	6,930	6,958	7,017	7,433	7,260	7,161	7,121	6,875	7,030	6,955	6,914	7,171	7,187	7,251	7,224	7,485	7,494	7,509	7,560	7,593
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	4,080	4,102	3,962	3,866	3,834	3,781	3,549	3,630	3,674	3,684	3,827	3,770	3,809	3,832	3,726	3,748	3,765	3,773	3,656	3,671	3,678	3,670	3,673
Female	4,073	4,106	3,964	3,856	3,835	3,763	3,531	3,589	3,635	3,650	3,780	3,709	3,784	3,821	3,711	3,729	3,736	3,758	3,649	3,666	3,677	3,669	3,670
All	8,153	8,208	7,925	7,723	7,669	7,543	7,080	7,219	7,309	7,334	7,607	7,479	7,592	7,653	7,437	7,478	7,500	7,531	7,305	7,336	7,355	7,339	7,343
SMigR: males	26.5	26.8	26.2	25.8	25.8	25.6	24.2	24.8	25.2	25.4	26.4	26.2	26.6	26.9	26.3	26.4	26.6	26.7	25.9	26.0	26.0	26.0	26.0
SMigR: females	25.4	25.9	25.3	24.9	25.0	24.7	23.4	23.9	24.3	24.5	25.5	25.2	25.7	26.1	25.4	25.6	25.7	25.8	25.2	25.2	25.3	25.3	25.3
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.7	53.4	53.9	54.4	54.9	55.4	55.6	55.9	56.2	56.6	57.1	57.5	57.9	58.3	58.4	58.6	58.6	58.8	58.7	58.7	58.6	58.6
SMigR: females	49.0	49.5	50.3	51.0	51.7	52.3	52.8	53.1	53.5	54.0	54.4	55.1	55.6	56.1	56.6	56.8	56.9	57.0	57.2	57.1	57.1	57.1	57.1
Migrants input																							
Migration - Net Flows																							
UK	-1,584	-1,687	-1,156	-793	-711	-526	+353	+41	-148	-213	-732	-449	-637	-739	-266	-291	-250	-307	+180	+158	+154	+221	+250
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+331	+308	+249	+218	+187	+154	+123	+88	+51	+9	-49	-99	-157	-215	-272	-326	-377	-425	-460	-492	-524	-552
Net migration	-1,716	-1,786	-1,277	-909	-843	-658	+221	-91	-280	-345	-864	-581	-769	-871	-398	-423	-381	-439	+48	+26	+22	-89	+119
Net change	-1,379	-1,455	-969	-660	-625	-471	+375	+32	-192	-294	-854	-630	-868	-1,028	-613	-695	-707	-816	-377	-434	-470	-434	-433
Crude Birth Rate /000	11.51	11.43	11.33	11.16	11.05	10.93	10.80	10.73	10.64	10.55	10.47	10.37	10.30	10.22	10.13	10.08	10.04	10.02	9.99	10.00	10.01	10.04	10.08
Crude Death Rate /000	10.46	10.40	10.36	10.37	10.36	10.34	10.32	10.34	10.36	10.39	10.44	10.53	10.61	10.72	10.82	10.96	11.09	11.24	11.36	11.49	11.61	11.75	11.88
Crude Net Migration Rate /000	-5.36	-5.60	-4.02	-2.87	-2.67	-2.09	0.70	-0.29	-0.89	-1.09	-2.74	-1.85	-2.45	-2.79	-1.28	-1.36	-1.23	-1.42	0.15	0.08	0.07	0.29	0.39

Summary of Population estimates/forecasts

Population at mid-year	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,012	18,855	18,381	18,250	18,129	17,936	17,789	17,621	17,460	17,295	17,099	16,928	16,746	16,558	16,407	16,263	16,140	16,023	15,950	15,899	15,865	15,854	15,862
5-10	22,412	22,583	22,808	23,190	23,153	23,036	23,034	23,011	22,908	22,464	22,338	22,191	21,977	21,745	21,500	21,288	21,077	20,871	20,673	20,503	20,339	20,191	20,059	19,951
11-15	18,123	17,836	17,680	17,892	18,205	18,547	18,726	18,988	19,108	19,447	19,401	19,356	19,323	19,212	18,817	18,719	18,619	18,452	18,266	18,095	17,932	17,767	17,610	17,460
16-17	7,962	7,393	6,999	6,658	6,448	6,406	6,513	6,622	6,784	6,995	7,083	7,038	7,012	7,074	7,354	7,284	6,952	6,943	6,940	6,899	6,839	6,771	6,710	6,642
18-59Female, 64Male	177,065	175,367	173,517	171,752	170,000	168,162	166,417	165,309	163,996	162,247	160,699	158,755	157,155	155,331	153,583	152,205	151,166	149,904	148,682	147,966	147,424	146,880	146,422	146,098
60/65 -74	45,629	46,284	46,897	47,397	47,867	48,169	48,579	48,981	48,516	48,715	49,014	49,536	50,031	50,640	51,009	51,513	51,943	52,320	52,406	52,270	51,902	51,431	50,781	49,912
75-84	21,597	21,827	21,837	22,082	22,624	23,240	23,779	24,329	25,875	26,936	27,792	28,404	29,050	29,456	29,852	30,040	30,212	30,338	29,988	30,037	30,244	30,650	31,200	31,871
85+	9,024	9,232	9,487	9,759	9,903	10,136	10,372	10,700	10,955	11,305	11,655	12,043	12,315	12,719	13,222	13,827	14,357	14,915	16,086	16,967	17,674	18,229	18,713	19,120
Total	320,914	319,535	318,079	317,111	316,450	315,825	315,354	315,730	315,762	315,570	315,276	314,422	313,792	312,923	311,895	311,283	310,588	309,881	309,064	308,687	308,253	307,783	307,349	306,916
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.32	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.36	0.37	0.37	0.38	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.48	0.49	0.50	0.52	0.53	0.54	0.55	0.55	0.56	0.57
0-15 and 65+ / 16-65	0.64	0.66	0.67	0.68	0.69	0.71	0.72	0.72	0.73	0.74	0.76	0.77	0.78	0.79	0.81	0.82	0.83	0.85	0.86	0.87	0.87	0.88	0.89	0.90
Median age males	42.4	42.7	42.9	43.1	43.2	43.4	43.4	43.4	43.4	43.5	43.7	43.9	44.1	44.2	44.4	44.5	44.7	44.8	44.9	45.1	45.2	45.2	45.3	45.4
Median age females	44.8	45.1	45.5	45.8	46.1	46.3	46.6	46.7	46.8	46.9	47.0	47.1	47.3	47.5	47.8	47.9	48.1	48.2	48.4	48.5	48.6	48.8	48.9	49.0
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.3	93.4	93.5	93.5	93.6	93.7	93.7	93.7	93.8	93.8	93.8	93.9	93.9	93.9	94.0	94.0	94.1	94.1	94.1	94.2
Population impact of constraint																								
Number of persons		-1,857	-1,973	-1,492	-1,180	-1,134	-1,003	-147	-457	-614	-671	-1,173	-900	-1,101	-1,252	-804	-836	-759	-863	-398	-435	-444	-386	-370
Jobs																								
Number of Labour Force	150,199	148,916	147,628	146,503	145,380	144,258	143,153	142,540	141,808	140,946	140,087	138,987	138,133	137,165	136,193	135,348	134,513	133,796	133,081	132,713	132,345	131,977	131,610	131,242
Change in Labour Force over previous year		-1,283	-1,288	-1,124	-1,123	-1,122	-1,105	-613	-731	-862	-859	-1,100	-853	-968	-972	-845	-835	-717	-715	-368	-368	-368	-368	-368
Number of supply units	114,042	113,742	113,442	113,342	113,142	113,042	112,842	112,642	112,442	112,042	111,642	111,142	110,742	110,342	109,842	109,442	109,142	108,842	108,542	108,242	107,942	107,642	107,342	107,042
Change in supply units over previous year		-300	-300	-100	-200	-100	-200	-200	-200	-400	-400	-500	-400	-400	-500	-400	-300	-300	-300	-300	-300	-300	-300	-300
Housing																								
Number of Households	142,623	142,629	142,608	142,678	142,809	142,957	143,258	143,957	144,471	144,847	145,156	145,223	145,387	145,452	145,426	145,530	145,651	145,805	145,872	146,068	146,230	146,364	146,531	146,737
Change in Households over previous year		+6	-21	+70	+132	+147	+301	+700	+513	+376	+309	+67	+164	+65	-25	+103	+122	+153	+67	+196	+162	+134	+167	+206
Number of supply units	148,596	148,603	148,581	148,654	148,791	148,945	149,258	149,987	150,522	150,914	151,236	151,306	151,476	151,544	151,517	151,625	151,752	151,912	151,981	152,185	152,354	152,494	152,668	152,883
Change in supply units over previous year		+6	-21	+73	+137	+154	+313	+729	+535	+392	+322	+70	+171	+68	-27	+108	+127	+160	+70	+204	+169	+140	+174	+215

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario F: Policy On Jobs

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,888	1,896	1,906	1,905	1,916	1,926	1,937	1,969	2,002	2,034	2,065	2,093	2,104	2,078	2,076	2,078	2,079	2,076	2,072	2,065	2,058	2,052	2,047
Female	1,798	1,805	1,815	1,814	1,824	1,834	1,845	1,876	1,907	1,937	1,967	1,993	2,004	1,979	1,977	1,979	1,980	1,977	1,973	1,966	1,960	1,954	1,950
All Births	3,686	3,701	3,720	3,719	3,740	3,760	3,781	3,845	3,909	3,972	4,032	4,086	4,108	4,057	4,053	4,057	4,058	4,053	4,045	4,031	4,018	4,006	3,997
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,588	1,592	1,594	1,596	1,600	1,605	1,621	1,635	1,647	1,665	1,687	1,706	1,718	1,736	1,760	1,782	1,806	1,828	1,847	1,865	1,887	1,906
Female	1,753	1,737	1,718	1,722	1,719	1,713	1,710	1,717	1,722	1,732	1,740	1,754	1,763	1,771	1,784	1,803	1,824	1,843	1,860	1,880	1,900	1,920	1,944
All deaths	3,350	3,325	3,310	3,316	3,315	3,313	3,314	3,337	3,358	3,379	3,405	3,441	3,469	3,489	3,519	3,563	3,606	3,649	3,689	3,727	3,765	3,807	3,849
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.5	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,804	3,875	3,931	4,014	4,027	4,062	4,509	4,527	4,480	4,461	4,389	4,070	3,349	3,919	4,041	4,038	4,014	3,985	3,951	3,952	3,953	3,969	3,970
Female	3,848	3,911	3,957	4,033	4,037	4,062	4,501	4,509	4,453	4,429	4,355	4,038	3,324	3,892	4,015	4,014	3,990	3,962	3,930	3,933	3,934	3,951	3,953
All	7,652	7,786	7,889	8,047	8,064	8,124	9,010	9,036	8,934	8,890	8,744	8,108	6,673	7,811	8,056	8,052	8,005	7,947	7,881	7,885	7,887	7,919	7,923
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,538	3,469	3,402	3,307	3,281	3,226	2,758	2,736	2,783	2,795	2,886	3,226	3,950	3,383	3,283	3,315	3,386	3,411	3,457	3,475	3,489	3,491	3,508
Female	3,532	3,473	3,404	3,298	3,282	3,211	2,745	2,706	2,754	2,770	2,851	3,175	3,924	3,373	3,269	3,298	3,360	3,397	3,451	3,471	3,488	3,490	3,505
All	7,069	6,942	6,806	6,605	6,563	6,437	5,503	5,442	5,537	5,564	5,737	6,401	7,874	6,756	6,552	6,613	6,746	6,808	6,909	6,945	6,976	6,981	7,013
SMigR: males	23.0	22.4	21.9	21.2	21.0	20.6	17.5	17.2	17.2	17.1	17.4	19.2	23.4	20.2	19.6	19.7	20.0	20.1	20.3	20.3	20.4	20.3	20.4
SMigR: females	22.0	21.6	21.1	20.4	20.3	19.8	16.9	16.4	16.5	16.4	16.7	18.4	22.6	19.6	19.0	19.0	19.3	19.4	19.7	19.8	19.8	19.8	19.8
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.0	51.9	51.7	51.4	51.2	51.0	50.2	49.5	48.9	48.3	47.9	47.7	48.3	48.3	48.1	48.0	47.8	47.8	47.7	47.7	47.6	47.5
SMigR: females	49.0	48.8	48.7	48.6	48.5	48.3	48.2	47.5	46.8	46.3	45.8	45.4	45.3	46.0	46.1	46.0	45.9	45.8	45.8	45.7	45.7	45.7	45.7
Migrants input																							
Migration - Net Flows																							
UK	+583	+844	+1,083	+1,442	+1,501	+1,687	+3,507	+3,594	+3,397	+3,326	+3,007	+1,707	-1,201	+1,056	+1,504	+1,439	+1,258	+1,139	+972	+940	+911	+939	+910
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+376	+410	+403	+424	+447	+467	+507	+552	+593	+627	+646	+640	+568	+534	+494	+452	+405	+356	+304	+252	+199	+148
Net migration	+452	+745	+962	+1,326	+1,369	+1,555	+3,375	+3,462	+3,265	+3,194	+2,875	+1,575	-1,333	+924	+1,372	+1,307	+1,126	+1,007	+840	+808	+779	+807	+778
Net change	+788	+1,122	+1,372	+1,728	+1,793	+2,003	+3,842	+3,970	+3,817	+3,786	+3,502	+2,221	-694	+1,492	+1,906	+1,801	+1,579	+1,412	+1,196	+1,112	+1,031	+1,005	+926
Crude Birth Rate /000	11.47	11.48	11.50	11.44	11.44	11.44	11.40	11.46	11.52	11.57	11.62	11.68	11.72	11.56	11.49	11.45	11.39	11.33	11.27	11.19	11.12	11.06	11.01
Crude Death Rate /000	10.43	10.32	10.23	10.20	10.14	10.08	9.99	9.95	9.89	9.84	9.82	9.84	9.90	9.94	9.98	10.05	10.12	10.20	10.28	10.35	10.43	10.51	10.60
Crude Net Migration Rate /000	1.41	2.31	2.97	4.08	4.19	4.73	10.18	10.32	9.62	9.30	8.29	4.50	-3.80	2.63	3.89	3.69	3.16	2.82	2.34	2.24	2.16	2.23	2.14

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,163	19,211	18,951	19,064	19,209	19,317	19,545	19,791	20,057	20,330	20,589	20,776	20,747	20,814	20,883	20,927	20,935	20,897	20,861	20,817	20,762	20,704	20,646
5-10	22,412	22,690	23,055	23,581	23,701	23,759	23,942	24,185	24,408	24,316	24,587	24,882	25,064	25,099	25,234	25,406	25,566	25,713	25,867	25,957	26,014	26,044	26,049	26,021
11-15	18,123	17,906	17,824	18,107	18,501	18,933	19,206	19,607	19,885	20,405	20,544	20,718	20,854	20,845	20,671	20,820	20,991	21,120	21,236	21,344	21,466	21,582	21,689	21,801
16-17	7,962	7,452	7,116	6,812	6,625	6,609	6,746	6,913	7,145	7,429	7,582	7,602	7,594	7,616	7,963	7,968	7,701	7,757	7,834	7,881	7,918	7,953	8,006	8,049
18-59Female, 64Male	177,065	176,988	177,047	176,983	176,934	176,772	176,696	177,938	179,267	180,148	181,235	182,070	182,113	179,950	179,539	179,486	179,778	179,695	179,629	179,619	179,810	180,017	180,315	180,751
60/65 -74	45,629	46,367	47,083	47,681	48,254	48,664	49,188	49,751	49,460	49,852	50,357	51,109	51,778	52,454	52,988	53,663	54,265	54,809	55,056	55,045	54,798	54,445	53,909	53,143
75-84	21,597	21,869	21,926	22,213	22,798	23,457	24,040	24,657	26,295	27,446	28,394	29,103	29,813	30,210	30,666	30,914	31,149	31,336	31,035	31,132	31,397	31,873	32,503	33,264
85+	9,024	9,266	9,561	9,869	10,047	10,314	10,585	10,966	11,281	11,694	12,107	12,563	12,866	13,245	13,781	14,423	14,988	15,578	16,802	17,712	18,444	19,020	19,524	19,950
Total	320,914	321,702	322,823	324,196	325,924	327,717	329,720	333,562	337,532	341,349	345,135	348,638	350,858	350,165	351,657	353,563	355,364	356,943	358,355	359,551	360,663	361,695	362,700	363,625
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.35	0.35
65+ / 16-65	0.34	0.34	0.35	0.36	0.36	0.37	0.37	0.38	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.45	0.46	0.47	0.47	0.48	0.48	0.49
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.70	0.71	0.71	0.72	0.72	0.74	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.82	0.83	0.83
Median age males	42.4	42.5	42.6	42.5	42.5	42.4	42.2	42.0	41.9	41.7	41.6	41.6	41.6	41.8	41.8	41.9	42.0	42.0	42.1	42.3	42.4	42.5	42.6	42.8
Median age females	44.8	45.0	45.2	45.3	45.4	45.4	45.4	45.2	44.9	44.7	44.5	44.4	44.4	44.5	44.5	44.6	44.6	44.6	44.7	44.8	44.9	45.0	45.1	45.2
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.9	94.0	94.2	94.3	94.4	94.5	94.6	94.7	94.7	94.8	94.9	95.0	95.0	95.1	95.2	95.2	95.3
Population impact of constraint																								
Number of persons		+311	+558	+748	+1,055	+1,078	+1,211	+3,006	+3,096	+2,931	+2,868	+2,566	+1,256	-1,666	+543	+967	+894	+748	+584	+395	+347	+313	+331	+290
Jobs																								
Number of Labour Force	150,199	150,204	150,454	150,719	150,982	151,227	151,487	152,777	154,196	155,486	156,776	157,938	158,454	157,292	157,422	157,680	157,938	158,196	158,454	158,712	158,970	159,228	159,486	159,744
Change in Labour Force over previous year		+5	+250	+265	+263	+245	+259	+1,290	+1,419	+1,290	+1,290	+1,161	+516	-1,161	+129	+258	+258	+258	+258	+258	+258	+258	+258	+258
Number of supply units	114,019	114,419	115,019	115,619	116,219	116,819	117,419	118,419	119,519	120,519	121,519	122,419	122,819	121,919	122,019	122,219	122,419	122,619	122,819	123,019	123,219	123,419	123,619	123,819
Change in supply units over previous year		+400	+600	+600	+600	+600	+600	+1,000	+1,100	+1,000	+1,000	+900	+400	-900	+100	+200	+200	+200	+200	+200	+200	+200	+200	+200
Housing																								
Number of Households	142,623	143,361	144,235	145,144	146,153	147,209	148,467	150,505	152,543	154,478	156,383	158,148	159,485	159,769	160,781	161,912	163,049	164,154	165,147	166,030	166,894	167,727	168,588	169,477
Change in Households over previous year		+739	+873	+910	+1,009	+1,056	+1,257	+2,038	+2,038	+1,935	+1,905	+1,765	+1,338	+284	+1,012	+1,131	+1,136	+1,105	+992	+884	+863	+834	+860	+890
Number of supply units	148,596	149,366	150,276	151,223	152,275	153,375	154,685	156,808	158,932	160,948	162,933	164,771	166,165	166,461	167,515	168,694	169,878	171,030	172,064	172,984	173,884	174,752	175,649	176,576
Change in supply units over previous year		+770	+910	+948	+1,051	+1,100	+1,310	+2,123	+2,124	+2,016	+1,985	+1,839	+1,394	+296	+1,054	+1,179	+1,184	+1,152	+1,034	+921	+899	+869	+896	+927

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Scenario Fi: Policy On Jobs Sensitivity Test

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,887	1,889	1,877	1,879	1,878	1,880	1,903	1,924	1,947	1,969	1,985	1,988	1,953	1,945	1,941	1,933	1,926	1,917	1,915	1,914	1,913	1,915
Female	1,798	1,797	1,799	1,787	1,790	1,788	1,790	1,812	1,832	1,854	1,875	1,890	1,893	1,860	1,852	1,849	1,841	1,834	1,826	1,824	1,822	1,822	1,823
All Births	3,686	3,685	3,688	3,664	3,669	3,666	3,670	3,715	3,756	3,800	3,844	3,875	3,882	3,813	3,797	3,790	3,774	3,760	3,743	3,739	3,736	3,735	3,738
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,586	1,590	1,590	1,591	1,593	1,596	1,611	1,624	1,634	1,651	1,670	1,688	1,698	1,714	1,737	1,756	1,779	1,800	1,818	1,836	1,857	1,876
Female	1,753	1,735	1,715	1,717	1,713	1,705	1,700	1,706	1,710	1,718	1,725	1,736	1,745	1,750	1,762	1,780	1,799	1,816	1,833	1,853	1,873	1,894	1,917
All deaths	3,350	3,322	3,304	3,307	3,304	3,298	3,296	3,317	3,333	3,352	3,376	3,407	3,432	3,449	3,477	3,517	3,556	3,595	3,632	3,671	3,709	3,751	3,793
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,649	3,723	3,728	3,865	3,822	3,910	4,346	4,306	4,312	4,289	4,158	3,905	3,152	3,763	3,881	3,820	3,857	3,830	3,971	3,968	3,969	3,986	3,991
Female	3,691	3,758	3,753	3,883	3,832	3,911	4,339	4,288	4,286	4,258	4,126	3,874	3,129	3,737	3,855	3,798	3,833	3,809	3,949	3,949	3,950	3,968	3,974
All	7,340	7,481	7,481	7,747	7,654	7,821	8,685	8,594	8,598	8,547	8,284	7,779	6,282	7,500	7,736	7,618	7,690	7,639	7,920	7,918	7,919	7,955	7,965
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,694	3,622	3,606	3,457	3,486	3,378	2,922	2,959	2,952	2,967	3,118	3,392	4,147	3,539	3,443	3,532	3,544	3,565	3,438	3,459	3,473	3,473	3,487
Female	3,688	3,625	3,607	3,448	3,487	3,362	2,907	2,926	2,920	2,940	3,080	3,338	4,119	3,529	3,429	3,514	3,517	3,551	3,432	3,454	3,472	3,472	3,484
All	7,382	7,247	7,213	6,905	6,973	6,740	5,829	5,885	5,872	5,908	6,198	6,730	8,266	7,067	6,872	7,047	7,061	7,116	6,869	6,913	6,945	6,945	6,971
SMigR: males	24.0	23.5	23.4	22.4	22.6	21.9	18.9	19.0	18.8	18.7	19.4	21.0	25.6	22.1	21.5	22.0	22.0	22.1	21.3	21.4	21.4	21.3	21.3
SMigR: females	23.0	22.6	22.5	21.6	21.9	21.1	18.3	18.2	18.0	18.0	18.6	20.0	24.7	21.4	20.8	21.3	21.3	21.4	20.7	20.8	20.8	20.7	20.8
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.2	52.3	52.3	52.2	52.3	52.2	51.6	51.1	50.7	50.2	49.9	49.9	50.7	50.8	50.8	50.8	50.8	50.8	50.6	50.5	50.4	50.2
SMigR: females	49.0	49.0	49.1	49.3	49.4	49.5	49.5	48.9	48.5	48.1	47.7	47.5	47.5	48.5	48.7	48.7	48.8	48.8	48.9	48.8	48.7	48.6	48.4
Migrants input																							
Migration - Net Flows																							
UK	-42	+234	+268	+842	+680	+1,081	+2,856	+2,709	+2,727	+2,639	+2,085	+1,049	-1,985	+432	+864	+571	+629	+523	+1,051	+1,005	+974	+1,010	+994
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+363	+384	+357	+365	+368	+373	+398	+423	+448	+468	+468	+449	+364	+320	+272	+219	+165	+111	+68	+27	-16	-55
Net migration	-174	+135	+147	+726	+548	+949	+2,724	+2,577	+2,595	+2,507	+1,953	+917	-2,117	+300	+732	+439	+497	+391	+919	+873	+842	+878	+862
Net change	+163	+498	+530	+1,083	+913	+1,317	+3,097	+2,975	+3,017	+2,956	+2,421	+1,385	-1,667	+665	+1,053	+712	+716	+556	+1,030	+941	+869	+862	+807
Crude Birth Rate /000	11.48	11.47	11.46	11.36	11.34	11.29	11.22	11.26	11.28	11.31	11.35	11.38	11.40	11.22	11.14	11.09	11.02	10.96	10.89	10.84	10.81	10.78	10.76
Crude Death Rate /000	10.44	10.34	10.27	10.25	10.21	10.15	10.08	10.05	10.01	9.98	9.97	10.00	10.08	10.14	10.20	10.29	10.38	10.48	10.56	10.65	10.73	10.82	10.92
Crude Net Migration Rate /000	-0.54	0.42	0.46	2.25	1.69	2.92	8.33	7.81	7.79	7.46	5.77	2.69	-6.22	0.88	2.15	1.29	1.45	1.14	2.67	2.53	2.44	2.53	2.48

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,120	19,116	18,785	18,830	18,885	18,906	19,043	19,179	19,350	19,525	19,675	19,771	19,643	19,630	19,622	19,578	19,521	19,424	19,381	19,342	19,304	19,277	19,261
5-10	22,412	22,659	22,990	23,466	23,543	23,542	23,672	23,850	23,988	23,813	23,992	24,172	24,242	24,159	24,180	24,239	24,277	24,316	24,366	24,388	24,390	24,375	24,342	24,293
11-15	18,123	17,886	17,787	18,043	18,416	18,816	19,063	19,433	19,669	20,150	20,246	20,364	20,451	20,378	20,145	20,220	20,302	20,341	20,365	20,406	20,456	20,499	20,543	20,592
16-17	7,962	7,435	7,085	6,766	6,573	6,546	6,676	6,834	7,050	7,321	7,461	7,463	7,444	7,448	7,774	7,761	7,472	7,507	7,559	7,597	7,615	7,627	7,653	7,665
18-59Female, 64Male	177,065	176,520	176,118	175,438	174,931	174,150	173,614	174,367	175,036	175,418	175,992	176,145	175,694	172,949	172,069	171,534	171,168	170,601	170,054	170,056	170,245	170,444	170,732	171,156
60/65 -74	45,629	46,343	47,034	47,597	48,143	48,514	49,006	49,532	49,198	49,549	50,010	50,704	51,324	51,943	52,425	53,046	53,582	54,067	54,258	54,223	53,952	53,577	53,019	52,236
75-84	21,597	21,857	21,903	22,174	22,747	23,390	23,961	24,565	26,180	27,314	28,242	28,927	29,617	29,991	30,428	30,656	30,864	31,030	30,711	30,805	31,062	31,526	32,141	32,883
85+	9,024	9,256	9,542	9,836	10,005	10,260	10,520	10,892	11,192	11,593	11,995	12,434	12,727	13,092	13,616	14,243	14,789	15,365	16,568	17,479	18,213	18,792	19,300	19,729
Total	320,914	321,077	321,575	322,105	323,188	324,102	325,419	328,516	331,491	334,508	337,464	339,885	341,271	339,604	340,268	341,321	342,033	342,748	343,304	344,335	345,276	346,144	347,006	347,813
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.37	0.38	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.48	0.49	0.50	0.50	0.51
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.71	0.71	0.72	0.73	0.73	0.75	0.76	0.77	0.79	0.80	0.81	0.82	0.82	0.83	0.84	0.84	0.85
Median age males	42.4	42.6	42.7	42.7	42.7	42.7	42.6	42.4	42.3	42.2	42.1	42.1	42.1	42.4	42.5	42.5	42.6	42.8	42.9	43.0	43.1	43.2	43.3	43.3
Median age females	44.8	45.0	45.2	45.4	45.6	45.7	45.7	45.6	45.4	45.2	45.1	45.1	45.1	45.3	45.4	45.4	45.5	45.6	45.7	45.8	45.9	45.9	46.0	46.1
Sex ratio males /100 females	93.1	93.1	93.3	93.3	93.5	93.6	93.7	93.8	93.9	94.0	94.2	94.3	94.3	94.4	94.4	94.5	94.6	94.6	94.7	94.8	94.8	94.9	95.0	95.0
Population impact of constraint																								
Number of persons		-315	-52	-68	+455	+258	+604	+2,355	+2,211	+2,261	+2,181	+1,644	+598	-2,449	-80	+327	+27	+119	-32	+474	+412	+376	+403	+374
Jobs																								
Number of Labour Force	150,199	149,832	149,710	149,476	149,364	149,107	148,988	149,879	150,763	151,639	152,509	153,118	153,226	151,585	151,320	151,178	150,904	150,760	150,614	150,859	151,104	151,349	151,595	151,840
Change in Labour Force over previous year		-367	-122	-234	-113	-256	-119	+891	+883	+877	+870	+608	+108	-1,641	-265	-142	-273	-145	-146	+245	+245	+245	+245	+245
Number of supply units	114,042	114,442	115,042	115,642	116,242	116,842	117,442	118,442	119,542	120,542	121,542	122,442	122,842	121,942	122,042	122,242	122,442	122,642	122,842	123,042	123,242	123,442	123,642	123,842
Change in supply units over previous year		+400	+600	+600	+600	+600	+600	+1,000	+1,100	+1,000	+1,000	+900	+400	-900	+100	+200	+200	+200	+200	+200	+200	+200	+200	+200
Housing																								
Number of Households	142,623	143,150	143,806	144,417	145,188	145,919	146,908	148,649	150,298	151,911	153,484	154,827	155,830	155,730	156,408	157,197	157,906	158,657	159,297	160,071	160,824	161,551	162,310	163,106
Change in Households over previous year		+527	+656	+611	+771	+730	+990	+1,740	+1,649	+1,613	+1,573	+1,344	+1,003	-100	+678	+789	+709	+751	+640	+774	+753	+727	+759	+797
Number of supply units	148,596	149,146	149,829	150,466	151,269	152,030	153,062	154,875	156,593	158,274	159,912	161,312	162,357	162,253	162,959	163,781	164,520	165,302	165,969	166,776	167,560	168,317	169,108	169,938
Change in supply units over previous year		+549	+684	+637	+803	+761	+1,031	+1,813	+1,718	+1,680	+1,638	+1,400	+1,045	-104	+706	+822	+739	+782	+667	+807	+784	+757	+791	+830

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario G: Job Stablisation

Year beginning July 1st ……..

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,884	1,876	1,858	1,851	1,844	1,837	1,840	1,841	1,844	1,847	1,849	1,851	1,852	1,851	1,854	1,857	1,858	1,859	1,858	1,858	1,859	1,861
Female	1,798	1,794	1,787	1,770	1,763	1,756	1,749	1,752	1,753	1,756	1,759	1,761	1,762	1,764	1,763	1,766	1,769	1,770	1,770	1,770	1,770	1,770	1,772
All Births	3,686	3,678	3,664	3,628	3,614	3,600	3,586	3,592	3,595	3,601	3,606	3,611	3,613	3,615	3,615	3,620	3,626	3,628	3,629	3,628	3,628	3,629	3,633
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,586	1,588	1,587	1,587	1,588	1,590	1,602	1,611	1,618	1,632	1,650	1,666	1,683	1,700	1,723	1,744	1,767	1,787	1,804	1,822	1,841	1,858
Female	1,753	1,735	1,712	1,714	1,708	1,699	1,693	1,695	1,696	1,701	1,705	1,714	1,722	1,736	1,749	1,768	1,788	1,806	1,823	1,842	1,861	1,881	1,903
All deaths	3,350	3,321	3,300	3,301	3,295	3,287	3,283	3,297	3,307	3,319	3,337	3,364	3,389	3,419	3,449	3,491	3,532	3,573	3,610	3,647	3,683	3,722	3,761
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,584	3,553	3,617	3,703	3,717	3,753	3,970	3,939	3,949	3,929	3,912	3,877	3,888	3,863	3,936	3,938	3,918	3,895	3,870	3,875	3,882	3,903	3,912
Female	3,626	3,586	3,641	3,720	3,727	3,753	3,964	3,923	3,926	3,901	3,882	3,847	3,859	3,836	3,910	3,915	3,894	3,874	3,849	3,857	3,862	3,885	3,895
All	7,210	7,139	7,258	7,423	7,443	7,506	7,934	7,862	7,875	7,830	7,794	7,723	7,747	7,699	7,846	7,853	7,812	7,769	7,718	7,732	7,744	7,788	7,807
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,759	3,793	3,717	3,619	3,592	3,536	3,298	3,327	3,315	3,328	3,364	3,420	3,412	3,439	3,388	3,414	3,483	3,500	3,539	3,552	3,561	3,557	3,566
Female	3,752	3,797	3,719	3,610	3,592	3,519	3,281	3,290	3,280	3,297	3,323	3,365	3,389	3,429	3,374	3,397	3,456	3,486	3,533	3,547	3,559	3,555	3,563
All	7,511	7,590	7,437	7,229	7,184	7,055	6,579	6,617	6,595	6,625	6,687	6,785	6,801	6,868	6,761	6,811	6,939	6,986	7,071	7,099	7,120	7,112	7,129
SMigR: males	24.4	24.7	24.2	23.7	23.5	23.3	21.7	21.9	21.7	21.8	21.9	22.2	22.1	22.2	21.8	21.9	22.2	22.2	22.4	22.5	22.5	22.4	22.5
SMigR: females	23.4	23.7	23.4	22.8	22.8	22.4	21.0	21.0	20.9	21.0	21.1	21.3	21.3	21.5	21.1	21.1	21.4	21.5	21.8	21.8	21.9	21.8	21.8
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.3	52.6	52.8	52.9	53.1	53.2	53.1	53.0	52.9	52.8	52.8	52.7	52.6	52.6	52.4	52.2	52.0	51.9	51.8	51.8	51.7	51.6
SMigR: females	49.0	49.1	49.4	49.8	50.1	50.3	50.5	50.5	50.5	50.5	50.5	50.5	50.5	50.5	50.5	50.4	50.2	50.0	49.9	49.9	49.8	49.8	49.8
Migrants input																							
Migration - Net Flows																							
UK	-301	-451	-179	+193	+259	+451	+1,355	+1,245	+1,280	+1,205	+1,107	+938	+946	+832	+1,085	+1,042	+872	+782	+647	+633	+624	+676	+678
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+358	+363	+327	+319	+312	+303	+295	+288	+281	+269	+247	+224	+196	+165	+129	+94	+56	+19	-19	-55	-93	-128
Net migration	-432	-550	-300	+77	+127	+319	+1,223	+1,113	+1,148	+1,073	+975	+806	+814	+700	+953	+910	+740	+650	+515	+501	+492	+544	+546
Net change	-96	-192	+63	+404	+446	+631	+1,526	+1,409	+1,436	+1,354	+1,244	+1,053	+1,038	+896	+1,118	+1,039	+834	+706	+534	+483	+437	+451	+418
Crude Birth Rate /000	11.49	11.47	11.43	11.30	11.25	11.18	11.10	11.07	11.03	11.00	10.98	10.95	10.93	10.90	10.86	10.85	10.83	10.82	10.80	10.78	10.76	10.75	10.75
Crude Death Rate /000	10.44	10.35	10.29	10.29	10.25	10.21	10.17	10.16	10.15	10.14	10.16	10.20	10.25	10.31	10.37	10.46	10.55	10.65	10.74	10.83	10.93	11.03	11.13
Crude Net Migration Rate /000	-1.35	-1.71	-0.94	0.24	0.40	0.99	3.79	3.43	3.52	3.28	2.97	2.44	2.46	2.11	2.87	2.73	2.21	1.94	1.53	1.49	1.46	1.61	1.61

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,102	19,047	18,673	18,655	18,655	18,602	18,596	18,582	18,591	18,598	18,604	18,609	18,615	18,614	18,628	18,643	18,652	18,655	18,648	18,644	18,640	18,642	18,649
5-10	22,412	22,647	22,941	23,389	23,425	23,388	23,469	23,549	23,574	23,281	23,322	23,378	23,363	23,341	23,306	23,299	23,291	23,280	23,271	23,256	23,240	23,226	23,216	23,206
11-15	18,123	17,877	17,757	18,000	18,350	18,733	18,955	19,266	19,445	19,863	19,894	19,955	20,011	20,015	19,739	19,774	19,819	19,805	19,776	19,737	19,712	19,686	19,663	19,649
16-17	7,962	7,428	7,061	6,734	6,532	6,501	6,621	6,746	6,930	7,174	7,292	7,285	7,281	7,378	7,703	7,666	7,359	7,380	7,420	7,418	7,400	7,380	7,373	7,359
18-59Female, 64Male	177,065	176,327	175,412	174,392	173,394	172,291	171,283	170,926	170,509	169,817	169,321	168,736	168,176	167,529	166,954	166,595	166,580	166,183	165,811	165,505	165,394	165,293	165,280	165,403
60/65 -74	45,629	46,333	46,997	47,541	48,058	48,407	48,868	49,327	48,924	49,202	49,585	50,215	50,804	51,521	52,001	52,612	53,151	53,631	53,819	53,754	53,455	53,051	52,466	51,656
75-84	21,597	21,852	21,885	22,148	22,708	23,343	23,902	24,473	26,052	27,150	28,043	28,704	29,390	29,841	30,283	30,510	30,722	30,884	30,562	30,633	30,868	31,309	31,900	32,619
85+	9,024	9,252	9,527	9,814	9,973	10,221	10,471	10,816	11,090	11,465	11,840	12,263	12,558	12,992	13,527	14,161	14,721	15,303	16,511	17,408	18,129	18,695	19,190	19,606
Total	320,914	320,818	320,626	320,690	321,094	321,540	322,172	323,698	325,106	326,542	327,896	329,141	330,194	331,232	332,128	333,246	334,285	335,119	335,826	336,359	336,842	337,280	337,731	338,148
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.38	0.38	0.39	0.40	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.49	0.49	0.50	0.51	0.51	0.52
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.68	0.69	0.70	0.71	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.84	0.85	0.86
Median age males	42.4	42.6	42.7	42.8	42.9	42.9	42.8	42.7	42.7	42.7	42.8	42.8	42.9	42.9	43.0	43.0	43.0	43.1	43.2	43.3	43.4	43.5	43.6	43.7
Median age females	44.8	45.0	45.3	45.5	45.7	45.9	46.0	46.0	46.0	45.9	45.9	45.9	46.0	46.0	46.1	46.1	46.1	46.2	46.2	46.3	46.4	46.5	46.6	46.6
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.8	93.9	94.0	94.1	94.1	94.2	94.3	94.4	94.4	94.5	94.5	94.6	94.7	94.7	94.8	94.8
Population impact of constraint																								
Number of persons		-573	-737	-514	-193	-164	-25	+855	+748	+814	+747	+666	+486	+481	+320	+548	+497	+362	+227	+69	+41	+26	+69	+58
Jobs																								
Number of Labour Force	150,199	149,679	149,146	148,634	148,124	147,603	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100	147,100
Change in Labour Force over previous year		-520	-533	-513	-509	-522	-502	-0	-0	0	-0	-0	+0	+0	+0	0	+0	0	0	0	-0	+0	-0	0
Number of supply units	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019	114,019
Change in supply units over previous year		+0	-0	-0	+0	+0	0	-0	-0	0	-0	-0	+0	+0	+0	0	+0	0	0	0	-0	+0	-0	0
Housing																								
Number of Households	142,623	143,063	143,482	143,926	144,452	145,005	145,735	146,896	147,954	148,963	149,915	150,787	151,616	152,427	153,159	153,955	154,773	155,565	156,265	156,877	157,458	158,008	158,586	159,198
Change in Households over previous year		+440	+419	+444	+526	+553	+730	+1,161	+1,058	+1,009	+953	+872	+828	+811	+732	+796	+818	+792	+699	+612	+581	+550	+578	+612
Number of supply units	148,596	149,055	149,492	149,954	150,502	151,078	151,839	153,049	154,151	155,202	156,194	157,103	157,966	158,811	159,573	160,403	161,256	162,081	162,809	163,448	164,053	164,626	165,228	165,866
Change in supply units over previous year		+458	+437	+462	+548	+576	+761	+1,210	+1,102	+1,051	+992	+908	+863	+845	+763	+830	+852	+825	+729	+638	+606	+573	+603	+638

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario Gi: Job Stablisation Sensitivity Test

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,888	1,876	1,860	1,831	1,815	1,797	1,781	1,776	1,766	1,761	1,756	1,749	1,743	1,735	1,729	1,727	1,722	1,720	1,717	1,721	1,726	1,732	1,740
Female	1,798	1,786	1,771	1,743	1,729	1,711	1,696	1,691	1,682	1,677	1,673	1,665	1,660	1,653	1,647	1,645	1,640	1,638	1,635	1,639	1,643	1,649	1,657
All Births	3,686	3,662	3,631	3,574	3,544	3,508	3,478	3,467	3,448	3,439	3,429	3,414	3,403	3,388	3,376	3,372	3,363	3,357	3,352	3,359	3,369	3,381	3,396
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,585	1,585	1,583	1,581	1,581	1,582	1,592	1,600	1,606	1,618	1,634	1,650	1,665	1,680	1,702	1,720	1,742	1,761	1,778	1,795	1,814	1,831
Female	1,753	1,733	1,709	1,709	1,702	1,691	1,684	1,685	1,684	1,688	1,690	1,698	1,705	1,717	1,729	1,747	1,765	1,782	1,797	1,817	1,836	1,856	1,878
All deaths	3,350	3,318	3,295	3,292	3,283	3,272	3,266	3,277	3,284	3,294	3,309	3,332	3,355	3,382	3,410	3,448	3,485	3,523	3,558	3,595	3,631	3,670	3,709
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,430	3,403	3,418	3,559	3,520	3,610	3,822	3,738	3,802	3,780	3,709	3,729	3,688	3,719	3,791	3,740	3,776	3,757	3,893	3,896	3,902	3,925	3,937
Female	3,469	3,435	3,441	3,575	3,530	3,610	3,816	3,723	3,779	3,753	3,681	3,700	3,660	3,694	3,766	3,718	3,753	3,736	3,872	3,877	3,882	3,907	3,920
All	6,899	6,838	6,859	7,134	7,050	7,220	7,638	7,461	7,581	7,533	7,390	7,430	7,348	7,413	7,557	7,458	7,529	7,493	7,765	7,773	7,784	7,832	7,857
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,915	3,943	3,917	3,764	3,788	3,679	3,446	3,528	3,463	3,477	3,568	3,568	3,612	3,582	3,533	3,612	3,625	3,638	3,515	3,531	3,541	3,535	3,541
Female	3,908	3,947	3,919	3,754	3,789	3,661	3,429	3,489	3,426	3,445	3,524	3,511	3,588	3,572	3,518	3,594	3,597	3,623	3,509	3,527	3,539	3,533	3,538
All	7,823	7,890	7,835	7,518	7,578	7,340	6,875	7,017	6,889	6,922	7,092	7,079	7,200	7,154	7,051	7,206	7,222	7,262	7,024	7,058	7,080	7,068	7,079
SMigR: males	25.4	25.7	25.7	24.9	25.2	24.6	23.2	23.8	23.3	23.4	24.0	24.0	24.3	24.2	23.8	24.3	24.3	24.4	23.6	23.6	23.6	23.5	23.5
SMigR: females	24.4	24.8	24.8	24.0	24.4	23.8	22.4	22.9	22.5	22.6	23.1	23.0	23.5	23.4	23.0	23.5	23.5	23.6	22.9	22.9	22.9	22.8	22.8
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.5	53.0	53.4	53.8	54.2	54.5	54.6	54.8	54.8	54.9	55.1	55.2	55.3	55.3	55.3	55.3	55.2	55.2	55.0	54.9	54.7	54.5
SMigR: females	49.0	49.3	49.9	50.5	51.0	51.5	51.9	52.0	52.3	52.5	52.7	52.9	53.1	53.3	53.4	53.4	53.4	53.4	53.4	53.2	53.0	52.9	52.8
Migrants input																							
Migration - Net Flows																							
UK	-924	-1,052	-976	-384	-528	-120	+763	+444	+692	+611	+298	+351	+148	+259	+506	+252	+306	+231	+741	+715	+704	+764	+778
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+344	+337	+282	+261	+235	+212	+190	+164	+145	+120	+82	+48	+6	-33	-77	-122	-166	-207	-235	-262	-289	-313
Net migration	-1,055	-1,151	-1,097	-500	-660	-252	+631	+312	+560	+479	+166	+219	+16	-127	+374	+120	+174	+100	+609	+583	+573	+632	+646
Net change	-719	-806	-761	-218	-399	-17	+843	+502	+724	+624	+286	+301	+64	+133	+340	+43	+52	-66	+403	+348	+311	+343	+333
Crude Birth Rate /000	11.50	11.45	11.38	11.22	11.14	11.03	10.92	10.87	10.79	10.73	10.69	10.63	10.59	10.54	10.50	10.48	10.45	10.43	10.41	10.42	10.44	10.47	10.50
Crude Death Rate /000	10.45	10.37	10.33	10.33	10.32	10.29	10.26	10.27	10.27	10.28	10.31	10.38	10.44	10.52	10.60	10.71	10.83	10.95	11.05	11.15	11.25	11.36	11.47
Crude Net Migration Rate /000	-3.29	-3.60	-3.44	-1.57	-2.07	-0.79	1.98	0.98	1.75	1.50	0.52	0.68	0.05	0.40	1.16	0.37	0.54	0.31	1.89	1.81	1.77	1.96	2.00

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,059	18,954	18,508	18,424	18,339	18,202	18,110	17,994	17,917	17,837	17,747	17,671	17,584	17,509	17,455	17,391	17,342	17,291	17,281	17,285	17,300	17,333	17,382
5-10	22,412	22,616	22,876	23,276	23,269	23,175	23,206	23,225	23,171	22,800	22,756	22,706	22,588	22,453	22,312	22,202	22,082	21,973	21,873	21,799	21,734	21,682	21,641	21,614
11-15	18,123	17,857	17,719	17,937	18,267	18,618	18,816	19,098	19,238	19,620	19,613	19,622	19,632	19,573	19,243	19,207	19,169	19,071	18,956	18,856	18,765	18,674	18,594	18,525
16-17	7,962	7,411	7,031	6,689	6,481	6,439	6,553	6,670	6,840	7,072	7,179	7,156	7,141	7,218	7,524	7,471	7,144	7,147	7,163	7,151	7,117	7,075	7,042	7,001
18-59Female, 64Male	177,065	175,861	174,491	172,869	171,429	169,734	168,292	167,490	166,477	165,346	164,407	163,223	162,222	160,984	159,977	159,179	158,564	157,730	156,926	156,646	156,548	156,454	156,446	156,572
60/65 -74	45,629	46,309	46,948	47,458	47,948	48,261	48,691	49,116	48,673	48,914	49,258	49,837	50,381	51,042	51,475	52,035	52,513	52,940	53,076	52,989	52,669	52,245	51,642	50,815
75-84	21,597	21,840	21,861	22,109	22,659	23,278	23,825	24,385	25,942	27,025	27,902	28,541	29,209	29,636	30,060	30,269	30,456	30,599	30,261	30,329	30,557	30,988	31,565	32,267
85+	9,024	9,243	9,508	9,782	9,932	10,167	10,409	10,744	11,005	11,371	11,736	12,144	12,430	12,849	13,373	13,995	14,537	15,106	16,296	17,193	17,917	18,486	18,984	19,405
Total	320,914	320,195	319,389	318,628	318,410	318,011	317,995	318,838	319,340	320,064	320,688	320,975	321,275	321,340	321,473	321,813	321,856	321,909	321,842	322,245	322,593	322,904	323,247	323,580
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.36	0.36	0.37	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.49	0.50	0.51	0.51	0.52	0.53	0.54	0.54
0-15 and 65+ / 16-65	0.64	0.65	0.67	0.68	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.81	0.82	0.83	0.84	0.85	0.85	0.86	0.87	0.87
Median age males	42.4	42.6	42.8	43.0	43.1	43.2	43.2	43.1	43.1	43.2	43.3	43.4	43.5	43.6	43.7	43.8	43.8	43.9	44.1	44.1	44.2	44.3	44.3	44.4
Median age females	44.8	45.1	45.4	45.7	45.9	46.2	46.3	46.4	46.5	46.5	46.5	46.6	46.7	46.8	46.9	47.0	47.1	47.2	47.3	47.4	47.5	47.5	47.6	47.6
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.4	93.5	93.6	93.7	93.8	93.8	93.9	93.9	94.0	94.1	94.1	94.2	94.2	94.3	94.3	94.4	94.4	94.5	94.6
Population impact of constraint																								
Number of persons		-1,196	-1,338	-1,312	-771	-951	-597	+263	-53	+226	+153	-143	-101	-316	-253	-32	-293	-203	-324	+164	+123	+106	+157	+158
Jobs																								
Number of Labour Force	150,199	149,309	148,409	147,408	146,537	145,534	144,675	144,311	143,826	143,462	143,098	142,613	142,250	141,765	141,401	141,037	140,552	140,188	139,824	139,824	139,824	139,824	139,824	139,824
Change in Labour Force over previous year		-890	-900	-1,000	-871	-1,003	-859	-364	-485	-364	-364	-485	-364	-485	-364	-364	-485	-364	-364	-0	0	+0	0	0
Number of supply units	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042	114,042
Change in supply units over previous year		+0	+0	-0	+0	-0	+0	+0	+0	+0	+0	+0	+0	-0	-0	+0	+0	-0	0	-0	0	+0	0	0
Housing																								
Number of Households	142,623	142,852	143,058	143,209	143,505	143,745	144,221	145,108	145,809	146,530	147,188	147,686	148,212	148,643	149,067	149,551	149,978	150,448	150,828	151,345	151,832	152,291	152,785	153,321
Change in Households over previous year		+229	+205	+152	+296	+240	+476	+886	+702	+720	+658	+498	+526	+431	+425	+484	+427	+470	+379	+518	+487	+459	+494	+536
Number of supply units	148,596	148,835	149,049	149,207	149,515	149,766	150,262	151,185	151,916	152,667	153,353	153,871	154,420	154,868	155,311	155,815	156,260	156,750	157,145	157,684	158,191	158,670	159,184	159,742
Change in supply units over previous year		+239	+214	+158	+308	+250	+496	+923	+731	+751	+686	+518	+548	+449	+442	+504	+445	+490	+395	+539	+507	+478	+515	+558

Population Estimates and Forecasts — NLP

Components of Population Change — Wirral — Scenario H: Past Job Growth Trends

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,888	1,880	1,868	1,845	1,834	1,822	1,810	1,809	1,806	1,805	1,804	1,802	1,800	1,798	1,794	1,794	1,794	1,793	1,792	1,789	1,787	1,786	1,786
Female	1,798	1,790	1,779	1,757	1,746	1,735	1,724	1,723	1,720	1,719	1,718	1,717	1,714	1,712	1,709	1,709	1,709	1,708	1,707	1,704	1,702	1,701	1,701
All Births	3,686	3,670	3,647	3,602	3,580	3,557	3,535	3,532	3,526	3,524	3,521	3,519	3,514	3,510	3,503	3,503	3,503	3,501	3,498	3,493	3,489	3,487	3,488
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,585	1,587	1,585	1,584	1,585	1,586	1,597	1,606	1,613	1,625	1,642	1,659	1,675	1,691	1,713	1,733	1,755	1,775	1,791	1,807	1,826	1,842
Female	1,753	1,734	1,711	1,711	1,705	1,696	1,689	1,690	1,690	1,695	1,698	1,707	1,714	1,727	1,740	1,758	1,777	1,795	1,811	1,829	1,848	1,866	1,888
All deaths	3,350	3,319	3,297	3,296	3,289	3,280	3,275	3,287	3,296	3,307	3,323	3,349	3,373	3,402	3,431	3,471	3,510	3,549	3,586	3,620	3,655	3,692	3,730
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,503	3,474	3,540	3,626	3,640	3,676	3,892	3,861	3,871	3,850	3,834	3,798	3,810	3,786	3,859	3,862	3,842	3,822	3,797	3,804	3,811	3,834	3,845
Female	3,544	3,507	3,563	3,643	3,650	3,677	3,886	3,845	3,848	3,822	3,804	3,769	3,782	3,760	3,834	3,839	3,819	3,800	3,776	3,786	3,792	3,816	3,828
All	7,047	6,981	7,103	7,269	7,290	7,353	7,778	7,706	7,719	7,673	7,637	7,567	7,592	7,546	7,693	7,701	7,660	7,622	7,574	7,590	7,604	7,650	7,673
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,841	3,872	3,795	3,696	3,668	3,612	3,376	3,405	3,394	3,406	3,443	3,499	3,489	3,515	3,464	3,491	3,559	3,574	3,611	3,623	3,631	3,625	3,633
Female	3,834	3,876	3,797	3,687	3,669	3,595	3,359	3,367	3,358	3,375	3,401	3,443	3,466	3,505	3,450	3,473	3,532	3,559	3,605	3,618	3,629	3,624	3,630
All	7,675	7,747	7,591	7,383	7,337	7,207	6,735	6,772	6,751	6,781	6,844	6,942	6,956	7,021	6,915	6,964	7,091	7,133	7,216	7,241	7,260	7,249	7,263
SMigR: males	24.9	25.2	24.8	24.3	24.2	24.0	22.5	22.6	22.5	22.6	22.8	23.1	23.0	23.2	22.8	22.9	23.2	23.3	23.5	23.5	23.6	23.6	23.6
SMigR: females	23.9	24.3	23.9	23.4	23.4	23.1	21.7	21.8	21.7	21.8	21.9	22.1	22.2	22.4	22.0	22.1	22.4	22.5	22.8	22.9	22.9	22.9	23.0
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.4	52.8	53.1	53.3	53.6	53.8	53.8	53.8	53.8	53.8	53.8	53.8	53.8	53.8	53.7	53.6	53.5	53.4	53.4	53.4	53.4	53.4
SMigR: females	49.0	49.2	49.7	50.1	50.5	50.8	51.2	51.2	51.3	51.4	51.5	51.6	51.7	51.8	51.9	51.8	51.6	51.5	51.5	51.5	51.5	51.6	51.7
Migrants input																							
Migration - Net Flows																							
UK	-628	-766	-488	-114	-47	+147	+1,043	+934	+968	+891	+793	+625	+637	+525	+778	+737	+569	+489	+358	+349	+344	+401	+410
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+351	+349	+306	+291	+277	+260	+245	+230	+217	+198	+170	+141	+108	+72	+32	-7	-48	-87	-127	-166	-205	-242
Net migration	-759	-865	-609	-230	-179	+15	+911	+802	+836	+760	+661	+493	+505	+394	+646	+605	+437	+357	+226	+217	+212	+269	+278
Net change	-423	-515	-260	+76	+112	+291	+1,171	+1,047	+1,066	+976	+859	+663	+646	+502	+719	+637	+431	+309	+138	+90	+46	+64	+36
Crude Birth Rate /000	11.49	11.46	11.40	11.27	11.19	11.11	11.02	10.97	10.92	10.88	10.84	10.81	10.77	10.74	10.70	10.67	10.66	10.64	10.62	10.60	10.59	10.58	10.58
Crude Death Rate /000	10.45	10.36	10.31	10.31	10.28	10.25	10.21	10.21	10.21	10.21	10.23	10.28	10.34	10.41	10.48	10.58	10.68	10.79	10.89	10.99	11.09	11.21	11.32
Crude Net Migration Rate /000	-2.37	-2.70	-1.91	-0.72	-0.56	0.05	2.84	2.49	2.59	2.34	2.03	1.51	1.55	1.21	1.97	1.84	1.33	1.09	0.69	0.66	0.64	0.82	0.84

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,079	18,998	18,594	18,543	18,507	18,412	18,363	18,306	18,272	18,237	18,201	18,166	18,133	18,095	18,075	18,058	18,038	18,014	17,983	17,957	17,933	17,916	17,907
5-10	22,412	22,630	22,907	23,335	23,349	23,288	23,344	23,393	23,384	23,053	23,052	23,061	22,996	22,924	22,839	22,781	22,724	22,665	22,612	22,554	22,497	22,445	22,401	22,360
11-15	18,123	17,867	17,737	17,970	18,310	18,680	18,888	19,185	19,349	19,748	19,760	19,799	19,832	19,808	19,504	19,505	19,514	19,458	19,388	19,308	19,243	19,176	19,115	19,063
16-17	7,962	7,419	7,045	6,713	6,508	6,473	6,589	6,709	6,888	7,126	7,238	7,225	7,215	7,304	7,619	7,573	7,259	7,271	7,298	7,281	7,248	7,211	7,188	7,158
18-59Female, 64Male	177,065	176,082	174,929	173,673	172,442	171,108	169,870	169,279	168,629	167,705	166,975	166,157	165,363	164,486	163,682	163,091	162,842	162,213	161,613	161,079	160,739	160,405	160,159	160,048
60/65 -74	45,629	46,320	46,971	47,502	48,004	48,339	48,785	49,226	48,806	49,066	49,429	50,038	50,604	51,298	51,754	52,340	52,853	53,307	53,469	53,378	53,054	52,626	52,017	51,184
75-84	21,597	21,845	21,872	22,130	22,685	23,313	23,866	24,431	26,001	27,091	27,976	28,628	29,304	29,746	30,178	30,396	30,598	30,750	30,420	30,481	30,704	31,132	31,709	32,412
85+	9,024	9,247	9,517	9,799	9,953	10,196	10,442	10,781	11,051	11,421	11,791	12,207	12,498	12,926	13,455	14,083	14,635	15,211	16,409	17,297	18,009	18,567	19,054	19,463
Total	320,914	320,491	319,977	319,717	319,793	319,905	320,197	321,367	322,414	323,480	324,456	325,315	325,978	326,624	327,126	327,844	328,482	328,913	329,222	329,360	329,450	329,496	329,559	329,596
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.38	0.39	0.39	0.40	0.41	0.41	0.42	0.43	0.44	0.46	0.47	0.48	0.49	0.50	0.50	0.51	0.52	0.53	0.53
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.68	0.69	0.70	0.71	0.72	0.73	0.73	0.74	0.75	0.76	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.85	0.86	0.87
Median age males	42.4	42.6	42.8	42.9	43.0	43.0	43.0	42.9	42.9	43.0	43.0	43.1	43.2	43.2	43.3	43.3	43.4	43.5	43.6	43.7	43.8	44.0	44.0	44.1
Median age females	44.8	45.0	45.3	45.6	45.8	46.0	46.1	46.2	46.2	46.2	46.2	46.2	46.3	46.4	46.5	46.5	46.6	46.7	46.7	46.8	47.0	47.1	47.2	47.2
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.7	93.8	93.9	94.0	94.0	94.1	94.2	94.2	94.3	94.4	94.4	94.5	94.5	94.6	94.6	94.7
Population impact of constraint																								
Number of persons		-900	-1,053	-824	-500	-469	-330	+542	+436	+502	+433	+352	+174	+172	+14	+241	+192	+60	-66	-220	-244	-255	-206	-210
Jobs																								
Number of Labour Force	150,199	149,485	148,759	148,055	147,355	146,645	145,955	145,764	145,573	145,382	145,191	145,000	144,809	144,618	144,427	144,236	144,045	143,854	143,663	143,473	143,282	143,091	142,900	142,709
Change in Labour Force over previous year		-714	-725	-704	-700	-710	-690	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191	-191
Number of supply units	114,019	113,871	113,723	113,575	113,427	113,279	113,131	112,983	112,835	112,687	112,539	112,391	112,243	112,095	111,947	111,799	111,651	111,503	111,355	111,207	111,059	110,911	110,763	110,615
Change in supply units over previous year		-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148
Housing																								
Number of Households	142,623	142,952	143,259	143,587	143,992	144,420	145,019	146,038	146,951	147,812	148,615	149,334	150,007	150,662	151,238	151,875	152,533	153,161	153,698	154,147	154,564	154,948	155,361	155,806
Change in Households over previous year		+330	+307	+328	+405	+428	+599	+1,020	+913	+861	+802	+719	+673	+655	+575	+637	+658	+628	+537	+449	+417	+384	+412	+445
Number of supply units	148,596	148,940	149,260	149,601	150,023	150,469	151,093	152,155	153,106	154,003	154,839	155,588	156,290	156,973	157,572	158,236	158,921	159,576	160,135	160,603	161,038	161,438	161,868	162,331
Change in supply units over previous year		+343	+320	+341	+422	+446	+624	+1,062	+951	+897	+836	+749	+702	+683	+599	+664	+685	+655	+559	+468	+434	+401	+429	+464

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Scenario I: Experian Job Growth

Year beginning July 1st .....

	2014-15	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,932	1,947	1,938	1,942	1,945	1,948	1,961	1,972	1,983	1,994	2,003	2,010	2,016	2,019	2,026	2,031	2,034	2,036	2,037	2,038	2,041	2,046
Female	1,798	1,840	1,854	1,846	1,850	1,853	1,856	1,868	1,878	1,889	1,899	1,908	1,914	1,920	1,923	1,929	1,934	1,937	1,939	1,940	1,941	1,944	1,949
All Births	3,686	3,772	3,801	3,785	3,792	3,798	3,804	3,829	3,850	3,872	3,893	3,911	3,925	3,936	3,943	3,955	3,965	3,972	3,976	3,977	3,980	3,985	3,994
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,593	1,599	1,599	1,600	1,602	1,606	1,619	1,630	1,639	1,654	1,673	1,692	1,711	1,729	1,754	1,776	1,801	1,824	1,843	1,862	1,884	1,904
Female	1,753	1,744	1,725	1,727	1,723	1,715	1,710	1,714	1,716	1,722	1,727	1,738	1,747	1,762	1,777	1,797	1,819	1,838	1,857	1,878	1,898	1,919	1,943
All deaths	3,350	3,337	3,323	3,326	3,323	3,318	3,316	3,333	3,345	3,361	3,381	3,411	3,439	3,473	3,506	3,551	3,595	3,640	3,681	3,721	3,760	3,803	3,847
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	4,496	3,928	3,770	3,865	3,882	3,919	4,146	4,114	4,125	4,106	4,089	4,052	4,059	4,031	4,104	4,104	4,083	4,049	4,018	4,021	4,027	4,040	4,044
Female	4,548	3,965	3,795	3,883	3,892	3,919	4,139	4,097	4,101	4,076	4,057	4,020	4,029	4,003	4,077	4,080	4,059	4,026	3,997	4,002	4,007	4,022	4,026
All	9,044	7,892	7,566	7,749	7,774	7,838	8,286	8,211	8,226	8,181	8,147	8,072	8,087	8,033	8,182	8,184	8,142	8,075	8,015	8,023	8,034	8,062	8,069
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Out-migration to the UK																							
Male	2,841	3,416	3,563	3,456	3,426	3,369	3,121	3,151	3,139	3,151	3,187	3,244	3,241	3,272	3,219	3,249	3,317	3,347	3,390	3,406	3,416	3,419	3,435
Female	2,836	3,420	3,565	3,447	3,427	3,353	3,106	3,116	3,106	3,122	3,148	3,192	3,220	3,262	3,206	3,232	3,292	3,333	3,384	3,402	3,414	3,418	3,432
All	5,678	6,836	7,128	6,904	6,853	6,723	6,228	6,267	6,244	6,273	6,335	6,437	6,461	6,533	6,426	6,481	6,609	6,680	6,775	6,808	6,830	6,837	6,867
SMigR: males	18.5	21.8	22.6	21.9	21.7	21.4	19.8	19.8	19.7	19.6	19.7	20.0	19.9	19.9	19.5	19.6	19.8	19.9	20.0	20.1	20.0	20.0	20.0
SMigR: females	17.7	20.9	21.7	21.1	21.0	20.6	19.1	19.0	18.9	18.9	19.0	19.1	19.2	19.3	18.9	18.9	19.1	19.2	19.4	19.5	19.5	19.4	19.4
Migrants input	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	51.2	51.0	51.0	50.9	50.9	50.8	50.5	50.3	50.1	49.9	49.7	49.5	49.4	49.2	48.9	48.6	48.4	48.2	48.0	47.8	47.7	47.5
SMigR: females	49.0	47.9	47.8	47.8	47.9	48.0	48.0	47.8	47.6	47.5	47.4	47.3	47.3	47.2	47.1	46.8	46.5	46.3	46.1	45.9	45.8	45.7	45.6
Migrants input	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Migration - Net Flows																							
UK	+3,366	+1,056	+437	+845	+921	+1,115	+2,058	+1,944	+1,981	+1,908	+1,811	+1,635	+1,627	+1,500	+1,756	+1,703	+1,533	+1,395	+1,240	+1,215	+1,204	+1,225	+1,203
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+435	+477	+458	+469	+480	+488	+497	+504	+512	+512	+500	+486	+464	+437	+404	+370	+332	+295	+256	+219	+182	+148
Net migration	+3,235	+957	+316	+729	+789	+983	+1,926	+1,812	+1,849	+1,776	+1,679	+1,503	+1,495	+1,368	+1,624	+1,571	+1,401	+1,263	+1,108	+1,083	+1,072	+1,093	+1,071
Net change	+3,571	+1,392	+794	+1,187	+1,258	+1,463	+2,414	+2,309	+2,354	+2,288	+2,191	+2,004	+1,980	+1,832	+2,061	+1,975	+1,770	+1,595	+1,403	+1,339	+1,291	+1,275	+1,218
Crude Birth Rate /000	11.42	11.60	11.65	11.56	11.54	11.51	11.46	11.46	11.44	11.43	11.41	11.40	11.37	11.34	11.30	11.27	11.24	11.20	11.17	11.13	11.09	11.07	11.06
Crude Death Rate /000	10.38	10.26	10.19	10.16	10.12	10.06	9.99	9.97	9.94	9.92	9.91	9.94	9.96	10.01	10.05	10.12	10.19	10.27	10.34	10.41	10.48	10.56	10.65
Crude Net Migration Rate /000	10.03	2.94	0.97	2.23	2.40	2.98	5.81	5.42	5.50	5.24	4.92	4.38	4.33	3.94	4.65	4.48	3.97	3.56	3.11	3.03	2.99	3.04	2.96

Summary of Population estimates/forecasts

Population at mid-year

	2014	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,357	19,456	19,189	19,289	19,410	19,505	19,617	19,707	19,816	19,918	20,013	20,099	20,176	20,238	20,306	20,367	20,413	20,443	20,457	20,469	20,480	20,496	20,518
5-10	22,412	22,828	23,220	23,733	23,840	23,886	24,037	24,231	24,387	24,225	24,409	24,609	24,763	24,877	24,961	25,067	25,164	25,249	25,326	25,395	25,432	25,471	25,502	25,524
11-15	18,123	17,997	17,911	18,178	18,562	18,984	19,244	19,600	19,832	20,313	20,410	20,549	20,669	20,768	20,600	20,754	20,921	21,051	21,135	21,195	21,264	21,326	21,383	21,441
16-17	7,962	7,527	7,185	6,846	6,631	6,604	6,735	6,872	7,073	7,337	7,473	7,483	7,495	7,619	7,983	7,978	7,695	7,733	7,818	7,892	7,925	7,947	7,981	8,006
18-59Female, 64Male	177,065	179,069	179,312	178,786	178,303	177,704	177,195	177,363	177,468	177,295	177,324	177,265	177,231	177,096	177,028	177,187	177,701	177,832	177,965	178,145	178,554	178,992	179,508	180,156
60/65 -74	45,629	46,474	47,204	47,783	48,338	48,728	49,232	49,737	49,378	49,706	50,142	50,831	51,480	52,259	52,802	53,479	54,085	54,635	54,890	54,890	54,654	54,314	53,792	53,041
75-84	21,597	21,923	21,982	22,254	22,826	23,474	24,045	24,633	26,235	27,356	28,272	28,956	29,668	30,143	30,612	30,865	31,104	31,294	30,992	31,090	31,354	31,830	32,459	33,219
85+	9,024	9,310	9,807	9,902	10,070	10,326	10,585	10,939	11,223	11,609	11,995	12,429	12,735	13,180	13,729	14,378	14,952	15,551	16,783	17,701	18,442	19,027	19,541	19,975
Total	320,914	324,485	325,877	326,671	327,858	329,116	330,579	332,993	335,303	337,656	339,944	342,136	344,139	346,119	347,951	350,012	351,987	353,758	355,353	356,756	358,095	359,386	360,662	361,880
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.34	0.35	0.35	0.36	0.37	0.37	0.38	0.38	0.39	0.40	0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.46	0.47	0.47	0.48	0.49	0.49
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.76	0.78	0.79	0.79	0.80	0.81	0.82	0.82	0.83	0.83
Median age males	42.4	42.3	42.3	42.4	42.4	42.3	42.2	42.1	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.1	42.1	42.1	42.2	42.3	42.4	42.5	42.6	42.7	42.8
Median age females	44.8	44.8	44.9	45.1	45.2	45.3	45.3	45.2	45.1	44.9	44.9	44.9	44.9	44.8	44.8	44.8	44.8	44.8	44.9	44.9	45.0	45.1	45.2	45.3
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.7	93.8	93.9	94.0	94.1	94.2	94.3	94.4	94.5	94.6	94.7	94.8	94.8	94.9	95.0	95.0	95.1	95.2	95.3
Population impact of constraint																								
Number of persons		+3,094	+769	+102	+458	+498	+638	+1,558	+1,447	+1,515	+1,450	+1,370	+1,184	+1,162	+988	+1,219	+1,158	+1,023	+840	+663	+622	+606	+618	+583
Jobs																								
Number of Labour Force	150,199	151,858	152,286	152,196	152,108	152,003	151,916	152,346	152,775	153,205	153,635	154,065	154,495	154,924	155,354	155,784	156,214	156,643	157,073	157,503	157,933	158,363	158,792	159,222
Change in Labour Force over previous year		+1,659	+428	-89	-89	-104	-87	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430	+430
Number of supply units	114,019	115,679	116,419	116,752	117,085	117,419	117,752	118,085	118,418	118,751	119,084	119,417	119,750	120,084	120,417	120,750	121,083	121,416	121,749	122,082	122,415	122,749	123,082	123,415
Change in supply units over previous year		+1,660	+740	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333
Housing																								
Number of Households	142,623	144,302	145,290	146,027	146,869	147,752	148,831	150,378	151,812	153,189	154,513	155,759	156,967	158,156	159,267	160,448	161,649	162,841	163,922	164,908	165,863	166,790	167,743	168,730
Change in Households over previous year		+1,680	+988	+736	+842	+883	+1,079	+1,547	+1,434	+1,377	+1,324	+1,246	+1,208	+1,189	+1,111	+1,180	+1,202	+1,191	+1,081	+986	+955	+927	+953	+987
Number of supply units	148,596	150,346	151,376	152,143	153,020	153,940	155,064	156,677	158,171	159,606	160,985	162,282	163,541	164,780	165,938	167,168	168,420	169,661	170,788	171,815	172,810	173,778	174,769	175,797
Change in supply units over previous year		+1,750	+1,029	+767	+877	+920	+1,124	+1,612	+1,494	+1,435	+1,379	+1,298	+1,258	+1,239	+1,158	+1,230	+1,252	+1,241	+1,126	+1,028	+995	+966	+993	+1,028

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Scenario Ii: Experian Job Growth Sensitivity

Year beginning July 1st ……..

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Births																							
Male	1,888	1,924	1,930	1,910	1,906	1,897	1,891	1,895	1,894	1,897	1,899	1,898	1,897	1,893	1,890	1,890	1,887	1,886	1,884	1,889	1,895	1,903	1,913
Female	1,798	1,832	1,838	1,819	1,815	1,807	1,801	1,805	1,804	1,807	1,808	1,807	1,807	1,803	1,800	1,800	1,797	1,796	1,794	1,799	1,805	1,813	1,822
All Births	3,686	3,756	3,768	3,730	3,720	3,703	3,692	3,700	3,698	3,704	3,707	3,705	3,704	3,696	3,690	3,691	3,685	3,682	3,678	3,688	3,700	3,716	3,736
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,592	1,596	1,595	1,594	1,595	1,597	1,609	1,618	1,626	1,640	1,657	1,674	1,691	1,708	1,731	1,751	1,775	1,796	1,815	1,834	1,855	1,874
Female	1,753	1,742	1,722	1,722	1,717	1,707	1,701	1,703	1,703	1,708	1,712	1,721	1,729	1,742	1,756	1,775	1,794	1,812	1,829	1,851	1,871	1,893	1,917
All deaths	3,350	3,334	3,318	3,317	3,311	3,302	3,298	3,312	3,322	3,334	3,352	3,378	3,404	3,433	3,464	3,506	3,546	3,587	3,625	3,665	3,705	3,748	3,791
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.8	83.1	83.3	83.6	83.7	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	4,338	3,774	3,566	3,716	3,678	3,768	3,990	3,902	3,967	3,946	3,871	3,891	3,842	3,872	3,943	3,886	3,924	3,892	4,034	4,034	4,039	4,055	4,061
Female	4,389	3,809	3,590	3,733	3,687	3,769	3,983	3,886	3,944	3,917	3,841	3,861	3,813	3,845	3,917	3,863	3,900	3,871	4,013	4,014	4,019	4,036	4,043
All	8,728	7,583	7,156	7,449	7,365	7,538	7,973	7,789	7,911	7,862	7,713	7,752	7,655	7,718	7,861	7,749	7,824	7,763	8,047	8,048	8,058	8,091	8,104
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,000	3,571	3,768	3,606	3,631	3,520	3,278	3,364	3,297	3,311	3,405	3,406	3,458	3,430	3,380	3,466	3,477	3,503	3,374	3,393	3,404	3,405	3,417
Female	2,994	3,575	3,770	3,597	3,631	3,503	3,262	3,326	3,262	3,281	3,363	3,351	3,435	3,420	3,367	3,449	3,450	3,489	3,368	3,389	3,402	3,404	3,415
All	5,994	7,146	7,538	7,203	7,262	7,023	6,540	6,690	6,559	6,592	6,769	6,756	6,893	6,849	6,747	6,915	6,927	6,992	6,743	6,783	6,806	6,809	6,832
SMigR: males	19.5	22.8	24.1	23.1	23.3	22.7	21.2	21.7	21.2	21.3	21.8	21.7	22.0	21.8	21.4	21.9	21.9	21.9	21.1	21.1	21.1	21.0	21.0
SMigR: females	18.7	21.9	23.2	22.2	22.6	21.9	20.5	20.8	20.4	20.5	21.0	20.8	21.3	21.1	20.7	21.1	21.1	21.2	20.5	20.5	20.5	20.4	20.3
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	51.4	51.4	51.6	51.7	51.9	52.0	51.9	51.9	51.9	51.8	51.8	51.8	51.8	51.8	51.6	51.5	51.3	51.2	50.9	50.7	50.4	50.2
SMigR: females	49.0	48.1	48.1	48.5	48.8	49.1	49.3	49.2	49.4	49.4	49.4	49.6	49.6	49.7	49.7	49.6	49.5	49.3	49.2	49.0	48.8	48.6	48.3
Migrants input																							
Migration - Net Flows																							
UK	+2,734	+437	-383	+246	+103	+515	+1,433	+1,098	+1,352	+1,270	+944	+996	+763	+869	+1,114	+834	+897	+772	+1,305	+1,265	+1,252	+1,282	+1,272
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+422	+450	+413	+409	+401	+394	+388	+376	+369	+356	+327	+300	+263	+227	+185	+139	+95	+52	+23	-5	-32	-55
Net migration	+2,602	+338	-504	+129	-29	+383	+1,301	+967	+1,220	+1,138	+812	+864	+631	+737	+982	+702	+765	+640	+1,173	+1,133	+1,120	+1,150	+1,140
Net change	+2,938	+760	-54	+542	+380	+784	+1,695	+1,354	+1,597	+1,508	+1,168	+1,191	+931	+1,000	+1,209	+887	+904	+735	+1,225	+1,156	+1,115	+1,118	+1,086
Crude Birth Rate /000	11.43	11.58	11.61	11.48	11.44	11.36	11.29	11.26	11.20	11.17	11.13	11.09	11.05	10.99	10.94	10.91	10.86	10.83	10.78	10.77	10.78	10.79	10.81
Crude Death Rate /000	10.39	10.28	10.22	10.21	10.18	10.13	10.08	10.08	10.06	10.05	10.06	10.11	10.15	10.21	10.27	10.36	10.45	10.55	10.63	10.71	10.79	10.88	10.97
Crude Net Migration Rate /000	8.07	1.04	-1.55	0.40	-0.09	1.17	3.98	2.94	3.70	3.43	2.44	2.59	1.88	2.19	2.91	2.07	2.26	1.88	3.44	3.31	3.26	3.34	3.30

Summary of Population estimates/forecasts

Population at mid-year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
0-4	19,102	19,313	19,360	19,020	19,052	19,084	19,092	19,115	19,097	19,115	19,125	19,116	19,115	19,092	19,073	19,065	19,039	19,019	18,987	18,993	19,009	19,034	19,078	19,138
5-10	22,412	22,796	23,154	23,617	23,681	23,667	23,765	23,896	23,970	23,727	23,821	23,910	23,954	23,947	23,918	23,913	23,890	23,868	23,844	23,837	23,829	23,822	23,816	23,814
11-15	18,123	17,976	17,873	18,113	18,477	18,866	19,101	19,427	19,617	20,060	20,117	20,201	20,273	20,307	20,080	20,159	20,238	20,279	20,271	20,264	20,262	20,253	20,247	20,244
16-17	7,962	7,510	7,154	6,800	6,579	6,541	6,665	6,794	6,979	7,231	7,356	7,348	7,349	7,451	7,794	7,770	7,468	7,486	7,545	7,609	7,624	7,622	7,629	7,624
18-59Female, 64Male	177,065	178,596	178,371	177,226	176,284	175,069	174,105	173,803	173,279	172,636	172,189	171,489	170,975	170,200	169,656	169,330	169,194	168,826	168,472	168,655	169,051	169,470	169,965	170,591
60/65 -74	45,629	46,450	47,154	47,698	48,225	48,577	49,049	49,519	49,117	49,406	49,801	50,435	51,036	51,755	52,246	52,869	53,409	53,901	54,100	54,075	53,815	53,452	52,908	52,139
75-84	21,597	21,911	21,958	22,215	22,775	23,407	23,967	24,541	26,121	27,225	28,124	28,784	29,477	29,928	30,377	30,610	30,822	30,990	30,671	30,765	31,021	31,485	32,098	32,840
85+	9,024	9,300	9,587	9,870	10,028	10,271	10,521	10,865	11,135	11,510	11,886	12,304	12,600	13,029	13,565	14,201	14,756	15,340	16,551	17,470	18,212	18,799	19,316	19,753
Total	320,914	323,852	324,613	324,559	325,101	325,481	326,265	327,960	329,314	330,911	332,419	333,587	334,778	335,709	336,709	337,917	338,804	339,708	340,443	341,668	342,824	343,939	345,057	346,143
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
65+ / 16-65	0.34	0.34	0.35	0.36	0.37	0.37	0.38	0.38	0.39	0.40	0.41	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.49	0.49	0.50	0.50	0.51
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.67	0.68	0.69	0.70	0.71	0.72	0.73	0.73	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.82	0.83	0.84	0.84	0.84
Median age males	42.4	42.4	42.4	42.5	42.6	42.6	42.5	42.4	42.4	42.5	42.5	42.6	42.6	42.7	42.7	42.8	42.8	43.0	43.1	43.1	43.2	43.3	43.3	43.4
Median age females	44.8	44.8	45.0	45.3	45.4	45.6	45.6	45.6	45.6	45.5	45.5	45.6	45.6	45.7	45.7	45.7	45.8	45.9	46.0	46.0	46.1	46.1	46.2	46.2
Sex ratio males /100 females	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.8	93.9	94.0	94.1	94.1	94.2	94.3	94.4	94.4	94.5	94.6	94.6	94.7	94.8	94.8	94.9	95.0
Population impact of constraint																								
Number of persons		+2,461	+151	-718	-141	-320	+38	+933	+601	+887	+812	+503	+545	+298	+356	+576	+289	+387	+216	+727	+673	+654	+675	+652
Jobs																								
Number of Labour Force	150,199	151,482	151,532	150,941	150,477	149,872	149,410	149,456	149,374	149,415	149,454	149,364	149,398	149,303	149,333	149,361	149,258	149,281	149,302	149,710	150,119	150,527	150,936	151,344
Change in Labour Force over previous year		+1,283	+50	-591	-464	-605	-462	+46	-82	+41	+39	-90	+34	-95	+30	+28	-103	+23	+21	+408	+408	+408	+408	+408
Number of supply units	114,042	115,702	116,442	116,775	117,108	117,442	117,775	118,108	118,441	118,774	119,107	119,440	119,773	120,107	120,440	120,773	121,106	121,439	121,772	122,105	122,438	122,772	123,105	123,438
Change in supply units over previous year		+1,660	+740	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333	+333
Housing																								
Number of Households	142,623	144,088	144,856	145,293	145,896	146,455	147,268	148,526	149,586	150,656	151,666	152,513	153,396	154,176	154,953	155,792	156,567	157,403	158,129	159,000	159,840	160,655	161,502	162,391
Change in Households over previous year		+1,466	+768	+436	+604	+558	+813	+1,258	+1,059	+1,071	+1,010	+847	+882	+780	+777	+839	+775	+836	+726	+871	+840	+815	+847	+889
Number of supply units	148,596	150,123	150,924	151,378	152,007	152,589	153,436	154,747	155,851	156,967	158,019	158,901	159,820	160,633	161,443	162,317	163,125	163,995	164,752	165,660	166,535	167,384	168,267	169,193
Change in supply units over previous year		+1,527	+800	+454	+629	+582	+847	+1,311	+1,104	+1,116	+1,052	+882	+919	+813	+810	+874	+808	+871	+757	+908	+875	+849	+882	+926

Population Estimates and Forecasts

NLP

Components of Population Change

Wirral

Past Delivery Rate (383 dpa net)

Year beginning July 1st ……..	*2014-15*	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*	*2025-26*	*2026-27*	*2027-28*	*2028-29*	*2029-30*	*2030-31*	*2031-32*	*2032-33*	*2033-34*	*2034-35*	*2035-36*	*2036-37*
Births																							
Male	1,888	1,881	1,872	1,850	1,838	1,823	1,803	1,778	1,756	1,738	1,722	1,710	1,698	1,689	1,681	1,676	1,670	1,665	1,664	1,665	1,669	1,676	1,683
Female	1,798	1,792	1,783	1,762	1,750	1,737	1,717	1,694	1,672	1,655	1,640	1,628	1,617	1,608	1,601	1,596	1,591	1,586	1,585	1,586	1,590	1,596	1,603
All Births	3,686	3,673	3,654	3,613	3,588	3,560	3,521	3,472	3,428	3,392	3,362	3,338	3,316	3,297	3,283	3,272	3,261	3,252	3,249	3,251	3,259	3,272	3,287
TFR	1.99	2.00	2.00	1.98	1.98	1.98	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98
Births input																							
Deaths																							
Male	1,596	1,585	1,587	1,586	1,585	1,585	1,585	1,592	1,598	1,602	1,613	1,628	1,643	1,658	1,674	1,694	1,713	1,734	1,753	1,769	1,786	1,805	1,821
Female	1,753	1,734	1,712	1,712	1,706	1,696	1,687	1,684	1,681	1,683	1,684	1,691	1,698	1,709	1,722	1,739	1,757	1,774	1,790	1,809	1,827	1,847	1,869
All deaths	3,350	3,320	3,299	3,298	3,290	3,281	3,272	3,276	3,279	3,285	3,296	3,319	3,340	3,368	3,395	3,433	3,470	3,507	3,543	3,578	3,613	3,652	3,690
SMR: males	105.9	102.9	100.7	98.3	95.8	93.4	91.0	89.2	87.3	85.4	83.7	82.3	80.9	79.5	78.2	77.1	76.0	75.0	74.0	72.9	71.8	71.0	70.2
SMR: females	106.3	103.8	101.0	99.6	97.6	95.4	93.4	91.6	89.7	88.2	86.5	85.0	83.4	82.2	80.9	79.8	78.7	77.7	76.6	75.6	74.6	73.7	73.0
SMR: persons	106.1	103.4	100.9	99.0	96.7	94.4	92.2	90.4	88.5	86.8	85.1	83.7	82.2	80.9	79.5	78.4	77.3	76.4	75.3	74.2	73.2	72.4	71.6
Expectation of life: males	78.9	79.3	79.5	79.8	80.2	80.5	80.8	81.0	81.3	81.6	81.8	82.0	82.2	82.5	82.7	82.8	83.0	83.2	83.3	83.5	83.7	83.9	84.0
Expectation of life: females	82.8	83.1	83.4	83.5	83.8	84.0	84.3	84.5	84.7	84.9	85.1	85.3	85.5	85.7	85.9	86.0	86.2	86.3	86.5	86.6	86.8	86.9	87.0
Expectation of life: persons	81.0	81.3	81.6	81.8	82.1	82.4	82.6	82.9	83.1	83.3	83.6	83.8	84.0	84.1	84.3	84.5	84.7	84.8	85.0	85.1	85.3	85.4	85.6
Deaths input																							
In-migration from the UK																							
Male	3,531	3,517	3,565	3,595	3,594	3,510	3,435	3,501	3,564	3,600	3,651	3,655	3,684	3,715	3,741	3,727	3,729	3,774	3,811	3,840	3,868	3,869	3,856
Female	3,572	3,550	3,589	3,611	3,603	3,511	3,429	3,486	3,543	3,574	3,622	3,626	3,656	3,689	3,716	3,705	3,706	3,753	3,790	3,821	3,849	3,851	3,839
All	7,103	7,068	7,155	7,206	7,197	7,021	6,864	6,987	7,107	7,174	7,273	7,281	7,340	7,405	7,456	7,432	7,435	7,527	7,601	7,661	7,717	7,720	7,695
SMigR: males	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
SMigR: females	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Migrants input																							
Out-migration to the UK																							
Male	3,812	3,829	3,769	3,728	3,715	3,779	3,834	3,767	3,701	3,657	3,627	3,643	3,616	3,586	3,583	3,626	3,672	3,622	3,597	3,587	3,574	3,591	3,622
Female	3,806	3,832	3,771	3,718	3,715	3,761	3,815	3,724	3,662	3,623	3,582	3,585	3,592	3,576	3,568	3,607	3,644	3,607	3,591	3,583	3,573	3,589	3,619
All	7,618	7,661	7,539	7,447	7,430	7,540	7,650	7,491	7,363	7,280	7,209	7,228	7,208	7,162	7,151	7,233	7,316	7,228	7,189	7,170	7,147	7,180	7,241
SMigR: males	24.8	24.9	24.6	24.5	24.5	25.0	25.6	25.4	25.1	24.9	24.8	24.9	24.8	24.6	24.6	24.8	25.1	24.7	24.5	24.4	24.3	24.4	24.6
SMigR: females	23.7	24.0	23.7	23.6	23.7	24.2	24.8	24.4	24.2	24.1	23.9	23.9	24.0	23.9	23.8	24.0	24.2	23.9	23.8	23.7	23.6	23.7	23.8
Migrants input																							
In-migration from Overseas																							
Male	349	367	355	357	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348
Female	296	310	301	303	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296	296
All	645	677	655	660	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644	644
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input																							
Out-migration to Overseas																							
Male	439	438	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439	439
Female	338	337	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338
All	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776
SMigR: males	52.3	52.4	52.7	53.0	53.2	53.6	54.0	54.6	55.1	55.5	55.9	56.1	56.3	56.5	56.5	56.5	56.5	56.4	56.3	56.2	56.1	55.9	55.8
SMigR: females	49.0	49.2	49.6	50.0	50.4	50.8	51.4	52.1	52.7	53.2	53.7	54.1	54.4	54.6	54.7	54.7	54.7	54.7	54.6	54.4	54.3	54.2	54.1
Migrants input																							
Migration - Net Flows																							
UK	-515	-593	-385	-241	-232	-519	-786	-504	-256	-105	+64	+53	+132	+242	+305	+199	+119	+298	+413	+491	+569	+540	+454
Overseas	-131	-99	-121	-116	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132	-132
Summary of population change																							
Natural change	+336	+353	+355	+314	+297	+279	+249	+196	+149	+108	+65	+19	-25	-70	-113	-161	-209	-256	-294	-327	-354	-380	-403
Net migration	-646	-692	-506	-357	-364	-651	-918	-636	-388	-237	-68	-79	+0	+110	+173	+67	-13	+167	+281	+359	+438	+408	+322
Net change	-310	-339	-150	-42	-67	-372	-669	-440	-239	-130	-2	-60	-24	+40	+61	-94	-222	-89	-14	+32	+83	+28	-81
Crude Birth Rate /000	11.49	11.46	11.41	11.29	11.21	11.13	11.03	10.89	10.77	10.66	10.57	10.49	10.42	10.37	10.32	10.29	10.26	10.23	10.22	10.23	10.25	10.29	10.34
Crude Death Rate /000	10.44	10.36	10.30	10.30	10.28	10.26	10.25	10.28	10.30	10.32	10.36	10.43	10.50	10.59	10.67	10.79	10.91	11.04	11.15	11.26	11.37	11.49	11.61
Crude Net Migration Rate /000	-2.01	-2.16	-1.58	-1.11	-1.14	-2.04	-2.87	-2.00	-1.22	-0.75	-0.21	-0.25	0.00	0.35	0.54	0.21	-0.04	0.52	0.88	1.13	1.38	1.28	1.01

Summary of Population estimates/forecasts

Population at mid-year	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
0-4	19,102	19,087	19,020	18,626	18,571	18,525	18,385	18,200	18,011	17,842	17,677	17,520	17,367	17,232	17,116	17,018	16,928	16,848	16,789	16,751	16,735	16,739	16,760	16,795
5-10	22,412	22,636	22,922	23,357	23,367	23,299	23,321	23,272	23,175	22,761	22,677	22,609	22,472	22,312	22,138	21,971	21,795	21,619	21,456	21,314	21,193	21,095	21,015	20,947
11-15	18,123	17,870	17,746	17,982	18,318	18,683	18,869	19,103	19,221	19,574	19,547	19,551	19,550	19,492	19,159	19,116	19,070	18,959	18,840	18,704	18,571	18,435	18,295	18,157
16-17	7,962	7,422	7,052	6,722	6,511	6,470	6,570	6,643	6,792	7,013	7,118	7,104	7,094	7,178	7,487	7,431	7,106	7,103	7,122	7,101	7,062	7,015	6,973	6,923
18-59Female, 64Male	177,065	176,167	175,143	173,967	172,644	171,173	169,444	167,506	165,787	163,948	162,466	161,095	159,868	158,612	157,591	156,650	155,997	155,030	154,275	153,760	153,500	153,305	153,133	153,017
60/65 -74	45,629	46,325	46,983	47,518	48,016	48,344	48,763	49,128	48,645	48,846	49,155	49,718	50,242	50,893	51,317	51,860	52,326	52,737	52,868	52,760	52,425	51,991	51,373	50,529
75-84	21,597	21,848	21,878	22,137	22,689	23,314	23,852	24,377	25,914	26,976	27,838	28,474	29,137	29,566	29,992	30,197	30,383	30,521	30,186	30,243	30,461	30,884	31,449	32,136
85+	9,024	9,249	9,521	9,805	9,957	10,197	10,430	10,736	10,979	11,326	11,677	12,082	12,364	12,784	13,309	13,928	14,470	15,036	16,227	17,117	17,835	18,402	18,895	19,307
Total	320,914	320,604	320,265	320,115	320,072	320,005	319,634	318,964	318,524	318,285	318,156	318,153	318,093	318,069	318,109	318,169	318,075	317,853	317,764	317,750	317,782	317,866	317,893	317,812
Dependency ratios, mean age and sex ratio																								
0-15 / 16-65	0.31	0.31	0.31	0.31	0.32	0.32	0.32	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
65+ / 16-65	0.34	0.35	0.35	0.36	0.37	0.38	0.39	0.39	0.40	0.41	0.42	0.43	0.44	0.46	0.47	0.48	0.49	0.50	0.51	0.52	0.53	0.54	0.54	0.55
0-15 and 65+ / 16-65	0.64	0.65	0.66	0.68	0.69	0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.87	0.88
Median age males	42.4	42.6	42.8	42.9	42.9	43.0	43.1	43.1	43.2	43.4	43.5	43.6	43.8	43.9	43.9	44.1	44.1	44.2	44.4	44.5	44.5	44.6	44.7	44.8
Median age females	44.8	45.0	45.3	45.6	45.8	46.0	46.2	46.4	46.5	46.6	46.7	46.8	47.0	47.1	47.2	47.3	47.4	47.6	47.7	47.8	47.9	48.0	48.1	48.1
Sex ratio males /100 females	93.1	93.1	93.2	93.3	93.4	93.5	93.5	93.6	93.7	93.7	93.8	93.8	93.9	93.9	94.0	94.0	94.1	94.1	94.2	94.2	94.3	94.3	94.4	94.4
Population impact of constraint																								
Number of persons		-787	-880	-720	-627	-655	-995	-1,287	-1,002	-722	-564	-377	-398	-332	-270	-232	-346	-391	-257	-165	-101	-29	-67	-166
Housing																								
Number of Households	142,623	142,990	143,358	143,725	144,093	144,461	144,828	145,196	145,564	145,931	146,299	146,666	147,034	147,402	147,769	148,137	148,504	148,872	149,240	149,607	149,975	150,342	150,710	151,078
Change in Households over previous year		+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368	+368
Number of supply units	148,596	148,979	149,362	149,745	150,128	150,511	150,894	151,277	151,660	152,043	152,426	152,809	153,192	153,575	153,958	154,341	154,724	155,107	155,490	155,873	156,256	156,639	157,022	157,405
Change in supply units over previous year		+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383	+383
Jobs																								
Number of Labour Force	150,199	149,552	148,931	148,292	147,521	146,701	145,619	144,351	143,289	142,351	141,545	140,899	140,347	139,837	139,456	138,975	138,456	137,984	137,655	137,468	137,334	137,249	137,115	136,921
Change in Labour Force over previous year		-647	-621	-639	-771	-820	-1,082	-1,268	-1,062	-938	-805	-646	-552	-509	-381	-481	-519	-472	-329	-187	-133	-85	-134	-194
Number of supply units	114,019	113,922	113,854	113,757	113,555	113,323	112,871	111,888	111,065	110,338	109,714	109,212	108,784	108,390	108,094	107,721	107,319	106,953	106,698	106,553	106,450	106,383	106,279	106,129
Change in supply units over previous year		-97	-68	-97	-202	-232	-452	-983	-823	-727	-624	-501	-428	-395	-296	-373	-402	-366	-255	-145	-103	-66	-104	-150

Appendix 4 Net Migration

Table A1.1 Wirral Migration Statistics (2001/02-2013/14)

WIRRAL	Demographic led											
	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Domestic Migration In	7,659	7,429	7,437	7,027	7,159	7,234	7,169	7,235	7,277	6,784	7,722	7,547
Domestic Migration Out	-7,718	-7,496	-7,903	-7,446	-7,285	-7,348	-6,960	-7,070	-7,088	-7,120	-7,676	-7,209
Net Domestic Migration	-59	-67	-466	-419	-126	-114	209	165	189	-336	46	338
International Migration In	367	506	591	941	969	703	892	738	679	771	591	613
International Migration Out	-717	-778	-1,063	-1,499	-1,423	-1,104	-1,099	-807	-646	-713	-695	-879
Net International Migration	-350	-272	-472	-558	-454	-401	-207	-69	33	58	-104	-266
Asylum Seekers (net)	-80	30	10	3	3	0	3	20	0	0	0	0
Overall Net Migration	**-489**	**-309**	**-928**	**-974**	**-577**	**-515**	**5**	**116**	**222**	**-278**	**-58**	**72**

Source: ONS Migration Estimates – Revised Mid-Year Estimates Series following the Census 2011

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