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Planning Design Economics

HEaDROOM REPORT

Review of RSS Housing Requirement for Sefton

Sefton Metropolitan Borough Council

03 March 2011

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1.0 Introduction

1.1 Nathaniel Lichfield and Partners (NLP) was appointed in November 2010 by Sefton Metropolitan Borough Council (SMBC), to undertake a study into local housing requirements within the Borough.

1.2 The purpose of the study is to set out the potential scale of future housing requirements in Sefton Borough based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide evidence to SMBC on the housing requirements in the Borough to help them plan for future growth and make informed policy choices through their LDF process. The report presents the outputs of the application of NLP's HEaDROOM framework to the Sefton Borough area. HEaDROOM is NLP's bespoke framework for identifying locally generated housing requirements based upon an analysis of the housing, economic and demographic factors within an area.

HEaDROOM

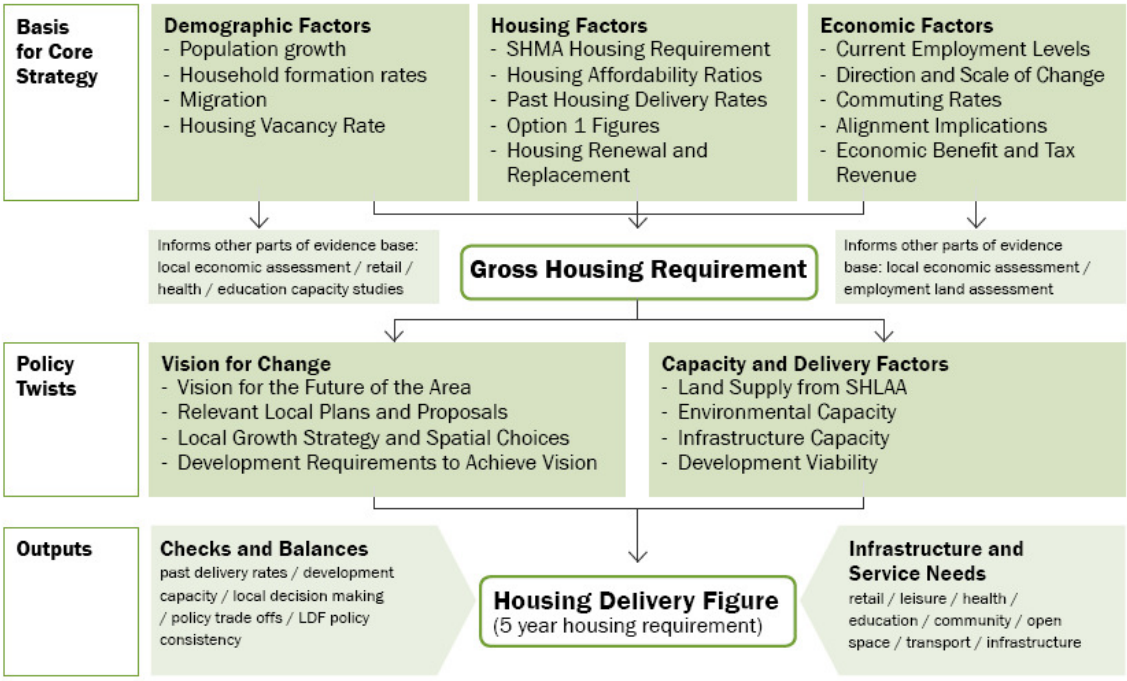
1.3 The Coalition Government's policy approach to planning has been focused on applying principles of 'localism' to give local planning authorities greater autonomy in planning for housing, and in particular setting local housing requirements in their development plans.

1.4 On the 6 July 2010, the Secretary of State (SoS) for Communities and Local Government revoked the Regional Strategies (RS) and they no longer form part of statutory development plans. Although this decision has been reversed by the successful legal challenge on 10th November 2010, the policy remains and forthcoming legislation proposed in the Localism Bill will likely result in the removal of regionally imposed housing requirements. The responsibility will therefore fall to local councils, such as SMBC, to set housing requirement figures for their Local Development Framework. The Secretary of State has confirmed that local housing targets may be tested through the LDF process and local authorities will need to collect and use reliable information to justify housing supply policies.

1.5 At the present time there is no agreed approach for local planning authorities to follow in setting local housing requirements. In response, NLP has prepared HEaDROOM, a conceptual framework which provides a robust basis for defining the amount of housing that could be planned for through Local Development Frameworks (LDFs).

1.6 The HEaDROOM framework is illustrated in Figure 1.1.

Figure 1.1 NLP HEaDROOM model



Source: NLP

1.7 At the heart of HEaDROOM is an understanding of the role of housing in ensuring that the future population of a locality can be accommodated and the extent to which housing plays a crucial role in securing the economic well-being of a local area. It seeks to take account of how the housing delivery figure is informed by and helps to support the achievement of an established vision for Sefton.

1.8 In the context of a substantial shift in the planning policy agenda, which has exposed Local Planning Authorities to a new requirement to establish a housing delivery figure for their area over the LDF period, the framework provides the basis for assembling and presenting evidence on local housing requirements in a transparent manner.

Background to the Study

1.9 We understand that the study will form part of the evidence base of SMBC's Local Development Framework (LDF), and the achievement of its housing delivery aspirations. The study will therefore need to provide a robust and credible evidence base to inform Core Strategy policies and be robust in terms an LDF Examination in Public (EiP) or Planning Inquiries.

1.10 The Review of Sefton's Housing Requirement Figure represents one input into the LDF's approach to growth within the Borough. It will sit alongside (and subsequently inform) other evidence base documents such as Strategic Housing Land Availability Assessments (SHLAA), Strategic Housing Market Assessments (SHMA) and the Infrastructure Delivery Plan as well as other environmental and technical studies to frame the spatial strategy approach to

growth and enable the Council to make the informed policy choices required for a robust LDF.

1.11 The main project objectives for the study are:

- To undertake a rigorous review of Sefton's housing requirement figure to inform the Borough's emerging Core Strategy;
- To draw on relevant available background evidence in order to derive a robust basis on which SMBC could adopt an appropriate level of housing provision for Sefton;
- To ensure that the housing requirement is derived in a clear and easily understandable manner to both the professional and layperson;
- To ensure that the housing requirement figure derived is defensible as the Borough takes forward their Core Strategy to examination in 2013;
- To provide a set of key monitoring indicators to enable the LPA to ensure that the derived housing requirement figure remains applicable (and if not, provides a trigger for review/adjustment) as the Council moves toward the Core Strategy examination; and
- To disaggregate any overall borough housing requirement derived through this process by the six sub-areas of the Borough (namely Southport, Formby, Maghull/Aintree, Crosby, Bootle and Netherton).

Approach and Structure of the Report

1.12 This report presents the findings of NLP's demographic analysis regarding the level of housing that would be appropriate for SMBC to plan for. Our analysis takes the form of a number of scenarios, the basis for which is set out in the relevant sections of the report. These scenarios are then set against the delivery and capacity factors facing Sefton using a review of the existing technical evidence base and also the policy choices available to the Council when planning for new homes.

1.13 The outputs of the study are identified for the period 2010 to 2027/2032 to correspond with the time period of the Borough's emerging Core Strategy, although this is annualised across many data strands for ease of comparison. The study base date has been taken back to 2003 to replicate the RSS time period and the RSS housing figure which will be replaced by a figure that the Council will derive with reference to this report.

1.14 For the scenarios where demographic modelling is necessary, NLP has used specialist demographic modelling and forecasting tool PopGroup to model future trends in demography. This is then converted to household and dwelling estimates using the HouseGroup add-on tool and also Labour Force estimates using LabGroup. The PopGroup software (including HouseGroup and LabGroup) is widely utilised by Local Authorities and County Councils.

1.15 Although sub-borough demographic modelling has not been undertaken, due to data limitations, limited availability and margins of error in small area statistics,

a potential split of the gross requirement for the Borough between the six sub-areas of the Borough (namely Southport, Formby, Maghull/Aintree, Crosby, Bootle and Netherton) in the context of past delivery rates, affordable housing need and likely future housing pressures are included in this analysis.

1.16 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. 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 LDF.

1.17 The analysis in the report is set out under the following headings:

a **Context and Past Trends** (Section 2.0) – this reviews what has occurred previously in Sefton and what the current position is, providing a baseline upon which to test potential future scenarios;

b **Evidence for a Gross Housing Requirement** (Section 3.0) – this outlines the scenarios for possible dwelling requirements based on a range of housing, economic and demographic factors;

c **Policy and Delivery** (Section 4.0) – this sets the gross housing requirements against the Borough's policy aspirations and the deliverability of housing levels given identified constraints including infrastructure, land supply and market capacity to support development;

d **Defining a Local Housing Requirement** (Section 5.0) – this draws together the evidence to identify the potential range for an appropriate local housing requirement at Borough level;

e **Sub-District Split** (Section 6.0) – this analyses past delivery rates, affordable housing need and likely future housing requirements to derive a suitable split of the Borough-wide figure across the 6 sub areas. This sets the context for the wider debate on spatial planning and plan making to take place as part of the LDF;

f **Conclusions** – (Section 7.0) summarises the report and outlines the suggested housing requirements and policy and delivery factors. It also outlines further monitoring work which may be necessary to evidence a final local housing requirement and ensure it can be regularly tested and updated when appropriate.

1.18 The appendices set out the relevant assumptions used for the demographic modelling and also provide a technical guide to the approach adopted in the demographic modelling.

2.0 Sefton Borough Context

2.1 In order to look at the future housing, economic and demographic pressures the Borough will face, it is important to ground this within the context of what has happened previously alongside current circumstances. This provides an indication of what may occur in the future and helps inform the creation and testing of a number of scenarios. Whilst past trends are useful, it is also important to acknowledge that those trends may themselves have been shaped by previous policy positions and therefore, whilst a reasonable starting point, they may not reflect the implications of changing policy at national or local level.

Strategic Context

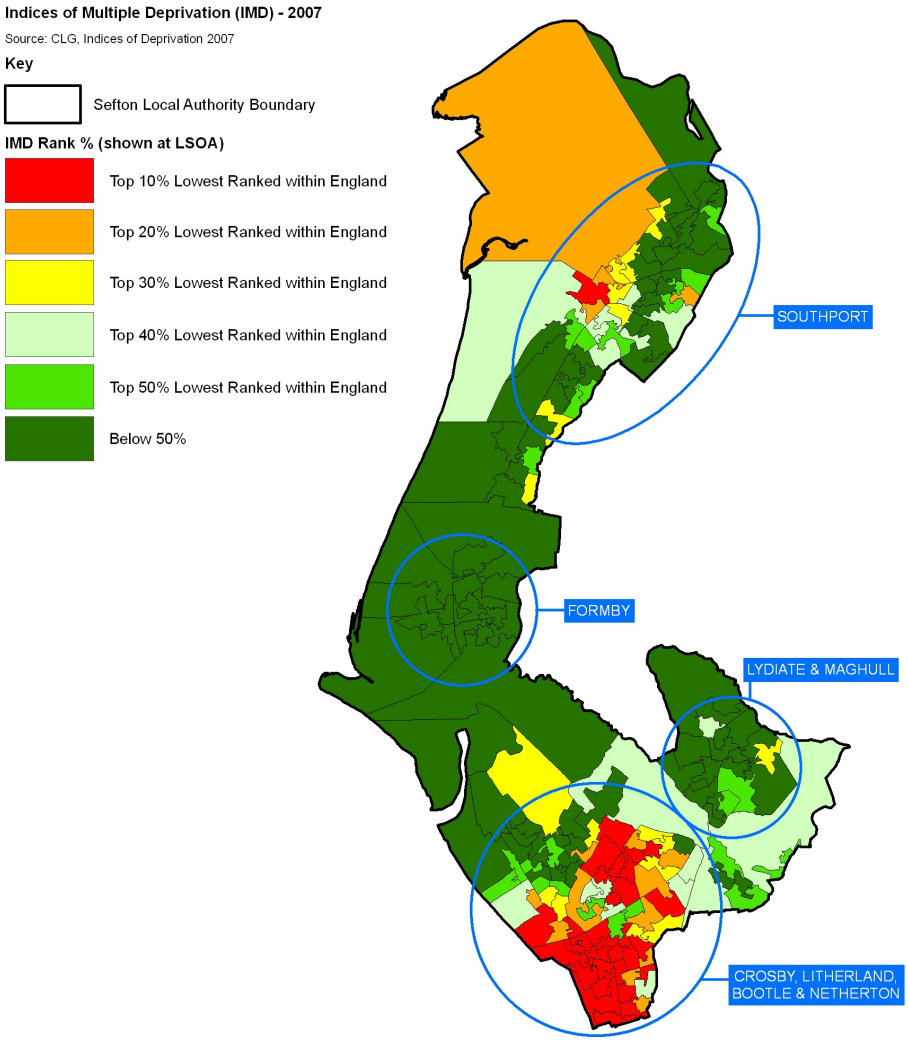
2.2 Sefton Borough has a roughly 50:50 urbanised/countryside split, with a number of urban settlements set within attractive countryside in the main, fringed by an outstanding coastline protected by several international designations. The settlements of Bootle and Southport comprise sub-regionally important towns with significant population bases and economic independence, albeit as part of the wider Liverpool City Region. The Borough also accommodates a number of smaller towns including Formby, Crosby and Maghull, interspersed with a series of desirable rural villages.

2.3 Some 24,000 properties in the south of Sefton are located in the NewHeartlands Housing Market Renewal area, which also includes parts of Liverpool and the Wirral. This national initiative aimed to reverse the problems of housing market failure that existed in much of the older housing areas in the Midlands and the North of England. Sefton's HMR area has been sub-divided into five neighbourhoods: Bedford/Queens; Klondyke; Linacre; Peel/Knowsley; and Seaforth/Waterloo.

2.4 Whilst there has recently been a significant increase in the numbers of properties acquired prior to demolition, and an increase in the number of new homes built, the government's recent cancellation of the HMR fund is likely to ensure that housing delivery on these sites will be substantially reduced in the years ahead.

2.5 Sefton suffers from relatively high levels of deprivation. The English Index of Multiple Deprivation (2007) ranks it as the 83rd most deprived authority out of 354 (down from 78th in 2004). However, as Figure 2.1 illustrates, this level of deprivation is not uniform across the whole of the Borough and some areas, notably Formby, Lydiate & Maghull and parts of Southport exhibit very low levels of deprivation. It can be seen from the map that there are hot spots of severe deprivation, particularly in the south, around Bootle, Crosby and Litherland, as well as isolated parts of Southport.

Figure 2.1 IMD 2007



Source: CLG / NLP analysis

2.6 Economically, the Borough (prior to the recession at least) had reasonable levels of prosperity, with around 8,200 businesses providing over 91,000 full and part-time employee jobs. Employment is concentrated in a few key sectors including public services, port-related services (including distribution and transport), food products, tourism, ICT and financial services. Sefton's exposure to the public sector job cuts will present a major challenge to the Borough's future prosperity and the potential implications of this on housing need has been factored into the study.

2.7 Whilst there are clear drivers for growth, the Borough faces some real challenges in delivering growth as a result of current market conditions. This includes consideration of:

a Delivery of low cost housing to tackle affordability problems associated with pockets of affluence in the area, particularly in and around Formby and the affordable housing need in Southport;

b Environmental constraints associated with nature and landscape constraints, including Green Belt;

c An ageing population placing increased demands on certain services;

d The high levels of public sector employment and few large private sector employers;

e Low skills levels, relatively few knowledge-based industries, low productivity and a weak export base;

f A lack of large sites available for employment development and investment, meaning that the Borough has struggled to attract major new employers; and,

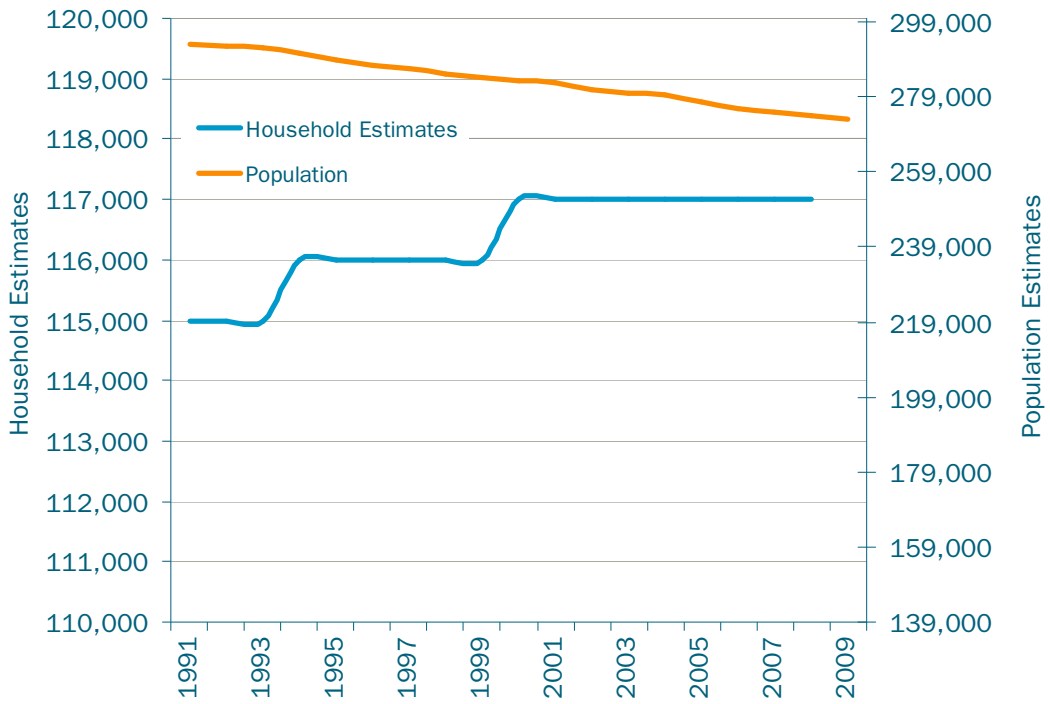
g Future spending priorities are likely to mean less investment in infrastructure, particularly in transport.

2.8 This backdrop poses a number of challenges for estimating housing need and provision that should be taken into account in the study. This particularly relates to the role that good quality housing can play in tackling these issues as well as how it can improve the vitality and sustainability of the settlements in Sefton.

Demographic Trends

2.9 The population of Sefton has been steadily declining over the past three decades, falling 9% from 300,100 in 1981 to 273,300 in 2009. This level of population decline has been higher than for the North West which fell by less than 1% over the same time period. However, in contrast, in 2008 there were an estimated 117,000 households in Sefton Borough, an increase from 115,000 in 1991.

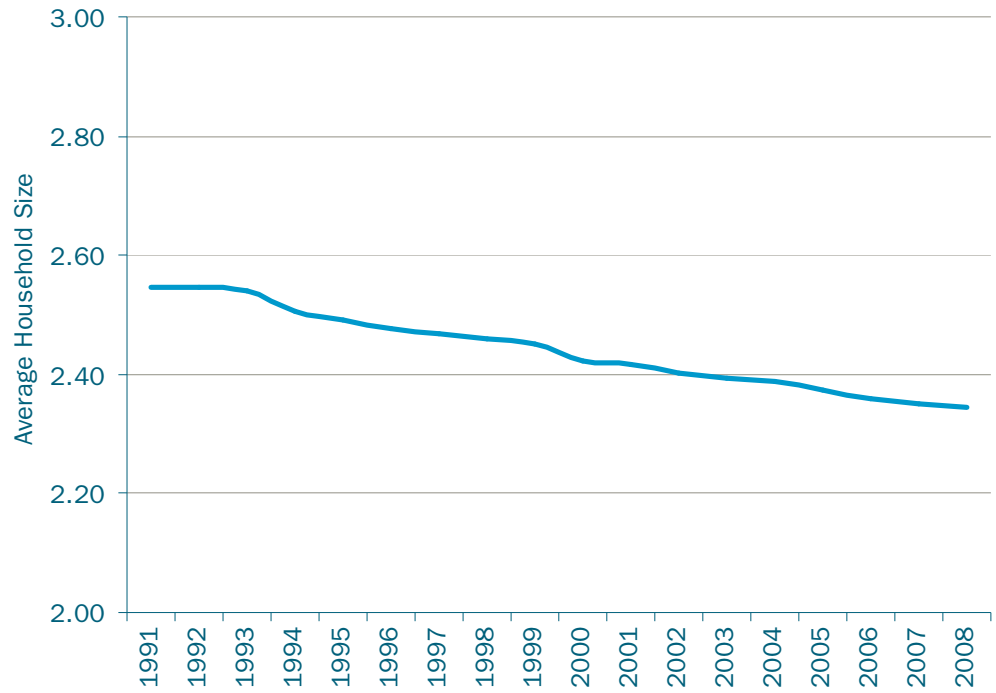
Figure 2.2 Population and Household change in Sefton 1991-2009



Source: ONS mid-year population estimates and CLG household estimates (CLG Live Table 406)

2.10 The increase in household numbers has primarily been due to the reduction in average household sizes which reduced from 2.55 in 1991 to 2.34 in 2008. This downward trend reflects the drive seen nationally towards smaller household sizes, with the social composition of households shifting over time leading to more single person households and smaller family units (e.g. single parents and single elderly households).

Figure 2.3 Average Household Size in Sefton 1991-2008

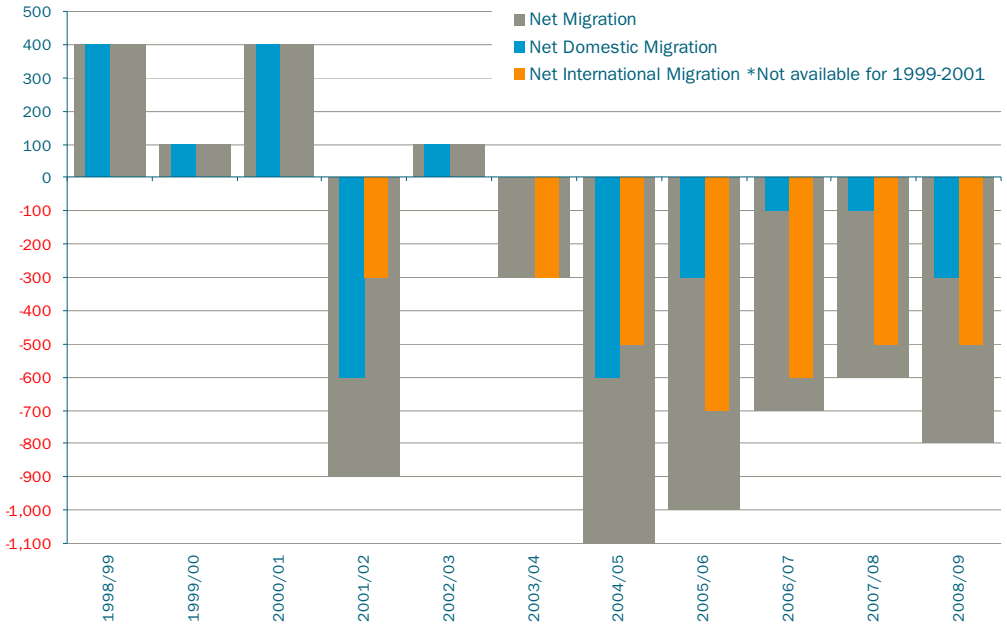


Source: ONS mid-year population estimates and CLG 2008-based household estimates

2.11 The majority of this population decline in Sefton is attributable to migration. Over the previous decade, migration has been predominantly outwards, with high levels of net migration out of the Borough, particularly people leaving the country altogether.[1]

[1] Domestic migration relates to migration between Sefton Borough and the rest of the UK, including to adjoining authority areas; this also includes cross border migration (i.e. migration between England, Wales, Scotland and Northern Ireland). International migration comprises migration into and out of Sefton from areas beyond the UK.

Figure 2.4 Domestic and International Migration



Source: ONS Migration Statistics

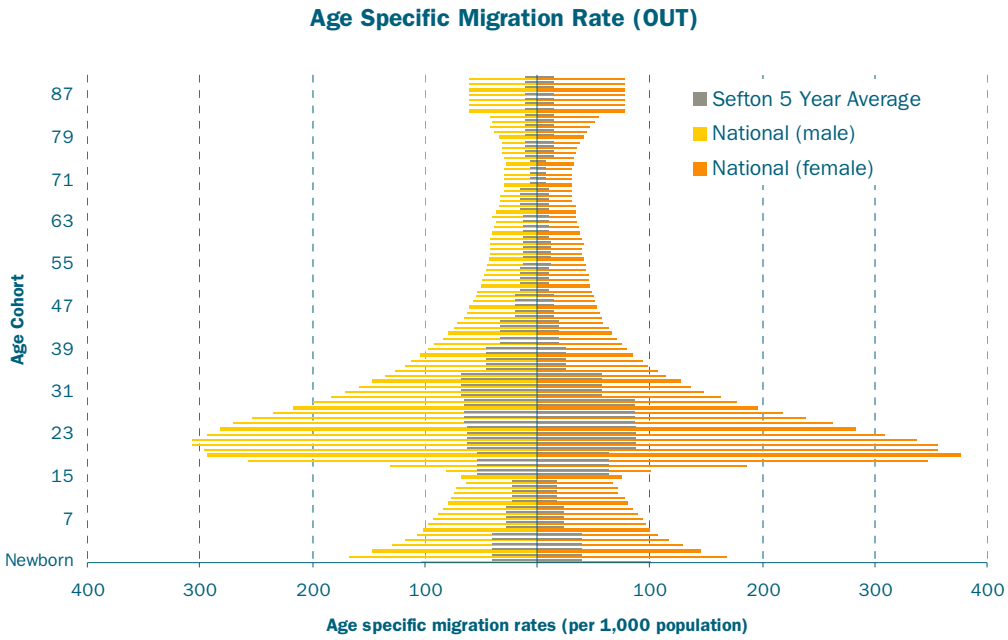
2.12 With the exception of 2002/03 (where levels of international in and out commuting to the Borough cancelled each other out), every year since 2001/02 has seen a net loss of at least 300 residents per annum, with 2004/05 seeing the highest level of loss with 8,800 Sefton residents moving away from the Borough and just 7,700 people moving in the other direction. In total, there has been an average net migration loss of 663 residents per annum since 2001/02.

2.13 Overall, past migration trends for Sefton (1998 to 2009) show:

- Domestic net migration of -91 people per annum
- International net migration of -425 people per annum

2.14 Looking at domestic out-migration only (using ONS migration statistics for the previous five years), the propensity of people to migrate from Sefton is much lower than the national authority average as illustrated in Figure 2.5. This suggests a very low level of turnover among the resident population.

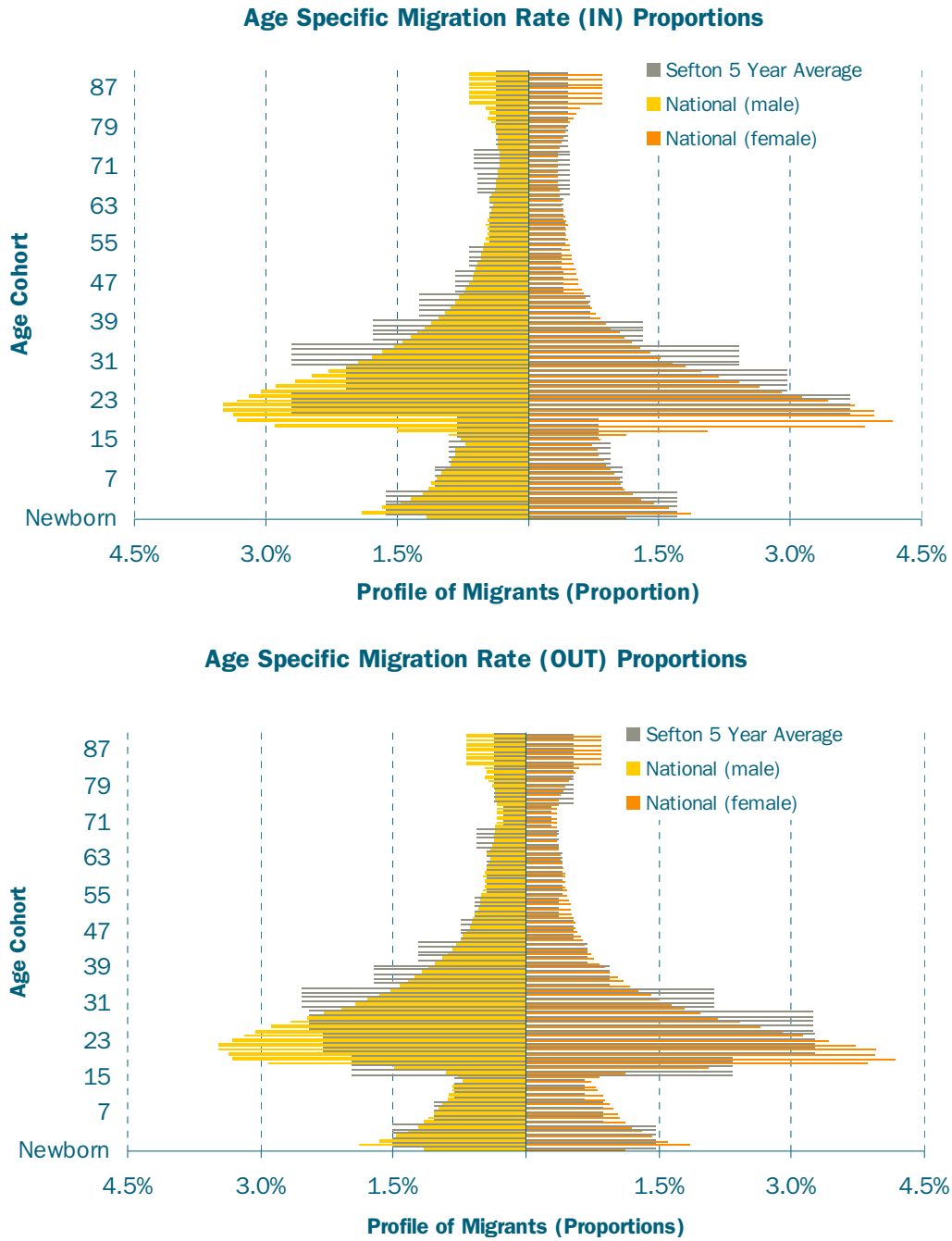
Figure 2.5 Male and Female Migration Rates by Age (National and Sefton Out-Migration)



Source: NLP Analysis using ONS Migration Statistics Unit data 2004-2009

2.15 However, the age profile of out-migrants is more similar to the national picture with a higher propensity to migrate among age cohorts in their 20's and 30's, meaning that the majority of out-migration has come from these age groupings. Whilst there is relatively little difference in the age profile of those moving into Sefton as compared to those moving out, there is perhaps a slightly higher age profile amongst the former as reflected in the higher levels of residents aged 15-30 moving out of the Borough compared to those moving in. These are illustrated in Figure 2.6 which shows the age profile of domestic migrants coming into the Borough and the age profile of those moving out (split by gender).

Figure 2.6 Age Profile of Domestic Migrants



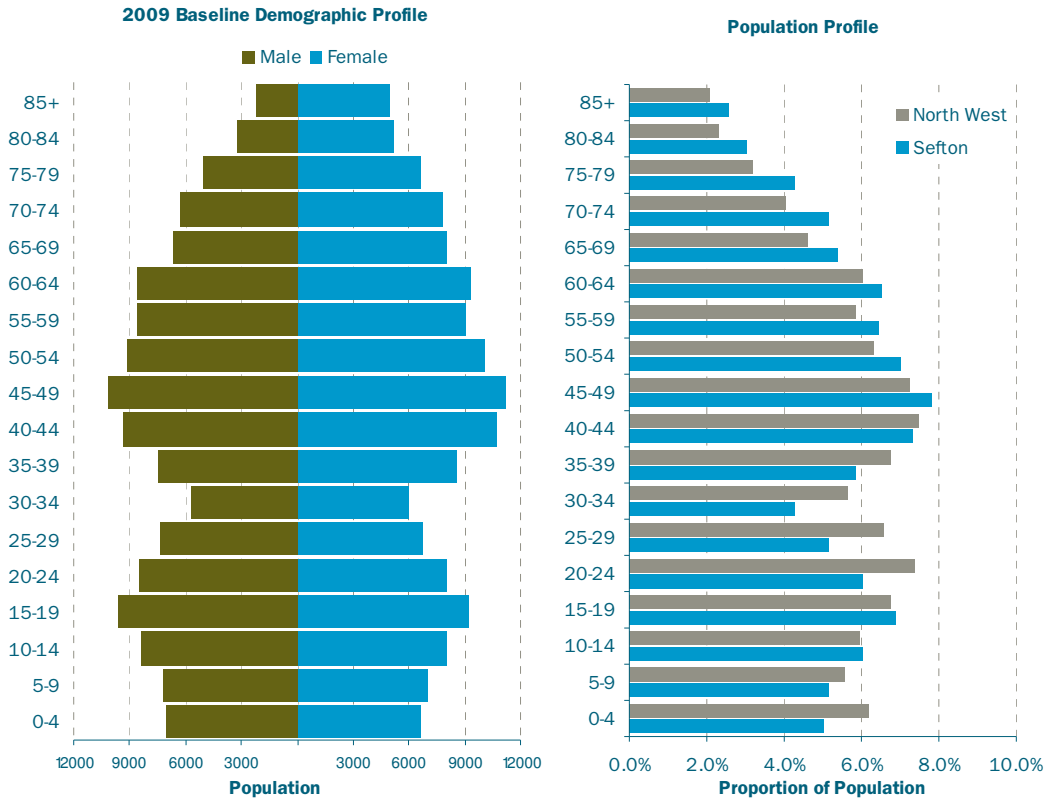
Source: NLP

2.16 Migration patterns for Sefton show that there is a high degree of self containment in Sefton. Migration moves beyond the Borough boundary are relatively minor, but are most significant between north and central Sefton (i.e. Southport, Formby and Crosby) and West Lancashire; and south Sefton (including Bootle) and Liverpool (*Search Patterns Survey, Fordham Research 2010*).

2.17 The above trends have led to a population profile in Sefton as illustrated in Figure 2.7. This shows that the profile in Sefton is slightly different to the wider

North West region, with a greater proportion of older working age population (45 to 65) but a smaller proportion of younger working age population (20 to 39). Sefton also has a slightly higher proportion of elderly retired residents than the national average, and fewer young children aged 0-4.

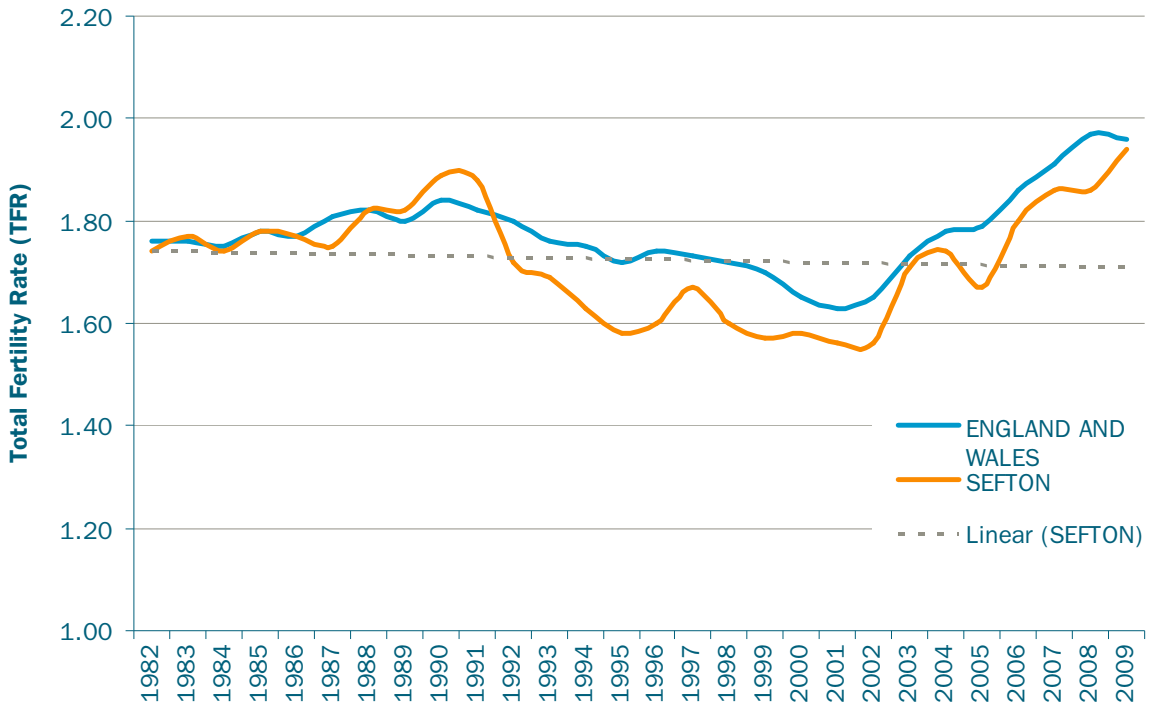
Figure 2.7 Sefton Baseline Demographic Profile (2009)



Source: ONS 2008-based Sub-National Population Projections (North West Population)

2.18 The Total Fertility Rate (TFR) – the average number of children that a woman would have over her lifetime if she were to survive to the end of her productive period – within Sefton has varied over the previous three decades, but has broadly followed national fertility trends. Figure 2.8 illustrates the TFR for Sefton and for England and Wales since 1982, showing trends have been generally heading upwards since 2002, but with some short term volatility in the TFR (particularly at a local level which uses a smaller statistical base).

Figure 2.8 Total Fertility Rate (TFR) Sefton 1982-2009



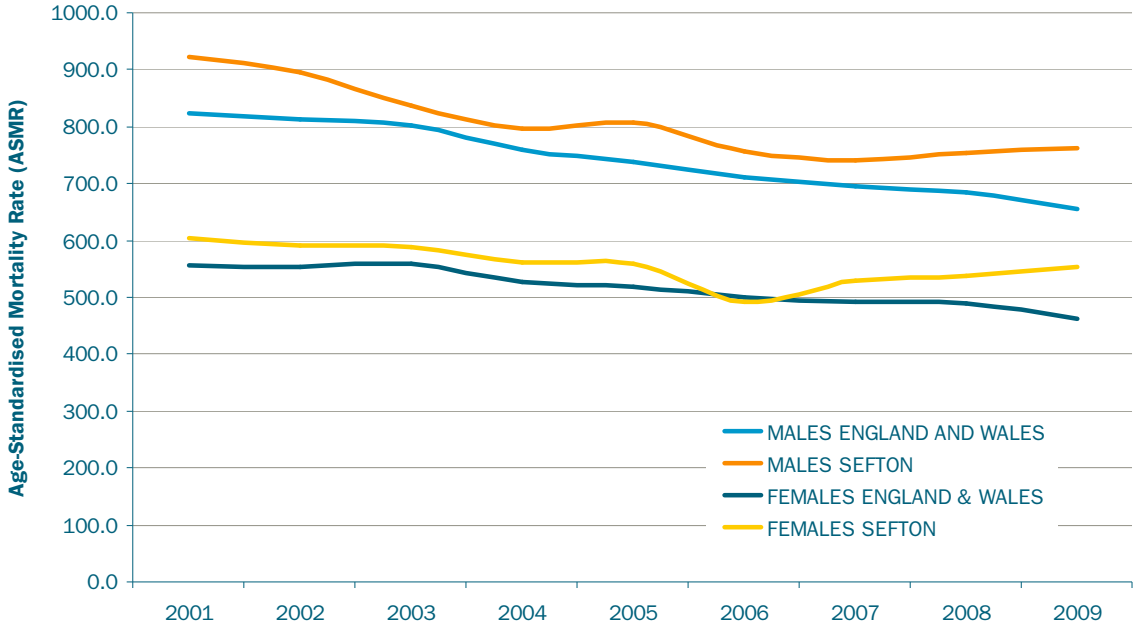
Source: ONS Fertility and Mortality Statistics[2]

2.19 Similarly, trends in the Age-Standardised Mortality Rate (ASMR) – the number of deaths per 100,000 persons that would occur in that area if it had the same age structure as the standard population and local age specific mortality rates are applied – within Sefton have also seen a downwards trend, similar to the national direction of travel. This trend towards lower rates of mortality is indicative of increasing life expectancy at both a national and local level. As shown in Figure 2.9, Sefton has slightly higher mortality rates for both males and females than nationally, although broad trends have mirrored those nationally (although again with more volatility at a local level due to the smaller statistical base).[3]

[2] http://www.statistics.gov.uk/downloads/theme_population/fertility-mortality-ew.xls

[3] It should be noted that the PopGroup modelling uses Standard Mortality Rates (SMRs) – a comparison of the number of the observed deaths in a population with the number of expected deaths if the age-specific death rates were the same as a standard population, expressed at a rate/index with 100 being the standard – This is not the same as the ASMR although ASMR data is available through ONS hence it is used here as it is more up-to-date.

Figure 2.9 Age-Standardised Mortality Rate (ASMR) 2001-2009



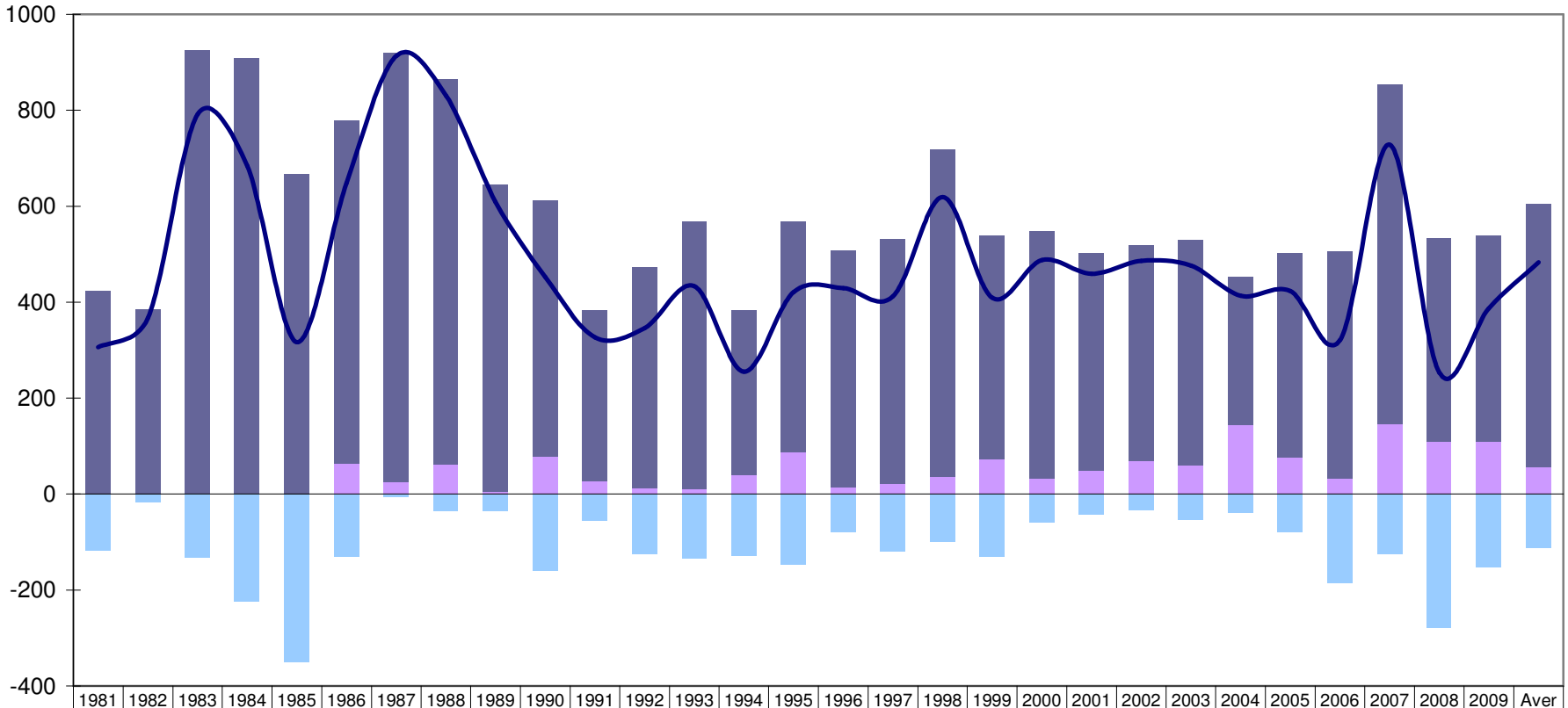
Source: ONS Fertility and Mortality Statistics

2.20 These trends provide a backdrop for population change within Sefton, with natural change indicating a moderate increase in population over time, and overall losses through migration resulting in a substantial net loss in the resident population. In this context the level of population will be one driver of gross future housing requirements within Sefton, with the population change dependent on the future levels of births and deaths within the indigenous population as well as the migration flows to and from the Borough.

Housing Trends

2.21 Figure 2.10 indicates that past net completions in Sefton have averaged 481 dwellings (net of demolitions) per annum since 1986/87. The trend line indicates a gradual decline in the net housing development rates, with a high of 913 units (net) in 1987/88, declining to a low of 253 in 2008/09 at the height of the recession. It is important to note, however, that only once since 1995/96 has the number of gross new build properties developed dropped below 420 units per annum.

Figure 2.10 Sefton Borough Long Term Housing Data



	1981 82	1982 83	1983 84	1984 85	1985 86	1986 87	1987 88	1988 89	1989 90	1990 91	1991 92	1992 93	1993 94	1994 95	1995 96	1996 97	1997 98	1998 99	1999 00	2000 01	2001 02	2002 03	2003 04	2004 05	2005 06	2006 07	2007 08	2008 09	2009 10	Average
New Build	423	385	924	908	667	715	895	803	640	534	357	461	557	344	480	494	510	683	466	516	453	450	469	308	425	474	708	423	430	548
Conversions						63	24	62	4	78	26	11	11	40	87	14	22	35	73	32	49	69	60	144	77	32	145	109	110	57
Demolitions	-117	-18	-132	-224	-350	-130	-6	-35	-35	-159	-56	-126	-135	-129	-146	-79	-120	-99	-130	-60	-43	-33	-53	-39	-79	-185	-125	-279	-153	-113
Net	306	367	792	684	317	648	913	830	609	453	327	346	433	255	421	429	412	619	409	488	459	486	476	413	423	321	728	253	387	483

Source: Based on SMBC paper records and HFR returns[4]

[4] Note: there may be a slight understatement of the potential contribution of conversions to total numbers, given that they were not recorded for the period of 1981/82 to 1985/86.

2.22 In terms of affordable housing completions, data from SMBC shows that completion numbers have varied since 1999, but have most recently been broadly in line with a 30-34% proportion of total completions. This may be affected in the years ahead by a lack of HCA funding. Whilst no affordable dwellings have so far been delivered through the s.106 process, it is understood that the first s.106 affordable units will be delivered in 2010/11.

Table 2.1 Affordable Housing Completions

Year	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	TOTAL
Completions	78	76	109	37	110	43	43	92	238	127	148	**1,101**
Proportion of Total	17%	14%	23%	7%	23%	14%	10%	19%	34%	30%	34%	**21.5%**

Source: SMBC (January 2011)

Economic Trends

2.23 The number of jobs located within Sefton was approximately 91,030 in 2009[5]. This is a decrease of over 4,400 jobs over the figure recorded a decade earlier in 1999. The data indicates that the number of jobs increased to a high of 104,624 in 2002, before steadily declining to 2007, whereupon a drop of over 4,500 jobs took place up to 2008.

Table 2.2 Annual Job Change for Sefton

Year	Jobs (ABI)	Jobs (BRES)	ABI/BRES Scaled[6]	Year on Year	Annual Change (%)
1998	93,595	~	93,504		
1999	95,530	~	95,437	1,933	2.1%
2000	98,770	~	98,674	3,237	3.4%
2001	99,779	~	99,682	1,008	1.0%
2002	104,728	~	104,626	4,944	5.0%
2003	103,658	~	103,558	-1,068	-1.0%
2004	102,218	~	102,119	-1,439	-1.4%
2005	101,638	~	101,539	-580	-0.6%
2006	97,478	~	97,383	-4,156	-4.1%
2007	95,300	~	95,208	-2,175	-2.2%
2008	90,766	90,678	90,678	-4,530	-4.8%
2009	~	91,028	91,028	350	0.4%
Average	**1999-2009**			**-225**	**-0.2%**

[5] Employee Jobs, Business Register and Employment Survey (BRES) 2009

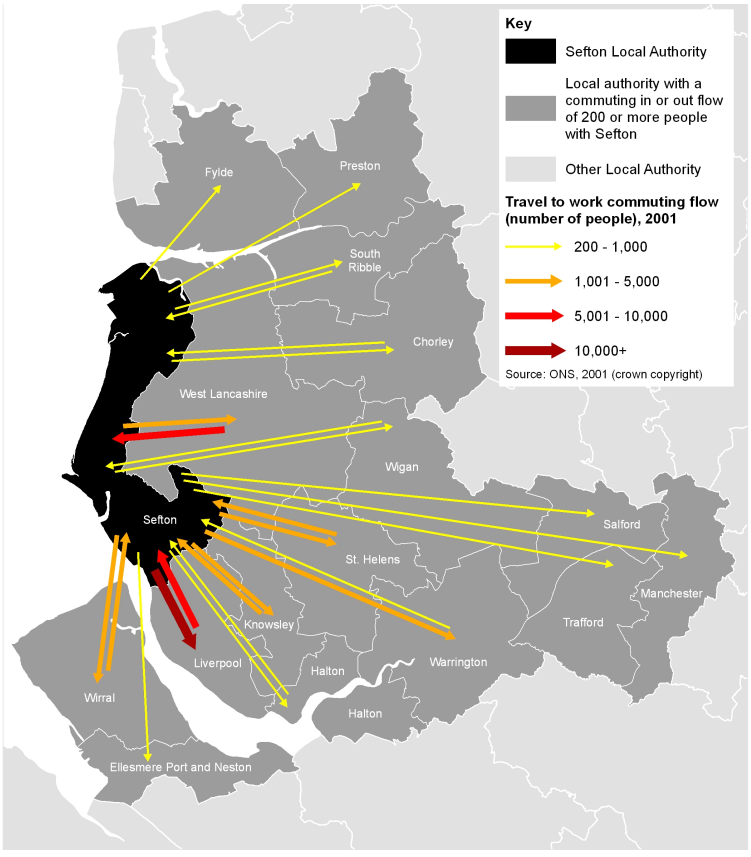
[6] ABI and BRES apply different methodologies and therefore not directly comparable. ONS recommend that the best way to deal with this is to examine the scale of ABI/BRES discontinuity in the area of examination, calculate a scaling factor for the 2008 data published for both data sets, and apply this to the pre-2008 ABI data. In Sefton the scaling factor is 0.999 (i.e. 90,678 ÷ 90,766).

Source: ONS Annual Business Inquiry (ABI) and ONS Business Register and Employment Survey (BRES)

2.24 Claimant unemployment is currently estimated at 8,060 people claiming Job Seekers Allowance, or 4.8% of the working-age population[7] (above the North West average of 3.9%). However, the ONS model based unemployment rate, which is a wider and arguably more realistic measure of unemployment based upon the International Labour Organization (ILO) definition which includes all those looking for work and not just those claiming benefit, indicates that unemployment is higher at around 8.6%, albeit that this is closer to the regional rate for this measure (8.2%). Past model based unemployment trends show a 6-year average (2004/10) of 6.35% and it is reasonable to assume this may reduce to a comparable level again as the economy stabilises and grows in the future.

2.25 The total population of Sefton was estimated at 273,300 in 2009[8] of whom 128,800 were economically active. Looking solely at those aged 16-64, 74.9% of the population is economically active, a slightly higher proportion than in the North West as a whole (74.5%)[9].

Figure 2.11 Inter-district commuting flows, 2001



[7] ONS Job Seekers Allowance Claimant Count, October 2010

[8] ONS Mid-year population estimate

[9] ONS Annual Population Survey (Apr 2009 – Mar 2010)

Source: 2001 Census and NLP Analysis

2.26 At the time of the 2001 census, 46,553 people commuted out of Sefton Borough daily (40% of employed residents) and there were 25,410 in-commuters (accounting for 26.7% of jobs in the Borough), giving a net total of 21,143 out-commuters. As shown in Figure 2.11, these high cross-boundary flows are a reflection of the economic inter-dependencies of the surrounding districts, the proximity of other major settlements (e.g. Liverpool and Warrington) and the existence of good transport links to other residential locations, particularly West Lancashire.

2.27 More recent (2008) Annual Population Survey (APS) data, compared with 2008 ABI employee analysis data, indicates that the level of net out-commuting of Sefton residents has increased from 21,143 (as recorded in the 2001 Census) to 30,900 by 2008. Although the methodology for the APS/LLFS is different to that of the 2001 Census[10], these estimates do suggest that increases in the local labour force have resulted in substantially higher levels of out commuting to adjoining districts.

2.28 As highlighted in Table 2.2, the number of jobs located within Sefton according to the ABI declined by 2,829 in the period 1998-2008. This rate of decline is equivalent to -283 fewer jobs per annum, or a 0.3% annual decrease.

[10] The APS (2008) and LLFS (2001) are based on a sample survey of residents and are therefore subject to sampling errors, hence the need to consider statistical significance of changes between the 2001 and 2008 data. The Census 2001 data is more comprehensive and robust, surveying all residents, but is now substantially out of date and the 2008 APS data is a reasonable alternative.

3.0 Establishing a Gross Housing Requirement

3.1 This section of the report sets out the scenarios (A-K) for future housing requirements based on:

1 Demographic Factors (Scenarios A-F) – what projections of natural change, migration and headship rates will mean for future levels of household growth;

2 Economic Factors (Scenarios G-I) – what levels of housing are needed to sustain different estimates of employment change; and

3 Housing Factors (Scenarios J-K) – how past trends of delivery are reflected in future household growth and how this has been related to the RSS requirement.

Scenarios – Assumptions and Approach

3.2 Based on past trends and the baseline demographic, economic and housing context of Sefton Borough, NLP has identified and agreed with SMBC officers a number of scenarios which reflect potential future growth within the Borough. These have been identified to reflect what has occurred previously, as well as what might occur in the future given a range of factors affecting population and household growth.

3.3 Notwithstanding the above, there are a number of assumptions which will underpin all modelled scenarios (outlined in more detail in Appendix 1) including:

a Future change assumed in the Total Fertility Rate (TFR) and Standardised Mortality Rate (SMR) uses the births and deaths projections from the ONS 2008-based Sub-National Population Projections (SNPP). This in turn is used to derive future projected TFRs and SMRs through PopGroup;

b Inputs on headship rates (using CLG 2006-based headship forecasts – the 2008-based household forecast headship rates were not available at the time the modelling was undertaken);

c In Sefton (as in any area), it is expected that housing vacancies and second homes will result in the number of dwellings exceeding the number of households. In establishing future projections, it is likewise expected that the dwelling requirement will exceed the household forecast. Hence a rate of 4.9% has been factored into the model, based upon the most recent vacancy data available for Sefton Borough (ONS 2008 vacancy and second home data);

d The minimum level of transactional vacancy that is required is normally viewed as 3%[11], hence 4.9% is not atypical (and indeed is slightly lower

[11] A vacancy/second homes rate of 3% is widely regarded as the level necessary to ensure the efficient recycling of the existing stock.

than the regional average of 5.1%). Tackling vacancy rates has been a long term aspiration of SMBC; however, given the complex issues involved, we have taken a precautionary view and assumed that current stock vacancy rates of 4.9% will remain the same for the modelling exercise. Furthermore, any reduction in vacant dwellings achieved must be regarded as a net figure after allowing for other stock that may fall into vacancy over time. The extent to which Sefton will be able to bring net vacancy rates down in the future will be a key challenge for the Borough. Given this, the success of any Borough initiatives to address this will be a point to address in future monitoring exercises (see Section 7.0).

e To calculate the unemployment rate, NLP took April 08/09 NOMIS unemployment figure (6.5%) to equate to 2009 rate, and the April 09/10 figure (8.6%) to equate to 2010. NLP kept this latter figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 6.35% over a five year time frame. This figure was then held constant to the end of the forecasting period on the grounds that this is a better reflection of the long term trend than the current high rate. The reduction of unemployment in the Borough is also a stated policy objective of SMBC.

f It has been assumed that the commuting rate remains static with no inferred increase or decrease in commuting levels[12].

3.4 It should be noted that whilst most of the scenarios indicate population decline in Sefton Borough to 2027 and beyond, this is still likely to lead to a growth in household formation and a concurrent need for additional dwellings due to the strong trend towards smaller average household sizes.

3.5 With the exception of the 'Stable Population' scenario described below, all the demographic and employment PopGroup scenarios provide a 2010-27/32 dwelling requirement, subsequently taken back on a pro-rata basis to 2003.

3.6 Whilst the above is able to be tweaked, the main input which will be changed between each scenario is the level of migration. We outline the 9 modelled scenarios, and the rationale for these, as follows:

Baseline (using 2008-based ONS forecasts)

3.7 The baseline scenario represents a projection of the demographic shift based on current factors and recent trends in Sefton Borough. The PopGroup modelling is based on ONS-assumptions for natural change and ONS 2008-based sub-national population projections for migration. NLP applied a variety of assumptions to the base data including the application of more detailed population breakdowns (by single year and gender); working back from the total births/deaths forecast for Sefton Borough in the SNPP to calculate annual

[12] Commuting rate kept constant – 121,800 residents in Sefton in employment as of 2008 (ONS Annual Population Survey); 90,900 jobs as of 2008, hence a rate of 1.34.

TFRs/SMRs for the Borough; and calculating domestic ASMigRs based upon the age profile of migrants to and from Sefton over an extended time period.

3.8 It should be noted that inputs on headship rates were based on the CLG 2006-based headship forecasts, as at the time the modelling was undertaken, the 2008-based household forecast release was not integrated within the PopGroup model. Hence as a check, NLP compared the standalone CLG household forecasts with the PopGroup baseline – see below.

Migration Trends

3.9 In addition to the baseline scenario, three further scenarios based on past migration trends have been undertaken as follows:

1 **Natural change** - based upon Sefton providing for its indigenous population and household growth. This removes all migration forecasts from the model.

2 **Zero net migration** – whereby the annual international and domestic migration flows under the baseline scenario are equalised to result in a net migration of zero (i.e. an identical number of people move into the area as leave the Borough, hence in 2015, the baseline international in-migration totalled 400, whilst out-migration totalled 1,000; this was subsequently split to equal 700 international migrants in and 700 out);

3 **Past migration trends** – an average of past migration trends 98-09 for domestic, 01-09 for international (as per availability of ONS data);

3.10 The latter Scenario involved the adoption of the annual migration data shown in Table 3.1.

Table 3.1 Past Trends in Migration

Migration Type	Past Migration Trends
Domestic Migration In	7,927
Domestic Migration Out	8,018
Net Domestic Migration	**-91**
International Migration In	375
International Migration Out	800
Net International Migration	**-425**
Total Net Migration	**-516**

Source: ONS Migration Statistics

3.11 These scenarios provide three different trend based migration scenarios, with different population and household implications arising from each. Being trend based estimates of future migration they represent a reasonable basis for testing the range of scenarios that may occur in the future.

Stable Population

3.12 This scenario was modelled at the request of SMBC officers to examine the housing implications of a stable population over the plan period. Hence instead of the forecast decline in population resulting from natural change and net out-migration to 2027/32, the 2010 figure of 272,100 was held constant over the plan period. Therefore, unlike the other scenarios which are backdated to 2003, Scenario E is applied from 2010 onwards.

Employment Scenarios

3.13 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 metrics 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.

3.14 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 housing.

3.15 Based upon the economic context above, three scenarios for household growth associated with employment growth have been adopted:

1 **Zero Job Growth** - This involved ensuring that the 2010 level of jobs (equal to 88,880) was maintained to 2027 (allowing for fluctuations in-between);

2 **Past Trends Job Growth** – between 1998 and 2008, an average of around 283 jobs were lost in the Borough per annum. Taking this forward 17 years from 2010 to 2027 indicated a total job loss of 4,808. Hence a target employment figure for local residents of 84,065 was programmed into the model for 2027.

3 **National Rates of Unemployment** – this scenario reduces the level of unemployment to the national average of 5.75% by 2026 in accordance with Council aspirations. This scenario does not have an impact on the number of houses required (or the labour force), as it merely adjusts the unemployment rates of existing citizens and increases the number of jobs required by 2027 compared to the baseline from 78,118 to 78,618.

3.16 These scenarios are based upon an appreciation of the economic context for the Borough and the aspirations for future job growth, accepting that previous trends have shown declining job growth, particularly due to job losses in the Borough over the recession.

3.17 The modelling for these scenarios assumes that rates of natural population change, household formation, rates of economic activity (with the exception of

the latter scenario) and net commuting remain the same as that which underpins all scenarios. However, the rate of in/out migration is altered (consequently changing the associated total population and housing numbers) to estimate the rate required to sustain growth in the number of jobs in Sefton.

Non-modelled Scenarios

3.18 In addition to the above demographically modelled scenarios, we will also use a range of further scenarios not modelled through PopGroup as comparators for benchmarking the housing requirement and reflecting a wider range of approaches to defining housing requirements, including:

- Housing need from the SHMA, and the level of market housing necessary to achieve delivery of this affordable housing need;
- 2008-based CLG household projections;
- Past delivery trends; and
- RS requirements.

Summary of Scenarios

3.19 The scenarios adopted for testing are summarised as follows:

a **Baseline Scenario** – the PopGroup Baseline model run, incorporating ONS assumptions on projected natural change rates and projected migration;

b **Natural change** - based upon Sefton providing for its indigenous population and household growth, resulting in zero migration.

c **Zero net migration** – whereby the annual migration flows are equalised to result in zero net migration;

d **Past migration trends** – using past trends in migration over the previous decade;

e **Stable Population** – Holding the 2010 Sefton population figure of 272,100 constant to 2032;

f **2008-based ONS/CLG Scenario** – using CLG's standalone 2008-based household projections (which are based upon the ONS sub-national population projections, SNPP), allowing for second homes/vacant units;

g **Zero Job Growth** - Maintaining the 2010 level of jobs in Sefton to 2027;

h **Past Trends Job Growth** – taking forward past losses of employment in the Borough between 1998 and 2008 on a consistent basis to 2032.

i **National Rates of Unemployment** – reducing the level of unemployment to the national average of 5.75% by 2026;

j **Past delivery trends** –using past delivery trends to illustrate what the market has previously delivered;

k **RSS Requirements** - RSS requirement of 500 dwellings per annum.

3.20 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 2.

3.21 In general, the 2003-27 forecasts have higher annual dwelling requirements than the 2027-32 forecasts, due to the combined impacts of a declining birth rate and an increasing proportion of the population being aged 85+. This combines to reduce the Borough's population, particularly post 2025.

Demographic Scenarios

3.22 The demographic scenarios use components of population change to project how the future population, their household composition, and subsequently their requirements for housing, will shift in the future. These projected population changes comprise of natural change (i.e. births and deaths) and net migration, for which the headline results for each scenario are outlined below.

Scenario A – Baseline Scenario

3.23 The baseline scenario represents a projection of the demographic shift based on current demographic factors and recent trends in Sefton. The PopGroup modelling is based solely on ONS assumptions for natural change, using projected fertility and mortality rates and ONS 2008-based sub-national projections for migration. This scenario involves projecting net in-migration across the period 2009-27 (and beyond to 2032) as set out in the ONS 2008-based SNPP. This reflects trends seen in the past decade, which have seen consistently high levels of net international out-migration. Net domestic in-migration is projected to result in a cumulative total of 9,000 people moving into the Borough by 2027; conversely, international net out-migration is projected to total 10,800 people leaving the Borough to 2027, resulting in an overall loss in population in the Borough due to migration in the order of 1,800 residents over the period to 2027 (106 per annum).

3.24 Projected trends in natural change from the ONS suggest that the Total Fertility Rate will fall in the short to medium term, before rising in the longer term post 2021, whilst the Standard Mortality Rate is set to fall from the 2009 base with expectation of life set to rise over the plan period. However, the age profile of the Borough is such that the population is due to decline due to natural change (although at a generally decreasing rate to 2019, whereupon the rate begins to rise again), with deaths exceeding births over the whole of the forecast period. This is accompanied by an increasingly aged population as life expectancy rises.

3.25 The above factors together lead to a population decline of approximately 6,900 residents 2010-27 (-7,520 to 2032). However, when combined with the strong trend towards reduced average household sizes (reflecting ONS projected headship rates), this still leads to a projected growth in households of around 7,780 to 2027 and a concurrent need for additional dwellings. Taking account of the dwelling vacancy rate and second homes for the Borough (4.9%), this

generates a requirement of 8,185 dwellings between 2010 and 2027 (an increase of 7%). Taking it back on a pro-rata basis to 2003, this provides a 24 year requirement of 11,555, or 481 per annum to 2027 (13,200 to 2032).

3.26 The implications for this scenario on the indigenous labour force within Sefton Borough is that it would lose approximately 18,500 economically active people from its labour pool, with the estimated 10,745 jobs that they occupy (based upon existing commuting rates and estimated unemployment rates) either lost to the Borough or filled by in-commuters.

Scenario A: 11,555 dwellings 2003-2027, 481 per annum

1,645 dwellings 2027-2032, 329 per annum

13,200 dwellings 2003-2032, 455 per annum

Scenario B – Natural Change

3.27 The natural change scenario represents a demographic forecast whereby there is no in or out migration to/from the Borough whatsoever. This theoretical scenario examines the potential housing requirement if Sefton was to provide only for the needs of existing residents. Although unrealistic, this provides a useful benchmark against which to consider balancing housing requirements for existing residents with those resulting from net in-migration.

3.28 This natural change scenario would lead to a population decline of just 1,355 people from 2010 to 2027 in Sefton (compared to -6,900 under the baseline scenario). With forecast reductions in average household size over the period, the demographic shift and population churn would result in the creation of approximately 12,034 new households to 2027 and 13,156 to 2032 – hence even though Sefton is forecast to experience a net decline in population over the time period under this scenario, the number of new households forming is forecast to increase by 501 per annum to 2027. Again, taking account of the dwelling vacancy rate and second homes rate, this generates a requirement of 12,655 new dwellings 2003-2027 in Sefton (13,835 to 2032).

Scenario B: 12,655 dwellings 2003-2027, 527 per annum

1,180 dwellings 2027-2032, 236 per annum

13,835 dwellings 2003-2032, 477 per annum

Scenario C – Zero Net Migration

3.29 This scenario examines the consequences of taking forward migration rates on an equalised basis, so that net in/out migration is zero at both domestic and international levels. Unlike Scenario B, which has no in or out migration at all, Scenario C allows for domestic/international migration, but the 'ins' equal the 'outs', so there is no net increase in population as a result.

3.30 Essentially, the in-migration and out-migration figures for 2010 to the end of the plan period have been adjusted so that they reflect the mid-point between the existing in and out figures and ensure they remain the same. Whilst there is relatively limited difference between this scenario and the natural change scenario, population growth tends to be slightly higher as the in-migrants tend to have a higher proportion of residents aged in the productive 18+ age bracket, hence whilst the resulting in/out migrants over the study period is zero (equal to the natural change scenario), the demographic characteristics of the new population has significant implications.

3.31 This scenario would lead to a population loss of 3,389 people 2010 to 2027 in Sefton, although 9,056 new households would still be created overall to 2027. This scenario generates a requirement for 13,444 new dwellings 2003 to 2027 and 14,185 to 2032.

Scenario C: 13,445 dwellings 2003-2027, 560 per annum

740 dwellings 2027-2032, 148 per annum

14,185 dwellings 2003-2032, 489 per annum

Scenario D – Past Migration Trends

3.32 The past trends migration scenario is based upon long term trends in migration. This is distinct from the baseline scenario which is rooted in the projected migration rates from the ONS 2008-based SNPP, which were forecast during a period with past trends of lower out-migration for Sefton. This scenario is therefore based on the average rate of domestic migration over the past eleven years (net out-migration of 91 people per year) and the average rate of international migration over the past eight years, the period for which international migration data is available (net out-migration of 425 people per year).

3.33 This scenario results in very high levels of population loss due to net out-migration, and leads to a population decrease of approximately 13,780 people 2010-27. This is equivalent to a growth of 4,859 new households, due to the shift towards smaller household sizes within the existing population. Taking account of the dwelling vacancy and second homes rate, this generates a requirement of circa 7,215 new dwellings to 2027 reducing to 6,510 to 2032 (due to the continued strong population decline forecast under this scenario). If this is annualised, Sefton Borough would need to deliver 301 dwellings per annum to 2027.

Scenario D: 7,215 dwellings 2003-2027, 301 per annum

-700 dwellings 2027-2032, -140 per annum

6,510 dwellings 2003-2032, 225 per annum

Scenario E – Stable Population

3.34 This scenario, modelled at the request of SMBC, investigates the housing implications of a stable population over the plan period keeping the 2010 population of 272,100 constant to 2027 and beyond to 2032. Unlike the other Scenarios, which are backdated to 2003, Scenario E is applied from 2010 onwards. Given that the baseline scenario forecast a population decline of 6,900 between 2010 and 2027, this clearly has significant implications for the housing requirement, with the resultant household growth rising to 10,630 between 2010 and 2027 and the dwelling requirement totalling 11,175 units 2010-27, rising to 13,150 to 2032.

Scenario E: 11,175 dwellings 2010-2027, 657 per annum

1,975 dwellings 2027-2032, 395 per annum

13,150 dwellings 2010-2032, 598 per annum

Scenario F – 2008-based ONS/CLG Scenario

3.35 The ONS 2008-based sub-national population projections (SNPP) are the most recent demographic projections published by ONS. Following these, CLG have published 2008-based household estimates, which use the SNPP to estimate the future household growth in each local authority. Paragraph 33 of PPS3 indicates that, in assessing an appropriate level of housing, local planning authorities should take account of evidence on current and future levels of need and demand for housing including:

"the government's latest published household projections and the needs of the regional economy, having regard to economic factors".

3.36 The 2008-based ONS population projections estimate that the population of Sefton will decline by 9,024 to 264,800 people between 2008 and 2033, equivalent to -391 people per annum. CLG household projections estimate this to be equivalent to a rise in households from 117,000 to 124,000 over the period 2003-2028 (rounded to the nearest 1,000). This is equivalent to an additional 280 additional households per annum, which taken simply would require an additional 6,720 dwellings to house them 2003-27 or, taking into consideration the vacant/second homes rate (4.9%), would require an additional 294 dwellings per annum (7,065 dwellings in total over 24 years). The additional 1,000 household growth forecast for the period 2027-33 would equate to 8,130 additional dwellings in total to 2032.

Scenario F: 7,065 dwellings 2003-2027, 294 per annum

1,065 dwellings 2027-2032, 213 per annum

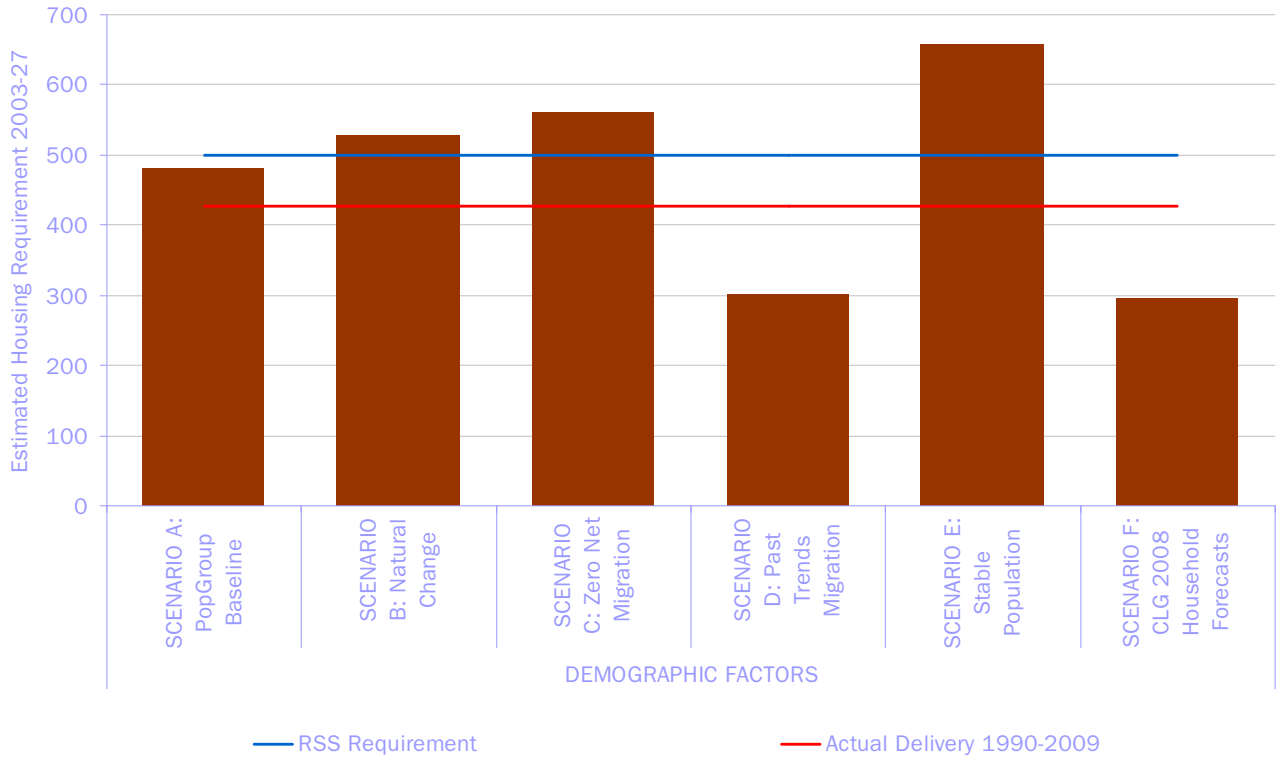
8,130 dwellings 2003-2032, 280 per annum

Summary of Demographic Scenarios

3.37 Each demographic scenario assessed shows that there continues to be a need for new dwellings within Sefton Borough. The demographic modelling undertaken using PopGroup shows that, assuming net out-migration levels lessen in the longer term, dwelling requirements, are in the region of that required by the RSS (i.e. 500 dpa), with between 481 and (at the extreme) 657 new dwellings necessary per annum; scenarios A, B, C and E fall into this range. However, the Past Migration Trend and the ONS/CLG 2008-based population and household projections (Scenarios D and F respectively) indicate dwelling requirements well below this figure (301 and 294 dpa).

3.38 The outputs from the demographic scenarios are illustrated in Figure 3.1.

Figure 3.1 Demographic Factors Summary



Source: NLP Analysis using PopGroup and ONS/CLG data

Note: Scenario E forecasts relate only to the period 2010-27.

Economic Factors

3.39 The economic scenarios are based upon an understanding of the relationship between housing and employment. The projected migration is set at a level which, alongside the profile of migrants moving in and out and natural change, produces a labour force which is sufficient to support employment growth in the Borough. The headline results for each scenario are outlined below.

Economic Scenarios

Scenario G – Zero Job Growth

3.40 This scenario assumes that the 2010 level of jobs (equal to 88,880) is maintained to 2027 (allowing for fluctuations in-between). This stands in stark contrast to the net loss of 10,745 jobs forecast in the Baseline model (Scenario A).

3.41 PopGroup/LabGroup modelling identifies that to maintain the labour force with sufficient people to underpin these jobs (assuming that the ratio of jobs to workers – a measure of commuting – remains constant and unemployment is reduced as outlined previously) would require a rate of in-migration significantly above that which has been observed in recent years. There would consequently need to be an increase in the resident population of circa 30,171 with a dwelling requirement of 28,825 over the 2003-2027 period (1,201 per annum), and 34,190 to 2032.

3.42 This level of in-migration could be curbed with the job market still supported by a shift in commuting patterns, with lower levels of out-commuting and more residents working within Sefton, albeit the achievability of this and the extent to which it is likely to occur is unclear. Clearly the level of migration suggested by this scenario is extremely high and would run counter to all of the demographic forecasts discussed above.

Scenario G: 28,825 dwellings 2003-2027, 1,201 per annum

5,360 dwellings 2027-32, 1,072 per annum

34,190 dwellings 2003-2032, 1,179 per annum

Scenario H – Past Trends Job Growth

3.43 This scenario would represent a lower level of employment growth than Scenario G, taking the average number of jobs lost over the past ten years (283 pa) and projecting this forward to 2027 (indicating a total job loss of 4,809 over 17 years).

3.44 The modelling of this scenario identifies that to support a labour force sufficient to support the change in jobs (around 5,940 more jobs with this scenario compared to the Baseline) would require net migration of around 8,770 additional people to 2027. Combined with indigenous household growth this would generate a need for 21,035 dwellings to 2027, equivalent to 876 dwellings per annum. The dwelling requirement would rise to 24,505 to 2032.

Scenario H: 21,035 dwellings 2003-2027, 876 per annum

3,470 dwellings 2027-32, 694 per annum

24,505 dwellings 2003-2032, 845 per annum

Scenario I – National Rates of Unemployment

3.45 As specified above, this scenario reduces the level of unemployment to the national average of 5.75% by 2026. This would increase the number of jobs required by 2027 compared to the baseline from 78,118 to 78,618. However, this scenario does not have an impact on the number of houses required as it merely adjusts the unemployment rates of existing citizens, hence the dwelling requirement remains the same as the Baseline Scenario A (i.e. 11,555 dwellings 2003-27, at an annual rate of 481).

Scenario I: 11,555 dwellings 2003-2027, 481 per annum

1,645 dwellings 2027-32, 329 per annum

13,200 dwellings 2003-2032, 455 per annum

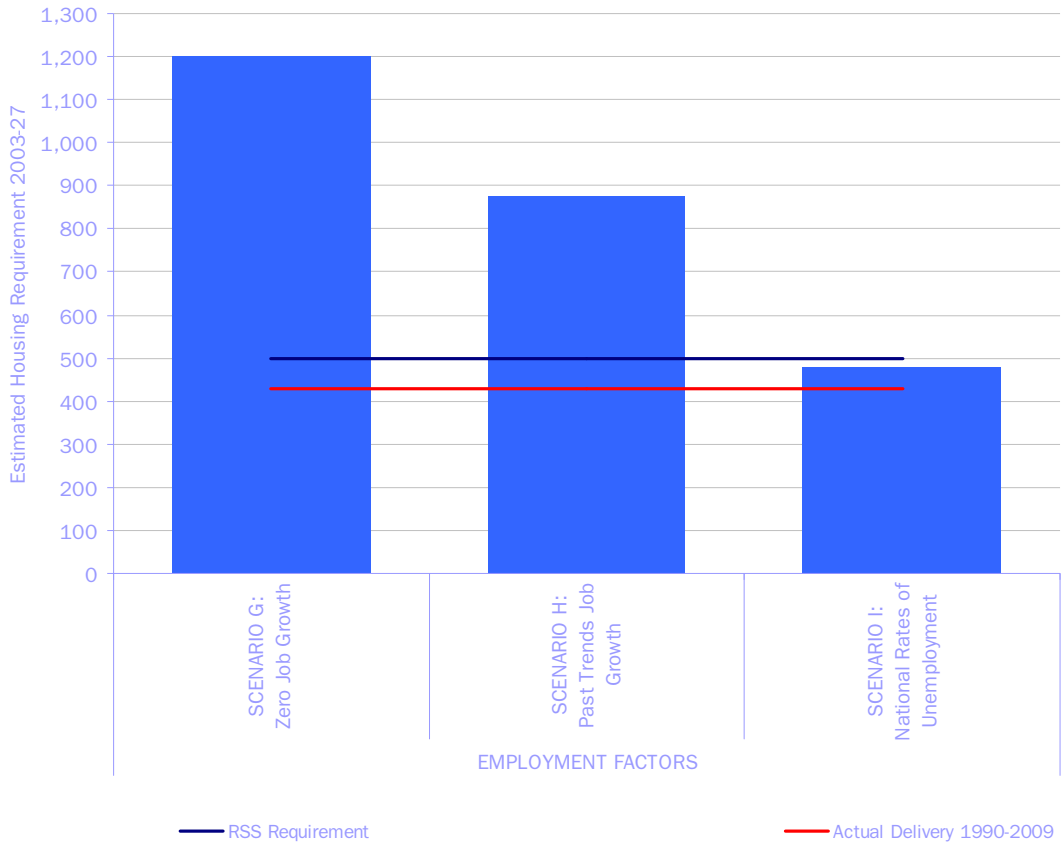
Summary of Economic Scenarios

3.46 The three economic-based scenarios show that due to an ageing population in the Borough to 2027, there is potentially an acute need for either in-migration or in-commuting / clawback of out-commuters in order to maintain a labour force to support the levels of job growth discussed above.

3.47 The higher levels of in-migration necessary to underpin the labour force under Scenarios G and H are driven by the fact that the indigenous population is ageing so existing residents are being removed from the available pool of labour to support the local economy. This generates a requirement for new economically active people within the Borough to both maintain the existing job base, as well as support any employment growth. This is highlighted by the decline in the labour force experienced under several of the demographic led scenarios. The need for in-migration is further exacerbated by the profile of in-migrants, with economically inactive people (e.g. a workers family) moving in as well as economically active people. This leads to necessary in-migration in excess of the number of jobs supplied by the labour force.

3.48 Meeting job growth can be achieved through increasing in-commuting, which may not be a sustainable or desirable outcome. Alternatively, it can be delivered through in-migration, which would lead to an increased housing requirement. These pressures may also be partly mitigated through adjustments to economic activity rates, with pressures on the labour market incentivising people back into economic activity (e.g. people coming out of retirement due to better work opportunities). However, this is unlikely to entirely address the full scale of the problem.

Figure 3.2 Economic Factors Summary



Source: NLP analysis using PopGroup/LabGroup

3.49 Based upon the three scenarios of future employment growth, and assuming that factors such as forecast economic activity or current rates of commuting do not significantly shift in the future, Sefton would need to deliver between 481 and 1,201 new homes per annum to meet employment growth to 2027. it is considered that Scenario I, which comprises the lower growth forecast, represents by far the most realistic scenario, given that it does not change the assumptions underpinning the Baseline Scenario, whilst increasing the number of jobs for local residents (which would presumably be achieved through a comprehensive programme of up-skilling and training to ensure that existing unemployed residents have a better chance of entering the job market).

Housing Factors

3.50 The third element of the model involves the consideration of factors relating to the need for housing, past delivery rates, and policy decisions on targets.

Scenario J – Past Dwelling Completion Rates

3.51 The past rate of delivery of dwellings provides a proxy for realisable demand for housing development in Sefton. However, it should be noted that whilst this may provide a guide of past delivery, it may have been constrained by land availability and planning policy as well as any wider economic or market trends to that period. In particular, Policy H3 of the Sefton UDP applied a housing

restraint mechanism when the number of homes built exceeds Sefton's target by 20% over a three-year period. The housing restraint mechanism was relaxed in December 2008, having been in operation since June 2003[13]. High levels of demolitions, including those associated with the HMRI programme, may also have skewed recent completions figures.

3.52 It is clear that the policy of housing restraint has acted as an artificial brake on housing delivery in Sefton since 2003. As previously illustrated in Figure 2.10, dwelling completions in Sefton have been as high as 924 in the early 1980s, although the trend has declined gradually since that time. A peak of 708 new build dwellings was developed in 2007/08 despite the policy of housing restraint (however, the net figure was reduced due to the high demolition figure of 125 for that year). We understand that this was, in large measure, due to the large pool of historical planning permissions that could not be subject to control over delivery.

3.53 In this regard, it is helpful to ensure past build rates are taken over a long enough time period to include a whole economic cycle. The 20 year period reflected by this analysis is considered to be sufficient for this purpose.

Scenario J: 10,245 dwellings 2003-2027, 427 per annum

2,135 dwellings 2027-32, 427 per annum

12,380 dwellings 2003-2032, 427 per annum

Scenario K – Regional Strategy Requirement

3.54 Although it is the coalition government's intention to abolish Regional Strategies, the housing requirements contained within them (and the process undertaken to arrive at them) still continue to provide a benchmark and remain, arguably, a valid indicator of local requirements.

3.55 The current North West RSS figures for Sefton indicate a requirement for 9,000 new dwellings (net) over the period 2003-21. Rolling this figure forward for a 24 year period (2003-2027) results in a total requirement in Sefton of 12,000 dwellings, at an average annual rate of 500 dpa. This figure increases to 14,500 to 2032.

Scenario K: 12,000 dwellings 2003-2027, 500 per annum

2,500 dwellings 2027-32, 500 per annum

14,500 dwellings 2003-2032, 500 per annum

[13] The relaxation was due to the recently published Regional Spatial Strategy for the North West increasing the housing target for Sefton from 350 a year to 500 a year from 2003 to 2021, meaning that there no longer was an over-supply of new housing compared to the housing target.

Housing Need

3.56 The Sefton Strategic Housing Market Assessment (SHMA) was undertaken by Fordham Research and the Final Report was published in June 2009. It sets out the need and demand for housing, particularly estimating the need for affordable housing. The SHMA identified a net affordable housing need of 2,398 dwellings per year in the Borough, equivalent to a total of 11,990 dwellings over the five-year period. Whilst this figure is considerably higher than the latest 2011 SMBC household waiting list indicators suggest (a total of 4,932 in housing need, of which 392 are in urgent/emergency housing need), the SHMA figures are considered more appropriate in this instance as they take into account a wider range of indicators and provide a consistent breakdown of need by spatial area (See Section 6.0).

3.57 The SHMA assessment indicated that a significant proportion of those defined as being in affordable housing need have no pressing need for a new dwelling. Accordingly, on the basis of their analysis Fordham Research calculated that there was a pressing or critical need for 1,230 new affordable housing dwellings[14] (i.e. 246 per annum over 5 years) in Sefton from the notional study base date in mid 2008. The study also found that the main shortfalls in housing type related to 3 and 4 bedroom family homes.

3.58 The largest affordable housing need is in Southport (658 units), followed by Formby (326 units) and Netherton (266 units), whilst the highest affordable housing need per 1,000 households is in Formby at 326 units, equivalent to 0.7% of all households in the local area.

3.59 It should be noted that these figures are for affordable housing need only, and do not factor in the wider need for general market housing (either owner-occupied or private rented) to support households that are not classified as being 'in need' (or, in practical terms, to help support the delivery of affordable housing through s.106 contributions). Hence whilst it cannot be considered as a scenario in itself, it can contribute to the debate on the suitability of some of the lower housing forecasts, given the very high levels of currently unmet need for affordable housing in isolation.

Summary of Housing Scenarios

3.60 Based on housing factors, the level of housing requirement varies from 427 dpa reflecting past delivery rates, to as high as 500 dpa based on the RSS requirement.

[14] Note: this is a minimum figure. See paragraph 6.9 below.

Figure 3.3 Housing Factors Summary

Source: SMBC

3.61 As outlined in Section 2.0, net dwelling completions have totalled 8,538 since 1990/91, at an annual average of 427 units. Extending the time period to 1986/87 (see paragraph 2.21) indicates that past net completions in Sefton have been even higher, at 481 dwellings per annum. Whilst the 20-year historic record gives a reasonable proxy for the minimum of what could be achieved going forward over the Core Strategy period, in reality, this is likely to be an under-estimate given that:

- The policy of housing restraint in place between 2003 and 2008 which artificially constrained the supply of land for housing has now finished;
- The figure includes declining levels of delivery in recent years as a direct result of the unprecedented recession in the housebuilding industry
- It is estimated that over the last four years, some 742 units have been demolished at a rate of 185.5 per annum. The winding down of the HMRI programme currently in operation in parts of the Borough is likely to ensure that demolitions will be substantially reduced going forward. Consequently, it is likely that the level of net additional housing in the Borough will increase, despite the ongoing fallout from the 'credit crunch' and weak investor/consumer confidence.

3.62 Hence it is considered that the past dwelling completion rate of 427 over the past 20 years should comprise the lower end of any range on housing requirements, and that the RSS figure of 500 dpa remains a valid indicator,

particularly allowing for the very high levels of affordable housing need identified in the Borough's recent SHMA.

4.0 Policy and Delivery

4.1 Having established a series of scenario-based housing requirement figures, it is important to consider the presence of capacity and delivery constraints and realities that could limit Sefton Borough's scope for accommodating housing growth.

4.2 The purpose of this is to help place the housing requirement in the context of factors which may give cause to stimulate or constrain development, not merely assessing a gross housing requirement based upon the current and future demographic or need led factors. It is essential to apply these checks and balances to the gross housing requirements identified to ensure that any adopted housing requirement is consistent with the wider evidence and policies coming forward through the LDF and is also grounded in a level of delivery which can realistically be achieved. These factors will all influence SMBC's judgement regarding which level of housing delivery is most appropriate to plan for.

Policy Issues

4.3 The Core Strategy will set out SMBC's overall vision, objectives and spatial strategy for the Borough up until 2027. It will also set the wider land use framework for private sector investment and the delivery of public services within the area. SMBC is currently working towards the Core Strategy Options' Consultation that is due to begin in May 2011.

4.4 'A Vision for Sefton' – The Borough's Sustainable Community Strategy, is a key document that identifies the future vision and strategic objectives for Sefton. The document identifies a number of priorities including the reduction of crime; improving housing conditions; increasing enterprise; increasing employment; improving health and reducing health inequalities; ensuring access to local services; encouraging all people to participate in local democracy and decision making; and building respect within communities. The Strategy's vision also aims to tackle the social deprivation that is present in many parts of the Borough.

4.5 Sefton's urban areas are tightly constrained by the Merseyside Green Belt Boundary. As a consequence, most recent housing development (97.6%[15]) has taken place on previously developed land.

4.6 This boundary was drawn up in 1983 and was expected to last 15 years. The current Green Belt boundary has, however, remained unaltered for longer than was originally intended. Public consultation on Sefton's Green Belt Study will occur in 2011 alongside the Core Strategy. This will inform the preparation of

[15] Sefton Borough Annual Monitoring Report 2010

the LDF, setting out the scale and some possible locations where future development could occur. This will contain 'triggers' to determine where Green Belt land may be released and when.

4.7 Given the tightly drawn Green Belt within Sefton, there is significant pressure to release some of this land. A planning committee report on the 16th December 2009 discussing the scope of the Green Belt Study stated that '*in areas such as Southport where the SHMA indicates that there is a huge need for affordable housing, there is likely to be a case for releasing land in the Green Belt nearby to meet these needs, once land in the urban areas has been largely exhausted. Releasing land elsewhere will not help to meet these needs, as they must be met in the area where they are generated*.'

4.8 The RSS required Sefton to deliver a minimum of 500 net additional dwellings per annum over the plan period, equal to 9,000 dwellings over the 18 year RSS plan period (2003/04 - 2020/21). Previously, Sefton's housing target in the UDP sought 350 net additional dwellings per annum over the period 2002-2017, totalling 5,250 units. However this figure was a maximum and led to the adoption of a Housing Restraint Policy to ensure that this figure was not significantly exceeded. This was formally relaxed by the Council in December 2008[16].

4.9 Sefton, along with the adjoining local authorities of Liverpool and the Wirral, combined to form the New Heartland Housing Market Renewal area in 2003. As such, the Initiative was charged with finding new ways to tackle the problems of low demand and housing market collapse in neighbourhoods across Merseyside. The New Heartlands Initiative has had a substantial impact on south Sefton in particular, with a number of new housing developments now complete or near completion. A total of £123 million has been invested by the end of 2008 in the five neighbourhoods in Sefton[17].

4.10 However, following the coalition government's recent announcements regarding the cancellation of the HMR programme, it is highly likely that the number of demolitions will decrease substantially. This is likely to have a significant impact on the level of housing demolitions going forward over the plan period.

Delivery Opportunities and Constraints

4.11 The delivery of a housing requirement needs to be put in the context of the opportunities and potential constraints on development at the Borough-wide scale. The evidence to underpin this comes through the existing LDF evidence base. This section provides a high level review of the key areas which may constrain or help deliver different amounts of housing growth in the Borough.

[16] Sefton Borough Annual Monitoring Report 2009

[17] www.newheartlands.co.uk/Sefton.html (17-01-2010)

Environmental and Infrastructure Capacity Constraints

4.12 The ability of infrastructure and the environment to accommodate development in Sefton is an important consideration in balancing housing delivery against any fundamental barriers to delivery. This includes whether there are overarching infrastructure pressures which could act as a 'show-stopper' to development or whether there are overriding environmental constraints which would prevent a certain level of growth being appropriate for the Borough.

Environmental and Infrastructure Capacity Constraints

4.13 Policy CS2 of the Sefton Unitary Development Plan 2006 'Restraint on Development and Protection of Environmental Assets' states that development will not be permitted where it would cause significant harm to any of the following:

- The purpose of the Green Belt and its open character;
- Rural landscape character;
- The best and most versatile agricultural land;
- The dune aquifer and associated coastal ecology;
- The effectiveness of the open coast in forming a natural sea defence;
- Sites and species of nature conservation importance;
- Urban greenspace; and
- Sites of archaeological, historic or cultural importance.

4.14 Much of Sefton Borough's land falls within the above designations and hence is constrained in terms of how much land is suitable and deliverable for housing. A series of opportunities and constraints plans have been produced by SMBC for each of the main settlements in the Borough. As Section 6.0 provides further analysis of the constraints and opportunities of the six main sub-areas of the Borough in order to contextualise the housing requirement split, the remainder of this section concentrates on summarising the constraints affecting the wider Borough.

4.15 Sefton has a lengthy stretch of coast from the outskirts of Liverpool to the Ribble Estuary. Much of this coastline is embellished with coastal dunes which are of international significance as havens of biodiversity. These have been designated variously as Sites of Biological or Geological Importance and Sites of International and National Nature Conservation Importance. Sefton published a Landscape Character Assessment SPG in 2003 which sought to '*conserve the small scale, intimate and undulating topography and visual unity of the dune landscape*' and '*conserve or restore, where feasible, additional areas of the open dune system*'.

4.16 Coastal Marshlands exist in the Southport and Crossens Marsh area. These are generally exposed, low lying, semi-natural landscape characterised by extensive tracts of unenclosed saltmarsh, which are dissected by an intricate

network of muddy creeks. The Landscape Character Assessment SPG states that in these areas, SMBC's policy will seek to:

- Conserve the flat low-lying topography with its muddy creeks and channels to conserve landscape and ecological value;
- Conserve landscape character by limiting development and man made influence; and
- Conserve and enhance ecological values associated with Marine Lakes.

4.17 A Strategic Flood Risk Assessment (SFRA) for SMBC and Knowsley Borough Council was approved in November 2009. The SFRA concluded that a relatively small area of the two Boroughs is identified to be at risk of flooding, primarily confined to a small number of river corridors and part of the Sefton coastline. The main source (with potentially the largest impact) is associated with fluvial flooding. The SFRA notes that climate change could, however, increase flows into the surface water drainage networks which could also affect the rate of erosion and deposition along Sefton's coastline. We understand that SMBC is undertaking other flood risk and management studies, and that the SFRA may be reviewed in the future.

4.18 Whilst development opportunities free from absolute constraints do exist within the Borough, it will be key to consider the cumulative effects of development upon the environment, including impacts upon landscape, and through the LDF process, any pressures for development will need to be set against these environmental factors.

Infrastructure Capacity

4.19 An understanding of infrastructure capacity in Sefton Borough has been obtained from the Sefton UDP (2006), Sefton's Local Transport Plan (2006), the A565 Management Strategy and the Thornton Link Scheme planning application.

4.20 Sefton is generally a highly accessible location via the M57 and M58 motorways which meet at Switch island and provide rapid and reliable links to the wider Merseyside conurbation to the south and east and Lancashire further north. The A565 trunk road also runs the entire length of the authority in a north south direction and is one of the busiest and most important roads in Sefton. It is a key strategic route which links Southport to Liverpool and passes through Formby, Crosby and Bootle. The route experiences significant amounts of congestion at peak times and an A565 Route Management Strategy is currently at the draft strategy and Action Plan stage. This strategy's aim is to provide a framework for managing the key route as part of the wider transport network.

4.21 Furthermore, a planning application has been approved relating to the proposed Thornton Switch Link Road. If developed, this road would seek to ease the high levels of congestion currently experienced on the A565. Government funding

has now also been secured for the route. Construction on the new road is likely to start in autumn 2012.

4.22 In terms of landfill capacity, the North West Region would appear to have adequate supply until 2013, although time limits on planning permissions are likely to ensure that many sites would not be available post 2020. Sefton's Waste Planning Authority is Merseyside and the area exports municipal waste to Warrington; it is not, therefore, self sufficient in landfill capacity, although it is seeking to secure sub regional landfill capacity of 300,000 tpa through the planning framework[18].

Land Supply

4.23 The draft Sefton Borough SHLAA 2010 provides the most up to date estimate of the amount of land that could potentially be available to deliver housing. Although the SHLAA is only a proxy for land availability and is an 'off-policy' assessment of the ability of land to accommodate housing development, it provides a reasonable basis for considering whether land supply could represent a constraint on the delivery of housing.

4.24 The headline results from the SHLAA show that there is a significant amount of land within the Borough which could potentially accommodate residential development (Table 4.1). Overall, the SHLAA identifies land with development potential sufficient to accommodate over 4,842 dwellings (inclusive of demolitions). This does not mean it is appropriate to plan for this level of growth, but does provide an estimate of the scale of physical land capacity arising from sites suitable to be considered through the spatial plan making process.

Table 4.1 Headline Dwelling Capacity Results from SHLAA

Type	0-5 yrs	6-10 yrs	11-15 yrs	Net Yield	Notes
Unimplemented Planning Permissions (01/04/10)	2,419	125	0	**2,544**	Extant planning permissions are taken from the 2010 AMR housing trajectory. Discounting has been built in through this process.
Assessed Sites	776	1,187	162	**2,125**	A 20% across-the-board discount has been applied to the gross total housing supply (2,657).
Backland Sites	42	42	42	**125**	This contribution relates to the large number of 'backland' employment sites in Southport. SMBC are currently producing an SPD relating to these sites, which will propose a flexible approach that allows poorer quality sites to be redeveloped. Accordingly, the SHLAA update has assumed that 20% of all identified backland sites (196 in total) will be developed for housing over the 15 year

[18] Nationally, Regionally and Sub-Regionally Significant Waste Management Facilities, Urban Mines, prepared for 4NW (North West Regional Leaders Forum) 2008

Type	0-5 yrs	6-10 yrs	11-15 yrs	Net Yield	Notes
					period at an average density of 30 dwellings per hectare.
Small sites (10% sample sites):	0	360	0	**360**	A 10% sample approach has been taken to sites below 0.1 ha. The yield from the 10% sample was then multiplied by 10 to represent the whole. A 20% discounting factor has also been applied to this total.
Demolitions	-312	0	0	**-312**	Projected demolitions associated with the HMRI programme, and other known demolition and re-build schemes
Total	**2,925**	**1,714**	**203**	**4,842**	

Source: Sefton MBC (January 2011)

4.25 As noted above, there is intense pressure on land in the urban areas of Sefton for housing developments and an alternative supply will be required if Sefton is to meet its needs for the whole of the plan period to 2027. The draft SHLAA report indicates that there is only enough land in the urban area to be able to meet the RSS housing requirement (500 dpa net) until approximately 2021. Hence in the long term there will be a shortfall. The deliverability of any level of housing and any combination of sites identified in the SHLAA will need to be set against further evidence on environmental and infrastructure constraints to ensure deliverability.

Housing Delivery and Viability

4.26 The achievement of housing development to meet local needs has represented a challenge to all involved in the development process at a time of recession, when house building is reported to be at its lowest level for half a century or more, the magnitude of this challenge is even more apparent. Although the underlying demographic and social drivers of housing need are still firmly in place, the undermining of consumer and investor confidence and the inability of homeowners and house builders to secure necessary funding has resulted in a fundamental contraction in development activity. The recession has caused significant weakening of development capacity and caution over the ability of housing development to deliver the values needed to fund infrastructure.

4.27 The credit crunch has meant that development in certain neighbourhoods has temporarily stalled. Furthermore, it is understood that a number of schemes with planning permission outside of these areas have similarly not been started, whilst other sites that have been offered for sale by tender by the Council have failed to attract any interest or the preferred developer has subsequently withdrawn their interest[19].

4.28 Despite these recent seismic shifts in the housing market, the pressure for new development over the longer term in Sefton remains, arising from

[19]Sefton Borough Annual Monitoring Report 2009

demographic changes, economic development and a wide range of policy requirements. As market conditions slowly improve, the key challenge in the medium to longer term will be to deliver the necessary housing to meet the needs within Sefton Borough.

4.29 Despite constrained viability in certain areas of the Borough currently, past delivery trends show that the market has sustained new build completions and conversions in excess of 450 dwellings per annum since 1994/1995, with certain years (notably 2007/08, immediately prior to the recession) reaching levels as high as 853. It is therefore clear that the market has demonstrated an ability to consistently deliver high levels of housing; it is the number of demolitions in the HMRI areas that have reduced the net dwelling delivery. As noted earlier, the cessation of HMRI direct funding is likely to substantially reduce the levels of housing demolitions. The ending of the policy of housing restraint is also likely to lead to an increase in housing development as this artificial constraint is removed. Hence it is considered that once viability and the housing market buoyancy in Sefton improves from its current levels it is reasonable to assume that these levels of past delivery could be replicated and quite possibly be significantly exceeded in the future to meet requirements.

Summary

4.30 From this high level review it appears that there are some constraining factors which may limit the ability to deliver growth, most notably the environmental designations protecting much of the land close to the coast and the current tightly defined Green Belt. There are no overwhelming development issues associated with infrastructure constraints known to affect the Sefton area at present. The A565 does occasionally experience congestion issues during peak times but a management plan is currently being developed to alleviate this problem.

4.31 Despite this, at an overall Borough-wide level there is limited evidence at present that there are physical (non-Policy) factors which would prevent SMBC from adopting a growth strategy in line with the more modest scenarios set out in Section 3.0. Therefore, there is a certain level of flexibility available to SMBC in approaching what the amount of housing development could be and the spatial strategy to deliver this.

4.32 There are several important factors which will need to be considered when arriving at a final housing target, particularly:

a The implications of housing delivery on achieving wider objectives, particularly in view of the negative labour force growth and economic implications associated with planning for a lower (or zero) net migration scenario in the future due to an ageing population structure;

b The spatial dynamic of delivering housing growth and whether at a local (settlement) scale there are appropriate individual sites, infrastructure and environmental capacity and a strategy for growth which would support the overall level of housing required in Sefton as a whole; and

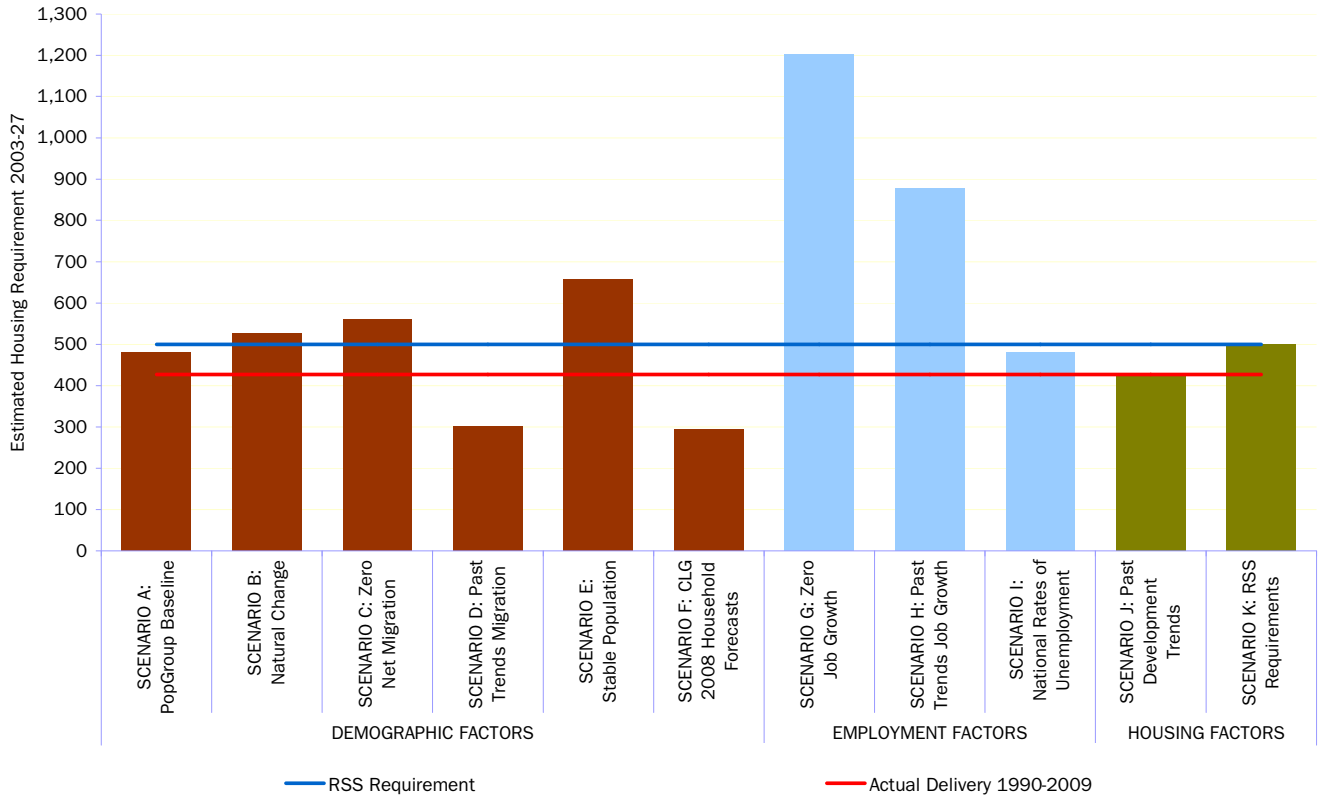
c The point of market saturation and deliverability of development. The extent of latent and unmet demand is difficult to estimate due to the policy of housing restraint covering much of this time period; however, there may be lower realisable demand for new dwellings. Some households within the underlying demand are simply unable to afford to meet their housing needs in the more affluent areas of the Borough such as Formby and Southport, whilst there are questions over and the ability/willingness of housebuilders to bring forward substantial numbers of affordable housing/low cost market housing to meet this need. There are also clear issues of supply in areas of the Borough covered by the HMR Initiative, particularly Crosby and Bootle. This will be examined further in Section 6.0.

5.0 Housing Delivery Figure

Summary of Scenarios

5.1 The scenarios indicate a wide range of housing requirements based upon different indicators of what the need for housing within Sefton could be. Figure 5.1 summaries the various annual dwelling requirements.

Figure 5.1 Summary of Scenarios



Source: NLP Analysis

Note: Scenario E forecasts relate only to the period 2010-27.

5.2 As illustrated, projected dwelling requirements range from 294 per annum (based on the CLG household forecasts) to as high as 1,201 (zero job growth).

5.3 These requirements need to be placed in the context of the delivery factors which further shape the ability of Sefton to meet any particular scenario. The key constraining factors identified through the analysis are as follows:

a New build completions and conversions have not fallen below 450 dpa since 1994/95 and for most of the past 15 years have averaged around 555dpa, substantially above the RSS requirement of 500 dpa. However, the HMRI programme has resulted in a level of demolitions that has reduced the overall net level of housing delivery substantially. This is

expected to continue in the short term, but beyond that, the level of demolitions is anticipated to decline;

b Development in Sefton has been constrained by the policy of housing restraint operating from 2003-2008. Whilst this has now been lifted, it has had the effect of distorting past delivery rates;

c Delivery of housing below 400 units per annum has the potential to have major adverse labour force implications; there will be need to consider what an appropriate policy response to ensuring economic development in the face of an ageing population structure could be;

d The SHMA has demonstrated an urgent need for affordable housing equal to 246 dpa, almost half of which is required in Southport;

e Sefton's coastline and much of the adjoining land is protected by environmental designations of international significance as havens of biodiversity. In addition, much of the surrounding coastal marshlands are exposed, low lying saltmarsh that is subject to flooding. Hence a proportion of the Borough is effectively non-developable for housing; and

f A substantial proportion of Sefton Borough beyond the settlement boundaries is designated Green Belt land. This severely restricts the outward expansion of settlements such as Southport and Formby without a comprehensive Green Belt review.

5.4 These factors, alongside consideration of the applicability and materiality of the various scenarios assessed, guide the scale of local housing requirement that it is appropriate to plan for.

Conclusions and Recommendations

5.5 Para 33 PPS3 (re-issued by the coalition Government in June 2010) sets out the key considerations in determining the level of housing to plan for as follows:

"In determining the local, sub-regional and regional level of housing provision, Local Planning Authorities and Regional Planning Bodies, working together, should take into account:

a *Evidence of current and future levels of need and demand for housing and affordability levels based upon:*

- *Local and sub-regional evidence of need and demand, set out in Strategic Housing Market Assessments and other relevant market information such as long term house prices.*
- *Advice from the National Housing and Planning Advice Unit (NHPAU) on the impact of the proposals for affordability in the region.*
- *The Government's latest published household projections and the needs of the regional economy, having regard to economic growth forecasts.*

b *Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments and drawing*

on other relevant information such as the National Land Use Database and the Register of Surplus Public Sector Land.

c *The Government's overall ambitions for affordability across the housing market, including the need to improve affordability and increase housing supply.*

d *A Sustainability Appraisal of the environmental, social and economic implications, including costs, benefits and risks of development. This will include considering the most sustainable pattern of housing, including in urban and rural areas.*

e *An assessment of the impact of development upon existing or planned infrastructure and of any new infrastructure required."*

5.6 Whilst the evidence within this report takes into consideration the need and demand for housing (a), reviews existing evidence on land availability (b), takes account of the need to improve affordability (c) and infrastructure capacity (e), it does not take into account the overall sustainability of the scales of housing requirement or the most sustainable pattern of housing (d). Crucially, it does not seek to make the planning or policy judgement – this is a matter for SMBC taking account of the information before it. Whilst some comment will be made regarding a suitable distribution of housing across the 6 sub-districts, this report represents a first stage for further consideration of all relevant factors through the LDF process.

Borough-wide Housing Requirement

5.7 Taking into account the scenarios tested and the core constraints on development delivery as shown by current evidence, the analysis suggests a dwelling requirement for Sefton Borough of around the 480 dwellings per annum mark to 2027 would be appropriate. This figure is approximate to the demographic projections for the area contained with Scenario A (the Baseline PopGroup model output), and Scenario I (National Rates of Unemployment). The figure of 480 has been arrived at on the basis of the following considerations:

a **Supporting Sefton's economy:** A dwelling requirement of 480 could lead to a decline in jobs in the order of 10,745 under the PopGroup Baseline (A), or 10,245 based upon a reduction in the local unemployment rate through up-skilling the existing workforce (Scenario I). Whilst a job loss of this magnitude is clearly undesirable, it represents a robust approach to future plan-making; clearly a lower housing requirement would potentially lead to a greater loss, intensifying the problem. Consequently, although Scenario F (the CLG 2008-based household projections) suggests that dwelling growth would be much lower (at 294 dpa); it is considered that this would impact negatively on economic growth aspirations through labour supply implications and affordable housing need.

b It is not considered appropriate to plan for a substantially lower (or zero) net-migration scenario given the implications for the Borough's economy (with a substantially reduced labour force), and the necessary shift in

migratory patterns from previous trends. Furthermore, planning for zero job growth or even past trend job growth would lead to unsustainable patterns of in-migration and/or in commuting from elsewhere. It is emphasised that 'job losses' relates to a drop in the labour supply/workforce rather than redundancies that could directly result from adopting a particular housing option.

c **Meeting Affordable Housing Need:** Providing 480 dpa would go some way to meet the needs arising from the projected household growth in Sefton and would also deliver affordable housing in line with recent delivery levels contributing towards meeting the housing need identified in the SHMA. The SHMA identifies a critical need of 246dpa in the Borough; whilst this figure should be treated with a degree of caution, it would comprise 84% of the dwelling requirement forecast under the CLG household projection. The figure of 480 provides greater scope to address the current affordable housing shortfall.

d **Balancing constraints to delivery:** The figure of 480 dpa is above the level achieved in the recent past; however, as discussed, this provides a poor guide to future needs and masks distorting factors which have restrained supply. As a counter balance to this, the environmental constraints and tightly defined Green Belt are likely to prevent a step change in delivery over and above the RSS figure, with viability issues remaining in parts of the Borough. Hence 480dpa represents a challenging, but achievable, figure.

e **Maintaining a realistic level of vacancies**: As discussed above, the figure of 480 maintains the current net level of vacancies/second homes in the Borough, at 4.9%. It is recognised that it has been a long term aspiration of the Council to reduce this figure; hence a sensitivity test was applied to the Scenario A forecasts, modelling the implications of a reduction of vacancy levels to 3% (the minimum realistic level to ensure the efficient recycling of the existing stock). This reduces the Borough's annual requirement from 481dpa to 472dpa (or 11,329 total dwellings 2003-27). Clearly, this only has a minimal impact on the number of dwellings that would need to be provided each year; a fall of 9 units per year (less than 2% of the annual total). Even if the proportion of vacant stock was reduced to 0% (an untenable position), the Borough would still require 458dpa under Scenario A[20]. Hence it is considered that the figure of 480dpa is based on a realistic level of vacancy and one that would not be significantly undermined even if SMBC were successful in lowering vacancy rates substantially over time.

f **Balancing economic imperatives:** As illustrated by Scenarios G and H (economic-led scenarios), housing growth of 1,201 and 876 dpa would support zero job growth / loss of 4,809-jobs respectively to 2027

[20] Although clearly this is a demand side figure and does not indicate what proportion of supply should be accounted for by the re-use of vacant stock rather than new build.

(assuming current patterns of commuting). These scenarios are both above and beyond the level of housing delivery which has been previously sustained. As noted above, the constraints to development of many of the towns and surrounding rural areas of the Borough are likely to restrict what could practically be developed. 480dpa provides a more realistic and achievable balance than the economic-led scenarios suggest.

5.8 Hence it is considered that a dwelling requirement of 480 per annum represents a sensible balance for the Borough, providing a realistic level of housing to deliver some economic growth, whilst recognising the economic challenges ahead.

5.9 **It should be noted that even this level would imply net migration flows of -1,100, a population loss of 6,900 and job losses of 10,745.** As a consequence, a review of policy interventions is recommended to minimise any adverse labour force and economic implications, that could include:

- clawing back commuters, with 31% of the Borough's employed residents commuting outside of Sefton to work and a net out-commute of almost 21,150 people identified in the Census 2001;
- achieving 'smart economic growth' to improve the value of the local economy without necessitating substantial increases in the number of jobs (i.e. increasing the value of each job and improving skills);
- planning for a mix of housing which encourages retention of economically active ages or encourages economically active people to move into the Borough (e.g. family homes, executive homes and shared ownership tenures); and
- encouraging a higher proportion of affordable housing to come forward in those parts of the Borough with the greatest need, i.e. Southport and Formby. It may be possible to draft policy in such a way that allows affordable housing payments obtained from developers in areas of the Borough with low affordable housing need to contribute to RSL schemes elsewhere in Sefton.

5.10 Further evidence on how far these may be practically implemented in the context of the Borough's economic development is necessary, but these highlight conceivable options for addressing the potential economic implications of a shifting demographic structure.

5.11 The potential distribution of any housing requirement in terms of a sub-district split will depend upon the sustainability of any spatial pattern of housing delivery and how this can achieve the objectives for Sefton. Whilst this will come forward through the LDF process, the following section provides some initial guidance on how the 480 dwelling requirement might be distributed, based on past delivery, site availability and need.

6.0 Sub-District Split

Introduction

6.1 Sefton's LDF will seek to provide defined policy responses for 6 sub-areas within the Borough, specifically Bootle, Crosby, Southport, Formby, Netherton and Maghull/Aintree[21]. Whilst it will be for the LDF to determine the most appropriate split of housing required for each of these sub-districts, an initial attempt has been made to provide some of the context to the LDF debate by exploring the potential for splitting the Borough-wide requirement of 480 dwellings per annum.

6.1 Any future split within a locally generated housing requirement will ultimately be guided by the spatial strategy set out through the LDF Development Plan Documents and will need to take into consideration the overall amount of housing growth planned, the deliverability of this within different parts of the Borough as well as the vision and aspirations for development in different parts of the Borough. For this reason, it is not appropriate in the Sefton context to generate sub-borough demographic projections as these would be less reliable. Notwithstanding, there are some simple metrics which will help guide the likely split of housing between the six sub-districts, based on an appreciation of a number of measures, providing a background for making further policy choices:

- Current population/household split;
- Past housing delivery rates;
- Forward supply of housing development in the pipeline;
- Housing Need as defined in the Sefton SHMA; and
- Summary constraints for each area.

Current population split

6.2 SMBC provided approximate population and household figures for each of the 6 sub-districts as indicated in Table 6.1.

[21] Note: the following wards are in each of the 6 sub-areas:

Southport – Ainsdale, Birkdale, Cambridge, Dukes, Kew, Meols, Norwood;

Formby – Harington, Ravenmeols

Maghull/Aintree – Molyneux, Park, Sudell

Crosby – Blundellsands, Church, Manor, Victoria

Bootle – Derby, Linacre, Litherland

Netherton – Ford, Netherton and Orrell, St Oswald

Table 6.1 Current Population / Household Requirements by Sub-District

Sub Area	2007 Population		2001 Households	
	N	%	N	%
Southport	90,194	32.7%	38,879	33.3%
Formby	24,263	8.8%	10,044	8.6%
Maghull/Aintree	38,234	13.8%	15,196	13.0%
Crosby	49,227	17.8%	20,792	17.8%
Bootle	36,870	13.3%	16,332	14.0%
Netherton	37,425	13.5%	15,620	13.4%
Sefton Total	**276,213**	**100%**	**116,863**	**100%**

Source: The latest population estimates at settlement level are aggregated from the ONS mid 2007 Quinary Estimates for 2009 wards dataset. The total household numbers are aggregated from the 2001 Census Output Area statistics.

6.3 The table indicates that around a third of all of Sefton Borough's population lives in and around Southport, with a similar proportion of households. In contrast, less than 9% of the 276,213 population lives in the Formby area, proportionately the smallest of the six Sub-Districts.

6.4 At a basic level, this would suggest that if the population of the six sub-districts were to grow in a manner consistent with the current Borough-wide split (i.e. Southport maintains a third share of the Borough's households going forward to 2027) and if housing need and dwelling requirements were also split on a similar pro-rata basis, then the following division of the 480 dpa Borough-wide requirement could be used as a starting point for debate.

- Southport: 160 dwellings per annum;
- Formby: 41 dpa;
- Maghull/Aintree: 62 dpa;
- Crosby: 85 dpa;
- Bootle: 67 dpa;
- Netherton: 64 dpa;
- Sefton Total: 480 dpa.

Past housing delivery rates

6.5 The rate of delivery of dwellings provides a proxy for realisable demand for housing development within the 6 sub-districts within Sefton and provides an indication of what might be delivered going forward. Table 6.2 provides a breakdown of new build completions in the Borough in recent years. Figures are split to provide ten and twenty-year comparators. It is interesting to note that the total gross new build annual average figure for the Borough as a whole,

at 478 dpa, represents a close match with the recommended dwelling requirement of 480 dpa.

6.6 The delivery rates indicate that in general, the sub-district split has remained constant over the two time periods, with Southport maintaining the highest proportion (around 35/36% of housing delivery) and Formby the lowest (around 5/6%). Whilst Bootle has the second highest level of new build, the net delivery figure is substantially lower due to the concentration of housing demolitions that have taken place in this area in recent years (for example, in 2009/10, although 226 new homes were developed, 147 dwellings were demolished). It is considered that due to the recent recession in the housebuilding industry and the artificial policy restraint operating between 2003 and 2008, the longer term trends represent a more robust figure.

Table 6.2 Past housing delivery rates (gross new build)

Sub Area	2000 to 2010			1990-2010		
	Total delivered	DPA	%	Total Delivered	DPA	%
Southport	1,683	168	35.2%	3,464	173	35.8%
Formby	231	23	4.8%	612	31	6.3%
Maghull/Aintree	539	54	11.3%	1,193	60	12.3%
Crosby	498	50	10.4%	944	47	9.7%
Bootle	1,019	102	21.3%	1,997	100	20.6%
Netherton	810	81	16.9%	1,478	74	15.3%
Sefton Total	**4,780**	**478**	**100%**	**9,688**	**484**	**100%**

Source: SMBC historic housing figures, based on paper records and HFR returns (December 2010)

6.7 When compared with the potential dwelling requirement split identified on the basis of current population levels as identified above, it appears that there is a reasonable correlation with the level of housing that these areas have been able to deliver in the past, with Southport, Maghull/Aintree and Netherton having particularly close correlations. Bootle, however, has over-delivered relative to its resident population, whilst in Crosby, the reverse is true.

Housing Development in the Pipeline

6.8 Table 6.3 presents a summary of the total number of residential units with extant planning permission for residential use in the Borough of Sefton, split across the sub-districts (as of April 2010). It indicates that of the 2,544 units in the pipeline, almost half (49%) are located in the combined area of Bootle and Netherton, a figure considerably higher than might be expected given the size of the resident population and considerably higher than the relative amount of development to have taken place in these areas in the past. This is likely to

be at least in part a reflection of the activities of the HMRI programme, which will not continue in the medium term. 29% are located in Southport, a figure more in line with the size of the resident population and past delivery rates. Whilst the remaining three sub-areas are likely to see residential development levels in the next few years being somewhat lower than has been achieved in the recent past, this point is particularly relevant to the Maghull/Aintree sub-district, which has just 92 residential units with extant planning permission, despite consistently delivering 60 dwellings per annum and despite having 14% of the Borough's resident population. This would suggest that in this area in particular, past trends may have to be modified downwards to reflect market realism and the deliverable supply of sites.

Table 6.3 Development sites in Sefton with extant planning permission for residential use (April 2010)

Sub Area	Total Units	% of Borough Total
Southport	739	29.0%
Formby	127	5.0%
Maghull/Aintree	92	3.6%
Crosby	345	13.6%
Bootle (including Netherton)	1,241	48.8%
Sefton Total	**2,544**	**100%**

Source: SMBC 2010 SHLAA Update

Note: this is the gross number of units from new build, plus the net addition from conversions and does not include losses from demolitions that would have to be completed on some of these sites before the new build (these were counted separately as 'demolitions' for the purposes of the SHLAA).

Affordable Housing Need

6.9 As noted in Section 3.0, The Sefton SHMA (2009) identified a pressing or critical need for 1,230 new affordable housing dwellings (i.e. 246 per annum over 5 years) in Sefton from the notional study base date in mid 2008[23].

6.10 Table 6.4 disaggregates the Borough's net critical affordable housing need of 1,230 dwellings over five years by the six sub areas (although if it were assumed that any notional overprovision of affordable housing in Bootle could not meet needs in other sub areas of Sefton, then the total net affordable need for the remainder of the Borough would increase from 1,230 to 1,404 dwellings over a five year period).[22] On this revised basis, the largest quantitative affordable housing need is in Southport (658 units), followed by Formby (326 units) and Netherton (266 units), whilst the highest affordable housing need per 1,000 households is in Formby at 326 units, equivalent to 0.7% of all households in the local area, and more than twice the rate of the next most

[22] Note: SMBC currently seeks a split of 80% social rented and 2-0% intermediate housing in any affordable housing contribution

pressing locations in Southport and Netherton at 0.3% each. Bootle, in contrast, has a negative affordable housing need over five years of 174 dwellings, reflecting the position that affordable housing supply exceeds need in this area.

Table 6.4 Net housing need and sub-area (adjusted assumptions)

Sub Area	Gross annual need	Gross annual supply	Net annual housing need	% of net shortfall	Supply as % of need	Net need per 1,000 households	Total need over the 5-year period
Southport	1,134	1,002	132	46.9%	88.4%	3	658
Formby	150	85	65	23.2%	56.6%	7	326
Maghull/Aintree	233	219	14	4.9%	94.1%	1	69
Crosby	536	519	17	6.0%	96.9%	1	84
Bootle	722	757	-35	0.0%	104.8%	-2	-174
Netherton	518	465	53	18.9%	89.7%	3	266
Total	**3,293**	**3,047**	**246**	**100.0%**	**92.5%**	**2**	**1,230**[23]

Source: Sefton SHMA 2009 (combination of data sources)

Constraints and Opportunities

6.11 As noted in Section 4.0, the ability of infrastructure and the environment to accommodate development in Sefton is an important consideration in balancing housing delivery against any fundamental barriers to delivery. This is particularly important at a local level. In relation to the demographic and quantitative analysis discussed above, a broad analysis has been made of the particular infrastructure and planning policy pressures at a localised scale for each of the six sub-districts. Tables detailing the opportunities and constraints of each of the six sub-districts are provided in Appendix 3, and summarised below:

- **Southport** is the largest settlement in the Borough, with a good range and mix of housing in terms of quality, type and tenure. The town is a popular place to live and benefits from good public transport and access to the coast and countryside. There are also a number of significant mixed use development opportunity sites in the town. However, there are no real opportunities to expand the town's boundaries significantly without

[23] It should be noted that the figure of 246 dpa (1,230 units over 5 yrs) is not necessarily the total affordable housing need in Sefton. In addition to this figure, other households purchasing homes or on Housing Benefit in rented accommodation may be in genuine affordable housing need. In this regard, Fordham Research estimated that allowance for these factors could take the total affordable housing need to '*a figure of 350 dwellings per year*' (equivalent to a five year figure of 1,750). However, it is not statistically possible to disaggregate these additional needs by settlement.

encroaching into West Lancashire, with tight Green Belt boundaries and areas of flood risk. Southport is difficult to access from the motorway network and the West Coast Main Line, whilst there is a general lack of employment land for new businesses. There is a lack of affordable housing in the town, which is exacerbated by the high proportion of low paid jobs and relatively low incomes for many families who are forced to leave the area as a result.

- **Formby** is a very popular residential area with excellent access to rural and urban recreational opportunities as well as major employment locations in Aintree and Netherton. The area has very low levels of deprivation and no housing viability issues. However, the town is surrounded by land which is highly constrained by a variety of factors, particularly the tightly defined Green Belt; coastal erosion; flood risk; and sites of nature conservation interest. These constraints, aligned with the limited scope for further residential infill, severely constrains opportunities for expanding the settlement's boundaries. Public transport is relatively poor in the town, whilst there is very little affordable housing in the area despite very high house prices.
- **Maghull/Aintree** is a popular residential location that benefits from good access to urban recreational and employment opportunities. Access to the strategic road network is better than for many other areas of the Borough. However, there are few large sites available for further housing and limited room for infill development in the urban area. There is a narrowly defined Green Belt to the north, south and east, whilst the presence of high quality agricultural land, flood risk and affordability remain key issues to address in the area.
- **Crosby** has a wide variety of house types and tenures and remains a popular place to live in the Borough, benefitting from close proximity to the coast, green spaces and parks, with an excellent range of community facilities. However, road traffic congestion remains a key area of concern in the area and there are limited local employment opportunities. As with many areas of the Borough, Crosby is constrained by Green Belt and other barriers, although unlike many parts of Sefton there are few areas with a high risk of flooding.

- **Bootle** is located in close proximity to Liverpool City Centre and is highly accessible to major developments/employment opportunities in the wider Merseyside area. Transport infrastructure is generally excellent, whilst house prices and hence affordability issues are the lowest in the Borough. There are a considerable number of redevelopment opportunities in Bootle and the largest amount of undeveloped brownfield sites in Sefton; however, high levels of contamination are likely to add to redevelopment costs. Housing viability is generally the lowest in the Borough and the housing market is weakest here despite the activities of the HMRI. Bootle has very high levels of deprivation, with virtually the whole area being within the most 20% most deprived nationally and there is little connection between the housing and job markets on both sides of the Sefton local authority boundary.
- **Netherton** benefits from good access links to the motorway network, with well established local communities and a strong sense of local identity. However, this area has high levels of unemployment and deprivation generally, with limited levels of housing choice, a legacy of contaminated former industrial land and high remediation costs. There is limited scope to expand the settlement outwards due to a tightly defined Green Belt; narrow gaps between settlements; the presence of high quality agricultural land and flood risk.

Conclusions

6.12 The above analysis has sought to assess the various policy, delivery and housing need consideration informing a possible division of the 480 Borough-wide housing requirement figure across the six sub-districts in Sefton. Table 6.5 summarises the evidence and suggests a level of housing delivery per annum for each sub-district over the plan period.

6.13 To give an example, it suggests that of the 480 Borough-wide annual dwelling requirement, over a third should be located in and around Southport on the grounds that this figure would appear to be reasonably consistent with the current proportion of the Borough's population, past delivery rates and housing commitments. The presence of a number of development constraints (such as a tightly defined Green Belt and weak accessibility) tempers opportunities to 'over provide' in this area. Similar considerations apply to the remaining five sub-areas.

Table 6.5 Possible division of Borough-wide housing requirement

Sub Area	2007 Pop.	Past housing delivery rates 1990-2010		Housing development in the pipeline		Critical Net annual housing need		Extent of Constraints	Potential DPA
	%	DPA	%	Total	%	Total	%		
Southport	32.7%	173	35.8%	739	29.0%	132	46.9%	Medium	**168 (35%)**
Formby	8.8%	31	6.3%	127	5.0%	65	23.2%	High	**36 (7.5%)**
Maghull / Aintree	13.8%	60	12.3%	92	3.6%	14	4.9%	Medium	**60 (12.5%)**
Crosby	17.8%	47	9.7%	345	13.6%	17	6.0%	Low	**72 (15%)**
Bootle	13.3%	100	20.6%	1,241	48.8%	-35	0.0%	Low	**72 (15%)**
Netherton	13.5%	74	15.3%			53	18.9%	Medium	**72 (15%)**
Sefton Total	**100%**	**484**	**100%**	**2,544**	**100%**	**246**	**100.0 %**	**Medium**	**480 (100%)**

6.14 It is important to note that the level of delivery will be challenging in many of the sub-districts; if SMBC is unable to overcome the policy / environmental / infrastructure constraints that may challenge the delivery of additional housing in places such as Southport, then a redistribution of the figures would be required. It should be noted that it is not the purpose of this study to analyse housing capacity in line with housing need, nor to consider the extent to which the relaxation of environmental and/or planning controls would be needed to accommodate the suggested level of housing delivery.

6.15 Further analysis and evidence of the spatial distribution of housing need (e.g. from analysis of the housing waiting list) and/or up to date data on sub-district migration would be needed as part of the LDF process to provide a comprehensive picture of where housing need and demand in Sefton is most acute.

7.0 Conclusions

7.1 This report has been prepared by NLP to advise SMBC of the possible housing requirement for Sefton Borough to inform their LDF Development Plan Documents.

7.2 Based on NLP's bespoke HEaDROOM Model, we have demonstrated that:

1 **Taking into account the scenarios tested and the core constraints on development delivery as shown by current evidence, it is NLP's considered opinion that an appropriate dwelling requirement for Sefton Borough should be around 480 dwellings per annum to 2027;**

2 This figure is below the RSS figure of 500 dpa to reflect the reduced household growth forecasts produced by the CLG while applying locally relevant demographic, economic and household data and the challenges to housing delivery in the Borough in the medium to long term;

3 Whilst the ONS household growth figures have therefore been taken into account in deriving an overall housing requirement for the Borough, using this figure alone (Scenario F) would suggest a low requirement of 294 dpa. The nationally derived CLG household growth figure does not take account of local factors which have been integrated in the assessment of the housing figure recommended by NLP. It is NLP's view that any figure significantly lower than 480 dpa would be unlikely to allow for the provision of a suitable level of affordable housing in the Borough; nor would it allow the Borough to pursue its economic growth objectives without potentially encouraging unsustainable levels of in-commuting from neighbouring districts or threaten the viability of local businesses;

4 Unlike the CLG household growth forecasts, the 480 dpa figure also reflects the potential for increasing the delivery of housing in Sefton following the relaxation of the housing policy restraint and the winding down of the HMRI programme, which is likely to reduce the level of demolitions substantially;

5 A suggested distribution of this 480dpa Borough-wide figure across the six sub-districts on the basis of need, relative population size, past delivery and constraints, suggests that Southport could deliver 35% of the total figure; Formby 7.5%; Maghull/Aintree 12.5%; and Crosby, Bootle and Netherton 15% each; and

6 Depending upon the policy response chosen by SMBC (in particular regarding the Green Belt), this distribution may be difficult to achieve and hence it will be important to monitor progress on housing delivery and the changing demographic characteristics of the residents by sub-district.

Next Steps and Monitoring

7.3 This report provides the baseline evidence for the likely scale of housing need and demand that Sefton will need to accommodate to 2027 (and beyond to

2032 as identified in the demographic modelling in Appendix 2). Whilst this report sets out a range of scenarios which it may be appropriate for SMBC to plan for, 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 for Sefton. In this context future work necessary includes:

a To integrate the evidence contained within this report into the wider debate over the scale of housing it is appropriate to plan for within Sefton, taking account of the areas identified in PPS3 (para 33) and also the vision and objectives that come forward through the Core Strategy. This will need to include appropriate consultation;

b 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:
   i Housing completions by sub-district;
   ii Housing conversions by sub-district;
   iii Housing demolitions by sub-district;
   iv Dwelling vacancy levels, including the extent to which net vacancy levels can realistically be reduced in the future;
   v Changes to the unemployment rate;
   vi Changes to the housing development pipeline by sub-district;
   vii The provision of affordable housing by sub-district and its relationship with identified 'urgent' housing need;
   viii Domestic migration levels and trends at a sub-district level.

c Potential to undertake the following further monitoring work:
   i There may be a need to recalibrate the model with the most up-to-date statistical evidence (i.e. the 2011 Census data when it becomes available and the CLG 2008 household projections once these have been integrated into the PopGroup model to allow for consistency of application) to ensure the data is as robust as possible going into the Core Strategy EiP;
   ii 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[24];

[24] As discussed in Section 5.7 (e) above, a sensitivity test was applied to the Scenario A forecasts, modelling the implications of a reduction of vacancy levels to 3%. This reduces the Borough's annual requirement from 481dpa to 472dpa (or 11,329 total

iii Further evidence on housing need at a sub-district level to provide further context (but not sole determinant for) sub-district requirements;

iv Ongoing work on the evidence base for infrastructure, environmental and land supply constraints through ongoing dialogue and annual updates/monitoring work,

v A Green Belt review analysing the desirability of modifying the boundaries around the key settlements of Southport, Formby etc.

vi 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;

vii Integrate this work into the economic evidence base for the Borough, including identifying the appropriate economic strategy going forward given the potential implications of demographic change for labour supply and what policy options are available for the Borough, including on housing mix.

dwellings 2003-27). Clearly, this only has a minimal impact on the number of dwellings that would need to be provided each year; a fall of 9 units per year (less than 2% of the annual total).

Appendix 1 Inputs and Assumptions

DEMOGRAPHIC	Scenario A: PopGroup Baseline (Scenario I: National Rates of Unemployment)	Scenario B – Natural Change	Scenario C – Zero Net Migration	Scenario D: Past Trends Migration	Scenario E: Stable Population
Population					
Baseline Population	A 2009 baseline population is taken from the 2009 Mid-year population estimates for Sefton Borough. The total resident population figure of 272,100 is split by age cohort and gender.				
Births	A Total Fertility Rate (TFR) is applied to the population forecast using projected TFRs for Sefton Borough from the ONS 2008-based SNPP. The TFR for each year is derived through PopGroup using the total births forecast for each year in Sefton to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the TFR is for that year. The analysis shows the TFR is generally reducing over time within Sefton.				
Deaths	A Standard Mortality Rate (SMR) is applied to the population forecast using projected SMRs for Sefton Borough from the ONS 2008-based SNPP. The SMR for each year is derived through PopGroup using the total deaths forecast for each year in Sefton to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the SMR is for that year. The analysis shows the SMR is reducing over time within Sefton (i.e. increasing life expectancy).				
Internal Migration	Gross domestic in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033. This is the sum of internal migration (elsewhere in England) and cross-border migration (elsewhere in the UK) (SNPP Table 5). Internal migration includes moves to all other Local Authority areas, including to neighbouring areas (i.e. a move of two streets might be classed as internal migration if it involves a move to another LA area).	Gross domestic in and out migration flows have been set at zero over the period 2010-32.	Gross domestic in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033 (SNPP Table 5). To achieve zero net migration the difference between in and out flows is split to equalise the in and out flows at the middle point of the two.	Internal migration is flexed to incorporate an average of past migration trends 98-09 (as per availability of ONS data). This incorporated net domestic migration of -91 residents per annum to 2032.	Internal migration is flexed to constrain the current level of residents in Sefton at 272,100 from 2010 through to 2032.

DEMOGRAPHIC	Scenario A: PopGroup Baseline (Scenario I: National Rates of Unemployment)	Scenario B – Natural Change	Scenario C – Zero Net Migration	Scenario D: Past Trends Migration	Scenario E: Stable Population
International Migration	Gross international in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033.	Gross international in and out migration flows have been set at zero over the period 2010-32.	Gross international in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033 (SNPP Table 5). To achieve zero net migration the difference between in and out flows is split to equalise the in and out flows at the middle point of the two.	International migration is flexed to incorporate an average of past migration trends 01-09 for international migration (as per availability of ONS data). This incorporated net international migration of -425 residents per annum to 2032.	International migration is flexed to constrain the current level of residents in Sefton at 272,100 from 2010 through to 2032.
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 Sefton over the previous five years. This is based upon NHSCR data from ONS on Internal Migration by Local Authorities in England and Wales (http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148). An average total level of migration for each age cohort is taken from mid-2004 to mid-2009 and then used to identify a migration rate for each age cohort within Sefton (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). Note: the ASMigR for internal migration was calculated specifically for Sefton, whilst the national figure was used for international migration (due to a lack of data available to undertake the necessary calculations).				
Housing					
Headship Rates	Headship rates that are specific to Sefton Borough and forecast over the period to 2031 are taken from the government data which was used to underpin the 2006-based CLG household forecasts and applied to the demographic forecasts for each year as output by the PopGroup model. These headship rates are split by gender and age cohort. 2008-based CLG household forecasts were released in November 2010, but the headship assumptions underpinning this are not available at the time of writing. Therefore, the 2006-based headship rates remain the most up-to-date available.				
Concealed Households Rate	The concealed household rate is similarly taken from the assumptions used to underpin the 2006-based CLG household forecasts. No change is assumed in the rate of concealed households from the CLG identified rate; however, if these households were to become unconcealed (i.e. they could meet their housing aspirations) this would be in addition to the forecast households rates (with additional dwelling requirements associated). This issue has been analysed elsewhere in the report on a qualitative basis using the critical housing need figures from the Sefton SHMA.				

DEMOGRAPHIC	Scenario A: PopGroup Baseline (Scenario I: National Rates of Unemployment)	Scenario B – Natural Change	Scenario C – Zero Net Migration	Scenario D: Past Trends Migration	Scenario E: Stable Population
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. This means that more dwellings than households are required to meet needs. The vacancy/second home rate in Sefton Borough totals 4.9% (estimated using ONS 2008 Vacant Dwellings Data). This is held constant over the forecast period as it is only slightly above the North West average (4%) and is not considered likely to substantially improve. Tackling vacancy rates has been a long term aspiration of SMBC, although the complex issues involved have resulted in NLP retaining the current 4.9% figure for the modelling exercise.				
Economic					
Economic Activity Rate	The LabGroup model offers the option to use two in-built sets of Economic Activity Rates for each 5-year age cohort which are projected forward to 2011. These relate to the ONS 1998 Labour Force Projections or the 1991 Census, with the former being used as a starting point for NLP model runs. These are assumed to remain static going forward.				
Commuting Rate	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 Sefton Borough data from the 2008 Annual Population Survey (APS) and 2008 Annual Business Inquiry (ABI) identifies an LF ratio of 1.34 (121,800 employed people in Sefton ÷ 90,900 jobs). This has not been flexed over the forecasting period with no assumed increase or reduction in net commuting rates.				
Unemployment	To calculate the unemployment rate, NLP took April 08/09 NOMIS unemployment figure (6.5%) to equate to 2009 rate, and the April 09/10 figure (8.6%) to equate to 2010. NLP kept this latter figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 6.35% over a five year time frame on the grounds that as the economy grows out of recession unemployment will fall back to rate similar rate as seen pre-recession. This figure was then held constant to the end of the forecasting period as it was considered that this is a more accurate reflection of the long term trend than the current high rate.				

EMPLOYMENT FACTORS	Scenario G: Zero Job Growth	Scenario H: Past Trends Job Growth	Scenario I: National Rate of Unemployment
Population			
Baseline Population	A 2009 baseline population is taken from the 2009 Mid-year population estimates for Sefton Borough. The total resident population figure of 272,100 is split by age cohort and gender.		
Births	A Total Fertility Rate (TFR) is applied to the population forecast using projected TFRs for Sefton Borough from the ONS 2008-based SNPP. The TFR for each year is derived through PopGroup using the total births forecast for each year in Sefton to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the TFR is for that year. The analysis shows the TFR is generally reducing over time within Sefton.		

EMPLOYMENT FACTORS	Scenario G: Zero Job Growth	Scenario H: Past Trends Job Growth	Scenario I: National Rate of Unemployment
Deaths	A Standard Mortality Rate (SMR) is applied to the population forecast using projected SMRs for Sefton Borough from the ONS 2008-based SNPP. The SMR for each year is derived through PopGroup using the total deaths forecast for each year in Sefton to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the SMR is for that year. The analysis shows the SMR is reducing over time within Sefton (i.e. increasing life expectancy.		
Internal Migration	Internal migration is flexed to achieve the necessary number of economically active people to underpin the economy in Sefton.		Gross domestic in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033. This is the sum of internal migration (elsewhere in England) and cross-border migration (elsewhere in the UK) (SNPP Table 5).
International Migration	International migration is flexed to achieve the necessary number of economically active people to underpin the economy in Sefton.		Gross international in and out migration flows are adopted based on forecast migration in Sefton from the ONS 2008-based SNPP for 2010 to 2033.
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 Sefton over the previous five years. This is based upon NHSCR data from ONS on Internal Migration by Local Authorities in England and Wales (http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148). An average total level of migration for each age cohort is taken from mid-2004 to mid-2009 and then used to identify a migration rate for each age cohort within Sefton (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). Note: the ASMigR for internal migration was calculated specifically for Sefton, whilst the national figure was used for international migration (due to a lack of data available to undertake the necessary calculations).		
Housing			
Headship Rates	Headship rates that are specific to Sefton Borough and forecast over the period to 2031 are taken from the government data which was used to underpin the 2006-based CLG household forecasts and applied to the demographic forecasts for each year as output by the PopGroup model. These headship rates are split by gender and age cohort. 2008-based CLG household forecasts were released in November 2010, but the headship assumptions underpinning this are not available at the time of writing. Therefore, the 2006-based headship rates remain the most up-to-date available.		
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 vacancy/second home rate in Sefton Borough totals 4.9% (estimated using ONS 2008 Vacant Dwellings Data). This is held constant over the forecast period as it is only slightly above the North West average (4%) and is not considered likely to substantially improve. Tackling vacancy rates has been a long term aspiration of SMBC, although the complex issues involved have ensured that NLP retained the current 4.9% figure for the modelling exercise.		
Economic			

EMPLOYMENT FACTORS	Scenario G: Zero Job Growth	Scenario H: Past Trends Job Growth	Scenario I: National Rate of Unemployment
Economic Activity Rate	The LabGroup model offers the option to use two in-built sets of Economic Activity Rates for each 5-year age cohort which are projected forward to 2011. These relate to the ONS 1998 Labour Force Projections or the 1991 Census, with the former being used as a starting point for NLP model runs. These are assumed to remain static going forward.		
Commuting Rate	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 Sefton Borough data from the 2008 Annual Population Survey (APS) and 2008 Annual Business Inquiry (ABI) identifies an LF ratio of 1.34 (121,800 employed people in Sefton ÷ 90,900 jobs). This has not been flexed over the forecasting period with no assumed increase or reduction in net commuting rates.		
Unemployment	To calculate the unemployment rate, NLP took April 08/09 NOMIS unemployment figure (6.5%) to equate to 2009 rate, and the April 09/10 figure (8.6%) to equate to 2010. NLP kept this latter figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 6.35% over a five year time frame on the grounds that as the economy grows out of recession unemployment will fall back to rate similar rate as seen pre-recession. This figure was then held constant to the end of the forecasting period as it was considered that this is a more accurate reflection of the long term trend than the current high rate.		To calculate the unemployment rate, NLP took April 08/09 NOMIS unemployment figure (6.5%) to equate to 2009 rate, and the April 09/10 figure (8.6%) to equate to 2010. NLP kept this latter figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 6.35% over a five year time frame on the grounds that as the economy grows out of recession unemployment will fall back to rate similar rate as seen pre-recession. Post 2017, NLP gradually reduced the rate further on a linear basis to 5.75% to 2026 in accordance with Council aspirations. This figure was then held constant to the end of the forecasting period.

Appendix 2 PopGroup Modelling Outputs

PopGroup Summaries

	SCENARIO A: PopGroup Baseline			
	2010 Situation	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			8,000	
Total Net international migration			-10,200	
Total net migration			-2,200	
Total net natural change			-4,699	
Population	272,100	265,201	-6,899	-3%
Households	118,345	126,128	7,782	7%
Dwellings	**124,443**	**132,626**	8,183	**7%**
Size of Labour Force	130,271	111,770	-18,501	-14%
Number of Jobs	88,861	78,118	-10,743	-12%

	SCENARIO B: Natural Change			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			0	
Total Net international migration			0	
Total net migration			0	
Total net natural change			-1,355	
Population	272,100	270,745	-1,355	0%
Households	118,320	126,843	8,524	7%
Dwellings	**124,416**	**133,379**	8,963	**7%**
Size of Labour Force	130,301	117,148	-13,153	-10%
Number of Jobs	88,882	81,877	-7,005	-8%

	SCENARIO C: Zero Net Migration			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			0	
Total Net international migration			0	
Total net migration			0	
Total net natural change			-3,389	
Population	272,100	268,711	-3,389	-1%
Households	118,320	127,376	9,056	8%
Dwellings	**124,416**	**133,939**	9,523	**8%**
Size of Labour Force	130,301	114,154	-16,147	-12%
Number of Jobs	88,882	79,784	-9,098	-10%

	SCENARIO D: Past Trends Migration			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			-1,547	
Total Net international migration			-7,225	
Total net migration			-8,772	
Total net natural change			-5,008	
Population	272,100	258,320	-13,780	-5%
Households	118,341	123,201	4,860	4%
Dwellings	**124,439**	**129,549**	5,110	**4%**
Size of Labour Force	130,275	108,212	-22,064	-17%
Number of Jobs	88,864	75,631	-13,233	-15%

	SCENARIO E: Stable Population			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			13,717	
Total Net international migration			-10,200	
Total net migration			3,517	
Total net natural change			-3,517	
Population	272,100	272,100	0	0%
Households	118,345	128,975	10,630	9%
Dwellings	**124,443**	**135,620**	11,177	**9%**
Size of Labour Force	130,271	115,355	-14,916	-11%
Number of Jobs	88,861	80,624	-8,237	-9%

	SCENARIO G: Zero Job Growth			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			24,717	
Total Net international migration			-2,550	
Total net migration			22,167	
Total net natural change			-796	
Population	272,100	293,471	21,371	8%
Households	118,322	137,741	19,419	16%
Dwellings	**124,419**	**144,838**	20,419	**16%**
Size of Labour Force	130,298	127,168	-3,130	-2%
Number of Jobs	88,880	88,880	0	0%

	SCENARIO H: Past Trends Job Growth			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			16,226	
Total Net international migration			-5,100	
Total net migration			11,126	
Total net natural change			-2,474	
Population	272,100	280,751	8,651	3%
Households	118,330	132,499	14,169	12%
Dwellings	**124,427**	**139,326**	14,899	**12%**
Size of Labour Force	130,289	120,279	-10,010	-8%
Number of Jobs	88,873	84,065	-4,808	-5%

	SCENARIO I: National Rates of Unemployment			
	2010	2027	Change 2010-27	% Change 2010-27
Total Net domestic migration			8,000	
Total Net international migration			-10,200	
Total net migration			-2,200	
Total net natural change			-4,699	
Population	272,100	265,201	-6,899	-3%
Households	118,345	126,128	7,782	7%
Dwellings	**124,443**	**132,626**	8,183	**7%**
Size of Labour Force	130,271	111,770	-18,501	-14%
Number of Jobs	88,861	78,618	-10,243	-12%

A. PopGroup Baseline Scenario

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario A Pop Group Baseline Scenario

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,391	1,389	1,389	1,388	1,388	1,386	1,388	1,388	1,388	1,386	1,386	1,334	1,334	1,333	1,332	1,282	1,282	1,281	1,231	1,230	1,231	1,231	1,233
Female	1,331	1,312	1,310	1,310	1,309	1,309	1,308	1,309	1,309	1,309	1,308	1,308	1,258	1,258	1,257	1,256	1,209	1,209	1,209	1,162	1,161	1,162	1,162	1,163
All Births	2,741	2,704	2,699	2,699	2,697	2,697	2,694	2,696	2,696	2,697	2,694	2,694	2,592	2,592	2,590	2,588	2,491	2,491	2,490	2,393	2,391	2,393	2,393	2,395
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input	*																							
Deaths																								
Male	1,466	1,423	1,381	1,387	1,392	1,353	1,359	1,366	1,371	1,378	1,383	1,389	1,396	1,402	1,407	1,411	1,416	1,420	1,471	1,473	1,476	1,479	1,481	1,532
Female	1,730	1,669	1,612	1,606	1,601	1,541	1,535	1,529	1,524	1,518	1,512	1,507	1,499	1,494	1,489	1,484	1,479	1,476	1,525	1,524	1,521	1,518	1,516	1,566
All deaths	3,196	3,092	2,992	2,993	2,993	2,894	2,894	2,895	2,895	2,896	2,895	2,896	2,895	2,896	2,895	2,895	2,896	2,896	2,996	2,997	2,996	2,997	2,997	3,098
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.8	83.7	81.7	79.7	77.7	75.7	73.8	71.9	70.0	68.2	66.4	66.7	65.1	63.5	62.0	60.5	61.0
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.8	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.1
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.8	84.0	83.9
Deaths input	*																							
In-migration from the UK																								
Male	3,688	3,954	4,000	3,997	4,047	4,050	4,055	4,105	4,107	4,110	4,111	4,114	4,119	4,124	4,127	4,126	4,175	4,179	4,181	4,183	4,235	4,232	4,231	4,279
Female	3,688	4,046	4,100	4,103	4,153	4,150	4,145	4,195	4,193	4,190	4,189	4,186	4,181	4,176	4,173	4,174	4,225	4,221	4,219	4,217	4,265	4,268	4,269	4,321
All	7,376	8,000	8,100	8,100	8,200	8,200	8,200	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,400	8,400	8,400	8,400	8,500	8,500	8,500	8,600
SMigR: males	27.9	30.0	30.4	30.5	31.0	31.1	31.3	31.8	32.0	32.3	32.6	32.9	33.2	33.4	33.7	33.9	34.5	34.8	34.9	35.1	35.7	35.7	35.8	36.3
SMigR: females	26.6	29.3	29.8	30.0	30.6	30.8	31.0	31.6	31.8	32.1	32.3	32.5	32.7	32.8	33.0	33.2	33.7	33.8	33.9	34.0	34.4	34.5	34.5	34.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																								
Male	3,915	4,017	4,012	3,958	3,958	3,959	3,915	3,915	3,867	3,870	3,822	3,827	3,787	3,795	3,801	3,754	3,754	3,755	3,706	3,706	3,704	3,697	3,692	3,686
Female	3,709	4,083	4,088	4,042	4,042	4,041	3,985	3,985	3,933	3,930	3,878	3,873	3,813	3,805	3,799	3,746	3,746	3,745	3,694	3,694	3,696	3,703	3,708	3,714
All	7,624	8,100	8,100	8,000	8,000	8,000	7,900	7,900	7,800	7,800	7,700	7,700	7,600	7,600	7,600	7,500	7,500	7,500	7,400	7,400	7,400	7,400	7,400	7,400
SMigR: males	29.6	30.5	30.5	30.2	30.3	30.4	30.2	30.4	30.2	30.4	30.3	30.6	30.5	30.8	31.0	30.9	31.1	31.2	31.0	31.1	31.2	31.2	31.2	31.3
SMigR: females	26.8	29.5	29.7	29.6	29.8	30.0	29.8	30.0	29.9	30.1	29.9	30.1	29.8	29.9	30.0	29.8	29.9	30.0	29.7	29.8	29.8	29.9	30.0	30.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																								
Male	201	200	201	201	201	201	201	201	202	202	202	202	201	201	201	201	201	200	200	200	200	200	200	200
Female	199	200	199	199	199	199	199	199	198	198	198	198	199	199	199	199	199	200	200	200	200	200	200	200
All	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
SMigR: males	22.2	22.3	22.3	22.3	22.3	22.4	22.5	22.7	22.9	23.1	23.4	23.7	24.0	24.3	24.6	24.9	25.2	25.4	25.6	25.7	25.9	26.0	26.1	26.2
SMigR: females	22.2	22.3	22.3	22.3	22.3	22.4	22.5	22.7	22.9	23.1	23.4	23.7	24.0	24.3	24.6	24.9	25.2	25.4	25.6	25.7	25.9	26.0	26.1	26.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																								
Male	451	501	501	502	502	503	503	503	504	504	504	504	504	503	502	502	501	501	501	500	500	500	500	500
Female	449	499	499	498	498	497	497	497	496	496	496	496	496	497	498	498	499	499	499	500	500	500	500	500
All	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SMigR: males	50.0	55.7	55.7	55.8	55.8	56.0	56.3	56.7	57.3	57.9	58.6	59.3	60.1	60.8	61.5	62.3	62.9	63.4	63.9	64.3	64.7	65.0	65.3	65.5
SMigR: females	50.0	55.7	55.7	55.8	55.8	56.0	56.3	56.7	57.3	57.9	58.6	59.3	60.1	60.8	61.5	62.3	62.9	63.4	63.9	64.3	64.7	65.0	65.3	65.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																								
UK	-248	-100	0	+100	+200	+200	+300	+400	+500	+500	+600	+600	+700	+700	+700	+800	+900	+900	+1,000	+1,000	+1,100	+1,100	+1,100	+1,200
Overseas	-500	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600
Summary of population change																								
Natural change	-455	-389	-293	-294	-297	-197	-200	-198	-199	-199	-201	-201	-303	-303	-305	-307	-405	-405	-506	-604	-606	-604	-604	-702
Net migration	-748	-700	-600	-500	-400	-400	-300	-200	-100	-100	0	+0	+100	+100	+100	+200	+300	+300	+400	+400	+500	+500	+500	+600
Net change	-1,203	-1,089	-893	-794	-697	-597	-500	-398	-299	-299	-201	-201	-203	-203	-205	-107	-105	-105	-106	-204	-106	-104	-104	-102

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,675	13,653	13,612	13,605	13,597	13,584	13,587	13,600	13,614	13,625	13,636	13,645	13,552	13,456	13,354	13,256	13,065	12,974	12,886	12,697	12,511	12,422	12,330	12,245
5-10	17,183	16,842	16,751	16,695	16,711	16,714	16,559	16,650	16,654	16,641	16,657	16,675	16,684	16,717	16,749	16,776	16,805	16,838	16,765	16,692	16,614	16,541	16,366	16,187	16,120
11-15	17,020	16,642	16,052	15,520	14,878	14,546	14,414	14,245	14,178	14,239	14,245	14,093	14,211	14,224	14,212	14,235	14,256	14,276	14,311	14,355	14,395	14,440	14,480	14,521	14,454
16-17	7,791	7,132	6,748	6,583	6,541	6,282	5,980	5,740	5,536	5,439	5,376	5,566	5,473	5,328	5,448	5,447	5,435	5,458	5,460	5,460	5,476	5,493	5,509	5,525	5,545
18-59Female, 64Male	152,520	152,090	151,437	150,142	148,997	147,892	146,829	145,638	144,302	142,851	141,393	139,936	138,291	136,867	135,103	133,426	131,914	130,464	128,984	127,602	126,377	125,214	124,245	123,591	123,059
60/65 -74	38,034	38,279	38,422	38,897	39,189	39,622	40,153	40,567	41,238	41,709	42,116	42,598	43,193	43,122	43,378	43,890	44,513	45,128	45,683	46,292	46,620	46,918	47,024	46,696	46,196
75-84	19,968	20,220	20,501	20,951	21,434	21,767	21,964	22,173	22,302	22,697	23,081	23,369	23,685	24,567	25,213	25,716	26,114	26,472	26,980	27,235	27,566	28,004	28,374	28,388	28,656
85+	7,101	7,220	7,448	7,718	7,969	8,207	8,546	8,930	9,321	9,642	10,040	10,460	10,948	11,550	12,166	12,675	13,119	13,605	14,043	14,574	15,146	15,666	16,261	17,340	18,201
Total	273,303	272,100	271,011	270,118	269,324	268,627	268,030	267,530	267,131	266,833	266,534	266,332	266,131	265,928	265,724	265,519	265,412	265,307	265,201	265,096	264,892	264,786	264,682	264,578	264,476
Population impact of constraint																									
Number of persons		-448																							
Housing																									
Number of households	118,116	118,345	118,679	119,073	119,425	119,809	120,330	120,887	121,440	121,960	122,428	122,928	123,472	123,998	124,396	124,820	125,205	125,696	126,128	126,444	126,743	127,061	127,397	127,692	127,922
Change over previous year		+230	+334	+394	+352	+385	+521	+557	+553	+520	+469	+500	+544	+526	+397	+424	+385	+492	+431	+316	+299	+318	+336	+295	+230
Concealed families	749	743	746	747	759	761	764	773	784	787	795	795	798	801	804	801	794	786	785	786	794	799	804	799	796
Number of dwellings	124,201	124,443	124,794	125,208	125,578	125,982	126,530	127,115	127,697	128,244	128,736	129,262	129,834	130,387	130,805	131,251	131,656	132,173	132,626	132,958	133,273	133,608	133,962	134,272	134,513
Change over previous year		+242	+351	+414	+370	+404	+548	+585	+582	+547	+493	+526	+572	+553	+418	+446	+405	+517	+453	+332	+314	+335	+354	+310	+242
Labour force																									
Size of labour force, persons	131,163	130,271	129,590	128,578	127,653	126,638	125,663	124,545	123,393	122,166	120,918	119,796	118,506	117,293	116,071	114,922	113,812	112,735	111,770	110,878	110,106	109,482	108,987	108,622	108,374
Change over previous year		-893	-681	-1,011	-925	-1,015	-976	-1,117	-1,153	-1,226	-1,248	-1,122	-1,290	-1,213	-1,222	-1,149	-1,110	-1,077	-966	-892	-772	-624	-495	-365	-249
Number of jobs	91,526	88,861	88,396	87,707	87,504	87,234	86,984	86,629	86,241	85,384	84,512	83,727	82,826	81,978	81,124	80,321	79,545	78,793	78,118	77,494	76,955	76,519	76,173	75,918	75,744
Change over previous year		-2,665	-465	-690	-202	-270	-250	-355	-387	-857	-872	-784	-901	-848	-854	-803	-776	-753	-675	-623	-539	-436	-346	-255	-174

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

B. Natural Change

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario B: Natural Change

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,392	1,401	1,414	1,426	1,440	1,452	1,466	1,478	1,489	1,499	1,509	1,463	1,472	1,479	1,486	1,437	1,440	1,442	1,384	1,380	1,377	1,370	1,364
Female	1,331	1,313	1,322	1,334	1,345	1,358	1,370	1,383	1,395	1,405	1,414	1,424	1,380	1,388	1,396	1,402	1,355	1,358	1,360	1,306	1,302	1,299	1,293	1,287
All Births	2,741	2,705	2,723	2,748	2,772	2,798	2,822	2,850	2,873	2,894	2,913	2,933	2,842	2,860	2,875	2,889	2,792	2,798	2,802	2,690	2,683	2,675	2,663	2,651
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input	*																							
Deaths																								
Male	1,466	1,422	1,379	1,383	1,387	1,345	1,350	1,354	1,357	1,360	1,363	1,365	1,368	1,370	1,372	1,373	1,374	1,374	1,418	1,416	1,414	1,413	1,410	1,455
Female	1,730	1,668	1,613	1,610	1,606	1,547	1,542	1,537	1,532	1,526	1,520	1,513	1,505	1,498	1,492	1,485	1,479	1,473	1,520	1,515	1,509	1,504	1,498	1,544
All deaths	3,196	3,091	2,992	2,993	2,993	2,893	2,892	2,891	2,889	2,886	2,882	2,878	2,874	2,869	2,863	2,858	2,853	2,847	2,938	2,931	2,924	2,916	2,909	2,999
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.9	83.7	81.7	79.7	77.7	75.8	73.8	71.9	70.0	68.2	66.4	66.8	65.1	63.6	62.1	60.6	61.1
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.5	83.4	81.2	79.0	76.7	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.0
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.5	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.9	84.0	84.0
Deaths input	*																							
In-migration from the UK																								
Male	3,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	3,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	7,126	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	27.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	25.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	4,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	3,831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	7,874	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	30.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	27.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	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	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	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	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	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	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	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	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	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	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																								
UK	-748	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	0
Summary of population change																								
Natural change	-455	-386	-269	-245	-221	-95	-69	-41	-16	+8	+31	+55	-31	-9	+11	+31	-61	-48	-136	-241	-241	-241	-246	-347
Net migration	-748	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	-1,203	-386	-269	-245	-221	-95	-69	-41	-16	+8	+31	+55	-31	-9	+11	+31	-61	-48	-136	-241	-241	-241	-246	-347

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,668	13,609	13,556	13,565	13,601	13,672	13,789	13,917	14,042	14,165	14,281	14,392	14,385	14,373	14,355	14,331	14,192	14,149	14,093	13,910	13,706	13,591	13,457	13,307
5-10	17,183	16,838	16,714	16,619	16,588	16,536	16,321	16,345	16,304	16,275	16,308	16,371	16,467	16,612	16,762	16,909	17,051	17,187	17,208	17,220	17,223	17,219	17,100	16,967	16,929
11-15	17,020	16,643	15,991	15,403	14,712	14,336	14,165	13,960	13,852	13,859	13,810	13,604	13,650	13,591	13,538	13,547	13,584	13,655	13,773	13,900	14,026	14,148	14,264	14,376	14,369
16-17	7,791	7,124	7,007	6,958	6,879	6,583	6,235	5,959	5,719	5,602	5,517	5,690	5,584	5,406	5,501	5,476	5,435	5,424	5,394	5,389	5,432	5,481	5,531	5,582	5,634
18-59Female, 64Male	152,520	152,134	152,125	151,529	151,136	150,693	150,284	149,648	148,788	147,721	146,640	145,470	144,104	142,888	141,300	139,779	138,344	136,903	135,423	133,968	132,663	131,382	130,330	129,633	129,035
60/65 -74	38,034	38,268	38,314	38,712	38,948	39,336	39,840	40,229	40,869	41,311	41,694	42,147	42,722	42,663	42,930	43,451	44,068	44,661	45,196	45,764	46,053	46,295	46,333	45,930	45,342
75-84	19,968	20,209	20,498	20,929	21,370	21,641	21,759	21,881	21,919	22,211	22,483	22,657	22,870	23,626	24,173	24,603	24,947	25,251	25,700	25,906	26,189	26,572	26,886	26,858	27,062
85+	7,101	7,215	7,456	7,740	8,004	8,254	8,607	9,004	9,406	9,738	10,148	10,579	11,065	11,650	12,236	12,704	13,094	13,521	13,902	14,369	14,872	15,324	15,850	16,838	17,615
Total	273,303	272,100	271,714	271,445	271,200	270,979	270,884	270,815	270,774	270,758	270,766	270,798	270,853	270,821	270,813	270,824	270,854	270,793	270,745	270,608	270,367	270,127	269,886	269,640	269,293
Population impact of constraint																									
Number of persons		-948																							
Housing																									
Number of households	118,116	118,320	118,724	119,186	119,600	120,036	120,639	121,266	121,879	122,438	122,962	123,498	124,098	124,657	125,086	125,555	125,954	126,425	126,843	127,101	127,344	127,564	127,792	127,966	128,029
Change over previous year		+204	+404	+463	+414	+436	+603	+627	+613	+559	+524	+537	+600	+559	+430	+468	+400	+471	+419	+258	+243	+221	+228	+174	+63
Concealed families	749	744	751	758	777	785	796	813	831	841	856	862	872	879	888	891	888	883	883	884	890	891	892	881	873
Number of dwellings	124,201	124,416	124,841	125,327	125,763	126,221	126,855	127,514	128,159	128,746	129,297	129,861	130,492	131,080	131,532	132,024	132,444	132,939	133,379	133,650	133,905	134,137	134,377	134,560	134,626
Change over previous year		+214	+425	+487	+435	+458	+635	+659	+645	+588	+551	+564	+631	+587	+452	+492	+420	+495	+440	+271	+255	+232	+240	+183	+66
Labour force																									
Size of labour force, persons	131,163	130,301	130,274	129,869	129,493	128,973	128,500	127,821	127,050	126,143	125,212	124,338	123,296	122,257	121,194	120,196	119,165	118,104	117,148	116,219	115,423	114,735	114,193	113,803	113,500
Change over previous year		-862	-27	-405	-376	-520	-473	-679	-771	-907	-931	-874	-1,042	-1,039	-1,063	-998	-1,031	-1,061	-956	-929	-796	-689	-541	-390	-303
Number of jobs	91,526	88,882	88,863	88,587	88,765	88,842	88,948	88,907	88,797	88,164	87,513	86,902	86,174	85,448	84,704	84,007	83,286	82,545	81,877	81,228	80,671	80,190	79,812	79,539	79,327
Change over previous year		-2,644	-18	-276	+178	+77	+106	-41	-110	-634	-651	-611	-728	-726	-743	-698	-720	-741	-668	-649	-556	-481	-378	-273	-212

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

C. Zero Net Migration

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario C Pop Group Zero Net Migration

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,392	1,399	1,408	1,414	1,421	1,426	1,433	1,436	1,439	1,439	1,440	1,385	1,384	1,381	1,377	1,322	1,317	1,313	1,256	1,249	1,244	1,238	1,234
Female	1,331	1,313	1,320	1,328	1,334	1,341	1,346	1,352	1,355	1,357	1,358	1,358	1,307	1,305	1,302	1,299	1,247	1,243	1,238	1,185	1,178	1,174	1,168	1,164
All Births	2,741	2,705	2,719	2,736	2,749	2,762	2,772	2,784	2,792	2,796	2,797	2,798	2,692	2,689	2,683	2,677	2,569	2,560	2,551	2,440	2,428	2,418	2,406	2,398
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input	*																							
Deaths																								
Male	1,466	1,422	1,381	1,388	1,394	1,354	1,361	1,368	1,373	1,379	1,384	1,389	1,395	1,400	1,404	1,408	1,412	1,414	1,463	1,464	1,465	1,466	1,466	1,515
Female	1,730	1,668	1,612	1,607	1,602	1,542	1,536	1,530	1,524	1,518	1,511	1,505	1,497	1,490	1,484	1,478	1,472	1,467	1,514	1,511	1,506	1,502	1,498	1,544
All deaths	3,196	3,091	2,993	2,995	2,996	2,897	2,897	2,898	2,897	2,897	2,895	2,894	2,892	2,890	2,888	2,886	2,884	2,881	2,977	2,975	2,971	2,967	2,963	3,059
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.8	83.7	81.7	79.7	77.7	75.8	73.8	71.9	70.0	68.2	66.4	66.7	65.1	63.5	62.0	60.5	61.0
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.7	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.1
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.9	84.0	83.9
Deaths input	*																							
In-migration from the UK																								
Male	3,563	3,979	3,999	3,971	3,996	3,999	3,979	4,005	3,983	3,987	3,965	3,969	3,950	3,957	3,961	3,937	3,962	3,967	3,945	3,947	3,976	3,974	3,974	3,998
Female	3,563	4,071	4,101	4,079	4,104	4,101	4,071	4,095	4,067	4,063	4,035	4,031	4,000	3,993	3,989	3,963	3,988	3,983	3,955	3,953	3,974	3,976	3,976	4,002
All	7,126	8,050	8,100	8,050	8,100	8,100	8,050	8,100	8,050	8,050	8,000	8,000	7,950	7,950	7,950	7,900	7,950	7,950	7,900	7,900	7,950	7,950	7,950	8,000
SMigR: males	27.0	30.2	30.2	30.0	30.2	30.2	30.1	30.4	30.4	30.6	30.6	30.9	31.0	31.3	31.5	31.6	32.0	32.2	32.2	32.5	32.9	33.1	33.2	33.6
SMigR: females	25.7	29.5	29.7	29.6	29.9	30.0	29.9	30.3	30.3	30.5	30.5	30.7	30.6	30.8	30.9	30.9	31.3	31.4	31.3	31.4	31.8	31.9	32.0	32.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																								
Male	4,043	3,992	4,011	3,981	4,006	4,007	3,988	4,015	3,992	3,997	3,975	3,982	3,969	3,979	3,987	3,966	3,993	3,996	3,973	3,973	3,997	3,990	3,985	4,003
Female	3,831	4,058	4,089	4,069	4,094	4,093	4,062	4,085	4,058	4,053	4,025	4,018	3,981	3,971	3,963	3,934	3,957	3,954	3,927	3,927	3,953	3,960	3,965	3,997
All	7,874	8,050	8,100	8,050	8,100	8,100	8,050	8,100	8,050	8,050	8,000	8,000	7,950	7,950	7,950	7,900	7,950	7,950	7,900	7,900	7,950	7,950	7,950	8,000
SMigR: males	30.6	30.3	30.3	30.1	30.2	30.3	30.2	30.5	30.4	30.7	30.7	31.0	31.1	31.4	31.7	31.8	32.2	32.5	32.5	32.7	33.1	33.2	33.3	33.6
SMigR: females	27.7	29.4	29.6	29.5	29.8	29.9	29.8	30.2	30.2	30.4	30.4	30.6	30.5	30.6	30.7	30.7	31.0	31.2	31.1	31.2	31.6	31.8	31.9	32.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																								
Male	326	351	351	351	352	352	352	353	353	353	353	353	353	353	353	352	352	352	352	351	351	351	352	352
Female	324	349	349	349	348	348	348	347	347	347	347	347	347	347	347	348	348	348	348	349	349	349	348	348
All	650	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
SMigR: males	36.1	39.0	38.7	38.6	38.5	38.5	38.5	38.7	39.0	39.4	39.8	40.3	40.9	41.4	41.9	42.4	42.9	43.4	43.8	44.2	44.5	44.9	45.2	45.5
SMigR: females	36.1	39.0	38.7	38.6	38.5	38.5	38.5	38.7	39.0	39.4	39.8	40.3	40.9	41.4	41.9	42.4	42.9	43.4	43.8	44.2	44.5	44.9	45.2	45.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																								
Male	326	351	351	351	352	352	352	353	353	353	353	353	353	353	353	352	352	352	352	351	351	351	352	352
Female	324	349	349	349	348	348	348	347	347	347	347	347	347	347	347	348	348	348	348	349	349	349	348	348
All	650	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
SMigR: males	36.1	39.0	38.7	38.6	38.5	38.5	38.5	38.7	39.0	39.4	39.8	40.3	40.9	41.4	41.9	42.4	42.9	43.4	43.8	44.2	44.5	44.9	45.2	45.5
SMigR: females	36.1	39.0	38.7	38.6	38.5	38.5	38.5	38.7	39.0	39.4	39.8	40.3	40.9	41.4	41.9	42.4	42.9	43.4	43.8	44.2	44.5	44.9	45.2	45.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																								
UK	-748	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	0
Summary of population change																								
Natural change	-455	-386	-273	-258	-247	-135	-125	-113	-106	-101	-98	-96	-200	-201	-205	-209	-314	-321	-426	-534	-543	-550	-557	-661
Net migration	-748	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	-1,203	-386	-273	-258	-247	-135	-125	-113	-106	-101	-98	-96	-200	-201	-205	-209	-314	-321	-426	-534	-543	-550	-557	-661

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,668	13,688	13,693	13,734	13,776	13,823	13,886	13,950	14,003	14,049	14,083	14,109	14,015	13,911	13,798	13,676	13,447	13,317	13,179	12,935	12,686	12,535	12,382	12,231
5-10	17,183	16,838	16,783	16,760	16,805	16,832	16,698	16,810	16,837	16,850	16,900	16,951	17,005	17,078	17,147	17,203	17,249	17,285	17,202	17,104	16,994	16,874	16,644	16,404	16,266
11-15	17,020	16,643	16,081	15,571	14,944	14,626	14,508	14,349	14,290	14,357	14,370	14,220	14,342	14,355	14,350	14,388	14,428	14,474	14,538	14,602	14,658	14,707	14,745	14,775	14,682
16-17	7,791	7,124	6,759	6,608	6,572	6,317	6,020	5,780	5,575	5,478	5,415	5,607	5,511	5,363	5,484	5,484	5,469	5,484	5,480	5,483	5,510	5,534	5,556	5,576	5,596
18-59Female, 64Male	152,520	152,134	152,027	151,216	150,492	149,740	149,033	148,127	147,007	145,700	144,385	143,002	141,430	140,013	138,251	136,576	135,004	133,427	131,820	130,243	128,825	127,414	126,204	125,315	124,490
60/65 -74	38,034	38,268	38,431	38,923	39,227	39,666	40,207	40,625	41,296	41,762	42,167	42,641	43,232	43,154	43,405	43,914	44,525	45,124	45,664	46,251	46,560	46,829	46,910	46,558	46,030
75-84	19,968	20,209	20,499	20,955	21,440	21,773	21,968	22,172	22,294	22,677	23,050	23,321	23,621	24,482	25,107	25,590	25,965	26,296	26,776	27,002	27,304	27,709	28,047	28,035	28,271
85+	7,101	7,215	7,445	7,717	7,969	8,206	8,545	8,926	9,313	9,628	10,020	10,432	10,912	11,502	12,106	12,602	13,030	13,496	13,913	14,419	14,964	15,455	16,018	17,056	17,873
Total	273,303	272,100	271,714	271,441	271,183	270,936	270,801	270,676	270,562	270,456	270,356	270,258	270,162	269,962	269,760	269,555	269,346	269,032	268,711	268,285	267,751	267,208	266,658	266,101	265,439
Population impact of constraint																									
Number of persons		-948																							
Housing																									
Number of households	118,116	118,320	118,891	119,497	120,036	120,579	121,274	121,975	122,641	123,237	123,784	124,330	124,924	125,460	125,860	126,283	126,626	127,033	127,376	127,555	127,712	127,842	127,985	128,082	128,072
Change over previous year		+204	+571	+607	+538	+543	+695	+702	+666	+596	+546	+546	+595	+536	+400	+423	+343	+408	+343	+179	+157	+130	+143	+97	-9
Concealed families	749	744	751	757	773	778	785	797	810	815	824	825	829	830	833	828	819	809	804	803	808	810	812	803	797
Number of dwellings	124,201	124,416	125,016	125,655	126,220	126,792	127,522	128,260	128,960	129,587	130,161	130,736	131,361	131,924	132,345	132,790	133,150	133,579	133,939	134,127	134,292	134,429	134,579	134,681	134,671
Change over previous year		+214	+600	+638	+566	+571	+731	+738	+700	+627	+575	+574	+625	+563	+420	+445	+361	+429	+360	+188	+165	+136	+151	+102	-10
Labour force																									
Size of labour force, persons	131,163	130,301	130,083	129,482	128,912	128,195	127,520	126,645	125,676	124,573	123,446	122,387	121,158	119,948	118,729	117,583	116,420	115,230	114,154	113,102	112,176	111,350	110,656	110,096	109,600
Change over previous year		-862	-218	-601	-570	-717	-675	-875	-969	-1,104	-1,127	-1,059	-1,229	-1,210	-1,219	-1,146	-1,163	-1,189	-1,077	-1,052	-926	-826	-694	-560	-496
Number of jobs	91,526	88,882	88,733	88,323	88,367	88,306	88,269	88,089	87,837	87,066	86,278	85,539	84,679	83,834	82,982	82,181	81,368	80,536	79,784	79,049	78,402	77,824	77,339	76,948	76,601
Change over previous year		-2,644	-149	-410	+44	-61	-36	-180	-252	-771	-787	-740	-859	-846	-852	-801	-813	-831	-753	-735	-647	-577	-485	-391	-347

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

D. Past Trends Migration

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Borough

Scenario D Pop Group Past Migration Trends

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,391	1,392	1,393	1,392	1,391	1,389	1,388	1,384	1,380	1,374	1,368	1,310	1,303	1,295	1,287	1,231	1,223	1,215	1,158	1,149	1,140	1,131	1,123
Female	1,331	1,313	1,313	1,314	1,313	1,312	1,310	1,309	1,306	1,302	1,296	1,290	1,236	1,229	1,222	1,215	1,162	1,154	1,146	1,093	1,084	1,076	1,067	1,059
All Births	2,741	2,704	2,704	2,707	2,705	2,704	2,699	2,697	2,691	2,681	2,670	2,658	2,546	2,533	2,517	2,502	2,393	2,377	2,360	2,251	2,232	2,216	2,198	2,183
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input																								
Deaths																								
Male	1,466	1,423	1,381	1,387	1,392	1,352	1,358	1,364	1,368	1,374	1,378	1,382	1,388	1,392	1,395	1,398	1,401	1,403	1,451	1,450	1,451	1,451	1,450	1,497
Female	1,730	1,669	1,612	1,606	1,601	1,540	1,533	1,526	1,520	1,513	1,506	1,499	1,490	1,482	1,475	1,468	1,462	1,456	1,502	1,498	1,492	1,487	1,482	1,527
All deaths	3,196	3,092	2,993	2,993	2,993	2,892	2,891	2,891	2,889	2,887	2,884	2,881	2,878	2,874	2,871	2,867	2,863	2,859	2,953	2,948	2,942	2,937	2,932	3,024
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.8	83.7	81.7	79.7	77.7	75.7	73.8	71.9	70.0	68.2	66.4	66.7	65.1	63.5	62.0	60.5	61.0
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.8	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.1
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.8	84.0	83.9
Deaths input																								
In-migration from the UK																								
Male	3,669	3,918	3,914	3,911	3,913	3,916	3,920	3,922	3,924	3,928	3,930	3,934	3,939	3,945	3,949	3,949	3,948	3,952	3,954	3,957	3,959	3,957	3,957	3,955
Female	3,669	4,009	4,013	4,016	4,014	4,011	4,007	4,005	4,003	3,999	3,997	3,993	3,988	3,982	3,978	3,978	3,979	3,975	3,973	3,970	3,968	3,970	3,970	3,972
All	7,339	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927	7,927
SMigR: males	27.8	29.7	29.7	29.8	29.9	30.0	30.2	30.4	30.7	31.0	31.3	31.7	32.1	32.4	32.8	33.2	33.5	33.9	34.2	34.5	34.8	35.1	35.4	35.7
SMigR: females	26.5	29.0	29.1	29.3	29.5	29.7	29.9	30.2	30.5	30.8	31.1	31.3	31.6	31.8	32.1	32.4	32.6	32.9	33.1	33.3	33.6	33.8	34.0	34.2
Migrants input																								
Out-migration to the UK																								
Male	3,934	3,976	3,971	3,967	3,967	3,968	3,974	3,975	3,978	3,981	3,984	3,989	4,000	4,009	4,016	4,020	4,020	4,022	4,023	4,022	4,021	4,014	4,008	4,001
Female	3,727	4,042	4,047	4,051	4,051	4,050	4,044	4,043	4,040	4,037	4,034	4,029	4,018	4,009	4,002	3,998	3,998	3,996	3,995	3,996	3,997	4,004	4,010	4,017
All	7,661	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018	8,018
SMigR: males	29.8	30.2	30.1	30.2	30.3	30.4	30.6	30.8	31.1	31.4	31.7	32.1	32.5	33.0	33.4	33.8	34.1	34.5	34.8	35.1	35.4	35.6	35.9	36.1
SMigR: females	26.9	29.2	29.4	29.6	29.8	30.0	30.2	30.5	30.7	31.0	31.3	31.6	31.8	32.0	32.3	32.5	32.8	33.1	33.3	33.6	33.8	34.1	34.4	34.6
Migrants input																								
In-migration from Overseas																								
Male	188	188	188	188	188	189	189	189	189	189	189	189	189	189	189	189	189	188	188	188	188	188	188	188
Female	187	187	187	187	187	186	186	186	186	186	186	186	186	186	186	186	186	187	187	187	187	187	187	187
All	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
SMigR: males	20.8	20.9	20.9	20.9	20.9	21.0	21.1	21.3	21.5	21.8	22.1	22.4	22.8	23.2	23.6	23.9	24.3	24.6	24.9	25.2	25.5	25.8	26.1	26.4
SMigR: females	20.8	20.9	20.9	20.9	20.9	21.0	21.1	21.3	21.5	21.8	22.1	22.4	22.8	23.2	23.6	23.9	24.3	24.6	24.9	25.2	25.5	25.8	26.1	26.4
Migrants input																								
Out-migration to Overseas																								
Male	401	401	401	401	402	402	403	403	403	404	404	404	404	403	403	403	402	402	402	402	402	402	402	402
Female	399	399	399	399	398	398	397	397	397	396	396	396	396	397	397	397	398	398	398	398	398	398	398	
All	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	
SMigR: males	44.5	44.5	44.5	44.5	44.5	44.7	45.0	45.4	45.9	46.5	47.2	47.9	48.7	49.5	50.3	51.1	51.8	52.5	53.2	53.9	54.5	55.1	55.7	56.2
SMigR: females	44.5	44.5	44.5	44.5	44.5	44.7	45.0	45.4	45.9	46.5	47.2	47.9	48.7	49.5	50.3	51.1	51.8	52.5	53.2	53.9	54.5	55.1	55.7	56.2
Migrants input																								
Migration - Net Flows																								
UK	-323	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91	-91
Overseas	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425	-425
Summary of population change																								
Natural change	-455	-388	-288	-286	-287	-189	-192	-193	-198	-205	-214	-223	-332	-342	-353	-365	-470	-482	-592	-697	-710	-721	-734	-842
Net migration	-748	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516	-516
Net change	-1,203	-904	-804	-802	-803	-705	-708	-709	-714	-721	-730	-739	-848	-858	-869	-881	-986	-998	-1,108	-1,213	-1,226	-1,237	-1,250	-1,358

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,674	13,661	13,625	13,620	13,607	13,588	13,581	13,572	13,553	13,527	13,492	13,450	13,297	13,139	12,975	12,806	12,542	12,374	12,202	11,936	11,667	11,491	11,314	11,137
5-10	17,183	16,841	16,759	16,706	16,719	16,712	16,546	16,619	16,600	16,559	16,546	16,527	16,500	16,487	16,467	16,437	16,397	16,348	16,192	16,025	15,850	15,670	15,392	15,110	14,927
11-15	17,020	16,642	16,059	15,528	14,883	14,545	14,406	14,227	14,146	14,188	14,174	13,998	14,089	14,069	14,025	14,015	13,999	13,977	13,968	13,957	13,937	13,912	13,877	13,835	13,683
16-17	7,791	7,131	6,753	6,591	6,545	6,282	5,978	5,731	5,520	5,413	5,341	5,519	5,415	5,259	5,364	5,352	5,322	5,326	5,309	5,289	5,286	5,282	5,274	5,264	5,255
18-59Female, 64Male	152,520	152,096	151,590	150,377	149,246	148,085	146,965	145,647	144,114	142,397	140,672	138,878	136,896	135,066	132,897	130,814	128,829	126,841	124,822	122,836	121,002	119,167	117,523	116,188	114,907
60/65 -74	38,034	38,278	38,424	38,897	39,183	39,602	40,121	40,517	41,164	41,605	41,982	42,429	42,989	42,880	43,097	43,568	44,140	44,696	45,190	45,728	45,987	46,206	46,235	45,835	45,258
75-84	19,968	20,219	20,501	20,950	21,427	21,752	21,940	22,136	22,249	22,624	22,987	23,250	23,542	24,392	25,007	25,479	25,844	26,164	26,632	26,846	27,135	27,525	27,847	27,820	28,038
85+	7,101	7,220	7,448	7,717	7,966	8,201	8,537	8,915	9,298	9,610	9,998	10,404	10,878	11,462	12,057	12,545	12,965	13,424	13,832	14,329	14,864	15,344	15,896	16,918	17,722
Total	273,303	272,100	271,196	270,391	269,589	268,786	268,081	267,373	266,664	265,950	265,228	264,498	263,759	262,911	262,054	261,184	260,304	259,318	258,320	257,211	255,998	254,772	253,534	252,284	250,927
																			-13,780						
Population impact of constraint																									
Number of persons		-523																							
Housing																			4,292						
Number of households	118,116	118,341	118,735	119,154	119,497	119,835	120,309	120,781	121,208	121,560	121,856	122,140	122,461	122,718	122,841	122,983	123,042	123,156	123,201	123,088	122,951	122,782	122,624	122,423	122,114
Change over previous year		+226	+393	+419	+343	+338	+474	+472	+427	+352	+296	+284	+321	+258	+122	+142	+59	+114	+45	-113	-138	-168	-159	-200	-309
Concealed families	749	743	747	749	762	763	766	774	783	784	789	787	787	786	785	778	767	755	749	746	748	748	747	737	728
Number of dwellings	124,201	124,439	124,853	125,293	125,654	126,009	126,508	127,005	127,453	127,823	128,134	128,433	128,771	129,041	129,170	129,320	129,381	129,501	129,549	129,430	129,286	129,109	128,942	128,731	128,406
Change over previous year		+238	+414	+441	+360	+355	+499	+496	+449	+370	+311	+299	+337	+271	+129	+149	+62	+120	+48	-119	-145	-177	-167	-211	-325
Labour force																									
Size of labour force, persons	131,163	130,275	129,719	128,776	127,861	126,797	125,772	124,546	123,227	121,773	120,298	118,888	117,311	115,752	114,185	112,689	111,175	109,639	108,212	106,802	105,510	104,310	103,233	102,280	101,385
Change over previous year		-888	-556	-943	-916	-1,063	-1,025	-1,226	-1,320	-1,453	-1,476	-1,410	-1,576	-1,559	-1,567	-1,496	-1,514	-1,537	-1,427	-1,409	-1,292	-1,201	-1,077	-953	-895
Number of jobs	91,526	88,864	88,484	87,842	87,646	87,343	87,060	86,629	86,125	85,109	84,078	83,093	81,991	80,901	79,806	78,760	77,702	76,628	75,631	74,646	73,743	72,904	72,151	71,485	70,860
Change over previous year		-2,661	-380	-643	-195	-303	-283	-430	-504	-1,016	-1,031	-985	-1,102	-1,089	-1,095	-1,046	-1,058	-1,074	-997	-985	-903	-839	-753	-666	-625

This report was compiled from a forecast produced on 11/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

E. Stable Population

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario E Pop Group Stable Population

Year beginning July 1st .....

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,391	1,402	1,413	1,421	1,429	1,435	1,441	1,445	1,447	1,447	1,448	1,393	1,392	1,390	1,388	1,334	1,332	1,330	1,276	1,275	1,275	1,274	1,275
Female	1,331	1,312	1,322	1,333	1,340	1,348	1,354	1,360	1,363	1,365	1,366	1,366	1,314	1,313	1,312	1,310	1,259	1,257	1,255	1,204	1,203	1,203	1,202	1,203
All Births	2,741	2,704	2,724	2,745	2,761	2,778	2,788	2,801	2,808	2,812	2,813	2,813	2,706	2,705	2,702	2,698	2,593	2,589	2,585	2,480	2,477	2,477	2,476	2,478
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input																								
Deaths																								
Male	1,466	1,423	1,383	1,391	1,399	1,360	1,368	1,376	1,382	1,389	1,395	1,401	1,408	1,414	1,420	1,425	1,430	1,434	1,485	1,488	1,491	1,494	1,496	1,548
Female	1,730	1,669	1,615	1,612	1,609	1,550	1,546	1,541	1,537	1,531	1,525	1,520	1,513	1,508	1,502	1,498	1,493	1,489	1,539	1,538	1,535	1,533	1,531	1,581
All deaths	3,196	3,092	2,998	3,003	3,007	2,911	2,914	2,917	2,918	2,920	2,921	2,921	2,921	2,922	2,922	2,923	2,923	2,924	3,025	3,025	3,026	3,027	3,027	3,129
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.8	83.7	81.7	79.7	77.7	75.8	73.8	71.9	70.0	68.2	66.4	66.8	65.1	63.5	62.0	60.5	61.0
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.7	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.0
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.8	84.0	83.9
Deaths input																								
In-migration from the UK																								
Male	3,688	4,223	4,214	4,180	4,202	4,176	4,153	4,176	4,152	4,155	4,132	4,136	4,143	4,150	4,155	4,131	4,182	4,188	4,191	4,220	4,249	4,247	4,246	4,294
Female	3,688	4,321	4,323	4,299	4,321	4,291	4,260	4,282	4,253	4,249	4,222	4,218	4,214	4,209	4,206	4,181	4,233	4,230	4,229	4,253	4,276	4,278	4,279	4,331
All	7,376	8,544	8,537	8,479	8,523	8,467	8,413	8,458	8,405	8,404	8,354	8,354	8,358	8,358	8,360	8,312	8,415	8,417	8,420	8,473	8,524	8,525	8,525	8,626
SMigR: males	27.9	32.0	31.8	31.5	31.7	31.5	31.3	31.6	31.6	31.8	31.8	32.1	32.4	32.7	33.0	33.0	33.6	33.8	34.0	34.3	34.7	34.8	34.8	35.3
SMigR: females	26.6	31.3	31.2	31.1	31.3	31.2	31.1	31.4	31.4	31.7	31.7	31.9	32.0	32.1	32.3	32.3	32.8	32.9	33.0	33.3	33.5	33.5	33.5	33.9
Migrants input																								
Out-migration to the UK																								
Male	3,915	3,747	3,794	3,767	3,794	3,822	3,804	3,832	3,810	3,814	3,792	3,797	3,757	3,765	3,771	3,749	3,748	3,749	3,699	3,672	3,695	3,688	3,683	3,676
Female	3,709	3,808	3,869	3,854	3,883	3,911	3,883	3,910	3,885	3,882	3,854	3,849	3,786	3,777	3,769	3,739	3,737	3,733	3,681	3,655	3,681	3,687	3,692	3,698
All	7,624	7,556	7,663	7,621	7,677	7,733	7,687	7,742	7,695	7,696	7,646	7,646	7,542	7,542	7,540	7,488	7,485	7,483	7,380	7,327	7,376	7,375	7,375	7,374
SMigR: males	29.6	28.4	28.7	28.4	28.6	28.8	28.7	29.0	29.0	29.2	29.2	29.5	29.4	29.7	29.9	29.9	30.1	30.3	30.0	29.9	30.2	30.2	30.2	30.2
SMigR: females	26.8	27.6	27.9	27.9	28.1	28.4	28.4	28.7	28.7	28.9	28.9	29.1	28.8	28.8	28.9	28.9	29.0	29.0	28.7	28.6	28.8	28.9	28.9	29.0
Migrants input																								
In-migration from Overseas																								
Male	201	200	200	200	201	201	201	201	201	201	201	201	201	201	201	201	200	200	200	200	200	200	200	200
Female	199	200	200	200	199	199	199	199	199	199	199	199	199	199	199	199	200	200	200	200	200	200	200	200
All	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
SMigR: males	22.2	22.3	22.1	22.0	21.9	21.9	22.0	22.1	22.2	22.5	22.7	23.0	23.3	23.6	23.8	24.1	24.4	24.6	24.8	24.9	25.0	25.2	25.2	25.3
SMigR: females	22.2	22.3	22.1	22.0	21.9	21.9	22.0	22.1	22.2	22.5	22.7	23.0	23.3	23.6	23.8	24.1	24.4	24.6	24.8	24.9	25.0	25.2	25.2	25.3
Migrants input																								
Out-migration to Overseas																								
Male	451	501	501	501	502	502	502	503	503	503	503	503	503	502	502	501	501	500	500	500	500	500	500	500
Female	449	499	499	499	498	498	498	497	497	497	497	497	497	498	498	499	499	500	500	500	500	500	500	500
All	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SMigR: males	50.0	55.7	55.3	55.0	54.8	54.8	54.9	55.2	55.6	56.1	56.8	57.5	58.2	58.9	59.6	60.3	60.9	61.4	61.9	62.3	62.6	62.9	63.1	63.3
SMigR: females	50.0	55.7	55.3	55.0	54.8	54.8	54.9	55.2	55.6	56.1	56.8	57.5	58.2	58.9	59.6	60.3	60.9	61.4	61.9	62.3	62.6	62.9	63.1	63.3
Migrants input																								
Migration - Net Flows																								
UK	-248	+989	+874	+858	+846	+733	+725	+716	+710	+708	+707	+708	+815	+817	+820	+825	+931	+935	+1,040	+1,145	+1,148	+1,149	+1,151	+1,251
Overseas	-500	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600
Summary of population change																								
Natural change	-455	-389	-274	-258	-246	-133	-125	-116	-110	-108	-107	-108	-215	-217	-220	-225	-331	-335	-440	-545	-548	-549	-551	-651
Net migration	-748	+389	+274	+258	+246	+133	+125	+116	+110	+108	+107	+108	+215	+217	+220	+225	+331	+335	+440	+545	+548	+549	+551	+651
Net change	-1,203	+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 estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,675	13,731	13,762	13,827	13,891	13,948	14,021	14,090	14,146	14,193	14,226	14,249	14,160	14,062	13,956	13,842	13,629	13,519	13,411	13,204	12,994	12,886	12,779	12,681
5-10	17,183	16,842	16,818	16,822	16,894	16,951	16,843	16,981	17,029	17,060	17,125	17,191	17,252	17,340	17,420	17,487	17,542	17,591	17,523	17,447	17,368	17,282	17,085	16,883	16,795
11-15	17,020	16,642	16,101	15,606	14,993	14,689	14,582	14,433	14,389	14,472	14,504	14,373	14,518	14,553	14,569	14,626	14,684	14,747	14,829	14,914	14,993	15,065	15,126	15,179	15,112
16-17	7,791	7,132	6,786	6,642	6,612	6,361	6,062	5,824	5,622	5,528	5,468	5,664	5,572	5,433	5,568	5,578	5,571	5,600	5,607	5,621	5,663	5,699	5,732	5,763	5,795
18-59Female, 64Male	152,520	152,090	152,183	151,501	150,899	150,261	149,590	148,713	147,613	146,324	145,026	143,659	142,104	140,776	139,103	137,525	136,054	134,647	133,214	131,881	130,776	129,680	128,785	128,214	127,770
60/65 -74	38,034	38,279	38,484	39,010	39,347	39,818	40,383	40,822	41,514	41,997	42,415	42,902	43,506	43,440	43,708	44,234	44,866	45,496	46,068	46,697	47,052	47,371	47,502	47,198	46,723
75-84	19,968	20,220	20,535	21,013	21,521	21,875	22,088	22,310	22,449	22,853	23,245	23,536	23,856	24,746	25,398	25,907	26,307	26,665	27,175	27,430	27,766	28,206	28,578	28,593	28,864
85+	7,101	7,220	7,462	7,744	8,007	8,254	8,603	8,996	9,394	9,720	10,125	10,549	11,043	11,651	12,273	12,788	13,234	13,724	14,165	14,700	15,279	15,804	16,404	17,492	18,360
Total	273,303	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100	272,100
Population impact of constraint																									
Number of persons		-448	+1,089	+874	+758	+646	+533	+425	+316	+210	+208	+107	+108	+115	+117	+120	+25	+31	+35	+40	+145	+48	+49	+51	+51
Housing																									
Number of households	118,116	118,345	119,085	119,818	120,476	121,135	121,901	122,668	123,392	124,042	124,642	125,237	125,876	126,498	126,987	127,504	127,941	128,489	128,975	129,343	129,736	130,110	130,504	130,853	131,138
Change over previous year		+230	+740	+733	+658	+659	+766	+766	+724	+651	+599	+595	+639	+622	+489	+517	+438	+547	+486	+368	+393	+374	+393	+349	+285
Concealed families	749	743	752	758	775	780	786	799	812	816	825	826	829	831	835	831	823	814	811	812	820	825	830	825	822
Number of dwellings	124,201	124,443	125,221	125,991	126,683	127,376	128,182	128,988	129,750	130,434	131,064	131,689	132,362	133,016	133,530	134,073	134,534	135,109	135,620	136,007	136,421	136,814	137,228	137,595	137,895
Change over previous year		+242	+778	+771	+692	+693	+806	+806	+762	+684	+630	+626	+672	+654	+514	+543	+460	+576	+511	+387	+413	+393	+414	+367	+300
Labour force																									
Size of labour force, persons	131,163	130,271	130,229	129,739	129,272	128,651	128,006	127,155	126,203	125,113	124,000	122,955	121,738	120,605	119,465	118,402	117,325	116,283	115,355	114,511	113,854	113,297	112,872	112,583	112,413
Change over previous year		-893	-41	-490	-467	-621	-645	-852	-952	-1,089	-1,113	-1,045	-1,217	-1,133	-1,140	-1,063	-1,077	-1,042	-928	-844	-657	-556	-425	-290	-170
Number of jobs	91,526	88,861	88,833	88,498	88,614	88,620	88,606	88,444	88,205	87,444	86,666	85,935	85,085	84,293	83,496	82,753	82,000	81,272	80,624	80,034	79,574	79,185	78,889	78,686	78,567
Change over previous year		-2,665	-28	-335	+116	+7	-14	-162	-238	-761	-778	-731	-851	-792	-796	-743	-753	-728	-648	-590	-460	-389	-297	-202	-119

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

G. Zero Job Growth

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario G Pop Group Zero Job Growth

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,392	1,410	1,431	1,450	1,470	1,488	1,509	1,527	1,545	1,560	1,576	1,530	1,543	1,554	1,564	1,515	1,522	1,530	1,476	1,481	1,488	1,494	1,501
Female	1,331	1,313	1,331	1,350	1,368	1,387	1,404	1,424	1,441	1,457	1,472	1,486	1,444	1,456	1,466	1,475	1,429	1,436	1,443	1,393	1,397	1,404	1,409	1,416
All Births	2,741	2,705	2,741	2,780	2,818	2,857	2,893	2,933	2,968	3,002	3,031	3,062	2,974	2,999	3,020	3,039	2,944	2,959	2,973	2,869	2,879	2,892	2,903	2,918
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input	*																							
Deaths																								
Male	1,466	1,423	1,384	1,393	1,402	1,365	1,374	1,384	1,392	1,402	1,410	1,419	1,428	1,437	1,445	1,452	1,460	1,467	1,521	1,526	1,532	1,537	1,542	1,598
Female	1,730	1,669	1,615	1,613	1,611	1,554	1,551	1,548	1,546	1,543	1,540	1,537	1,532	1,529	1,527	1,524	1,522	1,521	1,574	1,575	1,575	1,574	1,575	1,628
All deaths	3,196	3,091	2,999	3,006	3,013	2,920	2,926	2,933	2,939	2,944	2,950	2,955	2,961	2,966	2,971	2,976	2,983	2,988	3,096	3,102	3,106	3,112	3,116	3,226
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.9	83.7	81.7	79.7	77.7	75.8	73.8	71.9	70.0	68.2	66.4	66.8	65.1	63.6	62.1	60.6	61.1
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.5	83.4	81.2	79.0	76.7	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.0
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.9	84.0	83.9
Deaths input	*																							
In-migration from the UK																								
Male	3,576	4,565	4,558	4,551	4,550	4,551	4,554	4,555	4,556	4,559	4,561	4,565	4,572	4,579	4,584	4,585	4,586	4,592	4,595	4,599	4,603	4,602	4,602	4,601
Female	3,576	4,671	4,679	4,685	4,686	4,685	4,682	4,682	4,680	4,677	4,675	4,671	4,664	4,657	4,652	4,651	4,651	4,645	4,641	4,637	4,633	4,635	4,634	4,635
All	7,151	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236	9,236
SMigR: males	27.1	34.6	34.3	34.0	33.8	33.7	33.6	33.5	33.5	33.5	33.5	33.6	33.6	33.7	33.8	33.8	33.7	33.8	33.7	33.7	33.7	33.6	33.5	33.3
SMigR: females	25.8	33.8	33.7	33.6	33.5	33.5	33.4	33.4	33.4	33.5	33.5	33.4	33.4	33.3	33.2	33.2	33.1	33.0	32.9	32.8	32.6	32.5	32.4	32.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																								
Male	4,031	4,017	4,010	3,953	3,952	3,951	3,906	3,906	3,859	3,862	3,816	3,822	3,784	3,794	3,802	3,757	3,758	3,762	3,715	3,716	3,715	3,709	3,705	3,699
Female	3,818	4,083	4,090	4,047	4,048	4,049	3,994	3,994	3,941	3,938	3,884	3,878	3,816	3,806	3,798	3,743	3,742	3,738	3,685	3,684	3,685	3,691	3,695	3,701
All	7,849	8,100	8,100	8,000	8,000	8,000	7,900	7,900	7,800	7,800	7,700	7,700	7,600	7,600	7,600	7,500	7,500	7,500	7,400	7,400	7,400	7,400	7,400	7,400
SMigR: males	30.5	30.5	30.2	29.6	29.4	29.2	28.8	28.7	28.3	28.3	28.0	28.1	27.8	27.9	28.0	27.7	27.7	27.7	27.3	27.2	27.2	27.1	26.9	26.8
SMigR: females	27.6	29.5	29.4	29.0	29.0	28.9	28.5	28.5	28.2	28.2	27.8	27.8	27.3	27.2	27.1	26.7	26.6	26.6	26.1	26.0	26.0	25.9	25.8	25.7
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																								
Male	426	426	426	426	426	426	427	427	427	427	427	427	427	426	426	425	425	424	424	424	424	424	424	424
Female	424	424	424	424	424	424	423	423	423	423	423	423	423	424	424	425	425	426	426	426	426	426	426	426
All	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850
SMigR: males	47.2	47.3	46.8	46.3	45.9	45.5	45.4	45.3	45.3	45.5	45.7	45.9	46.1	46.4	46.6	46.8	47.0	47.1	47.2	47.2	47.2	47.1	47.0	46.9
SMigR: females	47.2	47.3	46.8	46.3	45.9	45.5	45.4	45.3	45.3	45.5	45.7	45.9	46.1	46.4	46.6	46.8	47.0	47.1	47.2	47.2	47.2	47.1	47.0	46.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																								
Male	451	501	501	501	501	502	502	502	502	502	503	502	502	502	501	500	500	499	499	499	498	498	499	498
Female	449	499	499	499	499	498	498	498	498	498	497	498	498	498	499	500	500	501	501	501	502	502	501	502
All	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SMigR: males	50.0	55.7	55.0	54.5	54.0	53.6	53.4	53.3	53.3	53.5	53.7	54.0	54.3	54.6	54.8	55.1	55.3	55.4	55.5	55.5	55.5	55.4	55.3	55.2
SMigR: females	50.0	55.7	55.0	54.5	54.0	53.6	53.4	53.3	53.3	53.5	53.7	54.0	54.3	54.6	54.8	55.1	55.3	55.4	55.5	55.5	55.5	55.4	55.3	55.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																								
UK	-698	+1,136	+1,136	+1,236	+1,236	+1,236	+1,336	+1,336	+1,436	+1,436	+1,536	+1,536	+1,636	+1,636	+1,636	+1,736	+1,736	+1,736	+1,836	+1,836	+1,836	+1,836	+1,836	+1,836
Overseas	-50	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150
Summary of population change																								
Natural change	-455	-386	-258	-226	-195	-63	-33	+1	+29	+57	+82	+106	+13	+33	+49	+62	-39	-29	-123	-233	-228	-220	-214	-308
Net migration	-748	+986	+986	+1,086	+1,086	+1,086	+1,186	+1,186	+1,286	+1,286	+1,386	+1,386	+1,486	+1,486	+1,486	+1,586	+1,586	+1,586	+1,686	+1,686	+1,686	+1,686	+1,686	+1,686
Net change	-1,203	+600	+729	+860	+891	+1,023	+1,153	+1,187	+1,316	+1,344	+1,468	+1,493	+1,499	+1,519	+1,535	+1,649	+1,547	+1,557	+1,563	+1,453	+1,459	+1,466	+1,473	+1,378

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,669	13,768	13,857	13,996	14,144	14,306	14,502	14,701	14,900	15,092	15,281	15,460	15,514	15,554	15,576	15,591	15,475	15,466	15,449	15,301	15,139	15,090	15,034	14,976
5-10	17,183	16,838	16,852	16,901	17,030	17,146	17,105	17,326	17,467	17,608	17,797	18,005	18,226	18,488	18,749	19,003	19,255	19,497	19,604	19,698	19,775	19,835	19,757	19,659	19,674
11-15	17,020	16,643	16,132	15,670	15,092	14,823	14,756	14,652	14,655	14,796	14,889	14,824	15,047	15,162	15,266	15,426	15,603	15,797	16,024	16,262	16,496	16,726	16,946	17,160	17,229
16-17	7,791	7,125	6,777	6,646	6,637	6,405	6,125	5,905	5,720	5,647	5,608	5,834	5,762	5,641	5,810	5,851	5,878	5,939	5,979	6,037	6,128	6,221	6,313	6,405	6,499
18-59Female, 64Male	152,520	152,130	152,675	152,520	152,529	152,518	152,559	152,473	152,174	151,757	151,337	150,916	150,304	149,923	149,182	148,540	148,075	147,606	147,110	146,712	146,483	146,274	146,284	146,643	147,083
60/65 -74	38,034	38,269	38,502	39,062	39,438	39,948	40,560	41,054	41,802	42,350	42,833	43,393	44,074	44,079	44,423	45,033	45,758	46,478	47,145	47,875	48,322	48,735	48,962	48,745	48,350
75-84	19,968	20,210	20,535	21,027	21,555	21,930	22,168	22,419	22,587	23,024	23,451	23,780	24,137	25,070	25,763	26,311	26,753	27,150	27,701	27,994	28,365	28,843	29,254	29,300	29,606
85+	7,101	7,216	7,460	7,746	8,014	8,267	8,625	9,028	9,438	9,778	10,197	10,639	11,154	11,787	12,436	12,978	13,454	13,972	14,442	15,008	15,618	16,174	16,807	17,940	18,847
Total	273,303	272,100	272,700	273,429	274,290	275,181	276,204	277,358	278,544	279,860	281,204	282,672	284,165	285,664	287,183	288,718	290,367	291,914	293,471	295,034	296,488	297,946	299,413	300,885	302,263
Population impact of constraint																									
Number of persons		-898																							
Housing																									
Number of households	118,116	118,322	119,280	120,281	121,260	122,257	123,424	124,649	125,850	127,030	128,175	129,378	130,648	131,911	133,043	134,212	135,349	136,572	137,741	138,781	139,809	140,820	141,858	142,839	143,715
Change over previous year		+207	+958	+1,001	+979	+997	+1,167	+1,225	+1,201	+1,180	+1,145	+1,202	+1,270	+1,263	+1,132	+1,169	+1,138	+1,223	+1,168	+1,040	+1,028	+1,011	+1,038	+981	+875
Concealed families	749	744	756	767	789	800	813	833	854	866	883	891	903	913	923	926	923	918	920	926	940	949	959	957	958
Number of dwellings	124,201	124,419	125,426	126,479	127,508	128,556	129,783	131,071	132,335	133,576	134,780	136,044	137,379	138,708	139,898	141,127	142,323	143,609	144,838	145,932	147,013	148,076	149,167	150,199	151,119
Change over previous year		+217	+1,007	+1,053	+1,029	+1,048	+1,227	+1,288	+1,263	+1,241	+1,204	+1,264	+1,335	+1,329	+1,190	+1,229	+1,196	+1,286	+1,229	+1,094	+1,081	+1,063	+1,092	+1,032	+920
Labour force																									
Size of labour force, persons	131,163	130,298	130,632	130,591	130,648	130,562	130,525	130,347	130,077	129,731	129,362	129,122	128,705	128,371	128,030	127,767	127,545	127,298	127,168	127,130	127,236	127,458	127,827	128,351	128,955
Change over previous year		-865	+334	-41	+56	-85	-38	-178	-269	-347	-369	-239	-417	-335	-341	-263	-223	-247	-129	-38	+106	+222	+369	+524	+604
Number of jobs	91,526	88,880	89,108	89,080	89,557	89,937	90,349	90,664	90,913	90,671	90,413	90,246	89,954	89,721	89,482	89,299	89,143	88,970	88,880	88,853	88,927	89,082	89,341	89,706	90,129
Change over previous year		-2,646	+228	-28	+477	+380	+412	+315	+249	-242	-258	-167	-291	-234	-238	-184	-156	-173	-90	-27	+74	+155	+258	+366	+422

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

H. Past Trends Job Growth

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario H Pop Group Past Trends Job Growth

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,392	1,402	1,414	1,425	1,436	1,446	1,459	1,468	1,477	1,485	1,493	1,444	1,451	1,456	1,460	1,411	1,414	1,417	1,365	1,366	1,370	1,372	1,375
Female	1,331	1,313	1,323	1,334	1,345	1,355	1,364	1,376	1,385	1,394	1,401	1,409	1,362	1,369	1,373	1,378	1,331	1,334	1,337	1,287	1,289	1,292	1,294	1,298
All Births	2,741	2,705	2,725	2,748	2,770	2,792	2,811	2,835	2,853	2,871	2,886	2,902	2,806	2,819	2,829	2,838	2,741	2,748	2,754	2,652	2,655	2,662	2,666	2,673
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input	.																							
Deaths																								
Male	1,466	1,423	1,383	1,391	1,398	1,360	1,368	1,376	1,383	1,391	1,398	1,405	1,414	1,421	1,427	1,433	1,440	1,445	1,498	1,501	1,505	1,509	1,512	1,565
Female	1,730	1,669	1,614	1,610	1,607	1,549	1,544	1,540	1,536	1,531	1,527	1,523	1,517	1,513	1,509	1,505	1,502	1,500	1,551	1,551	1,549	1,547	1,547	1,598
All deaths	3,196	3,091	2,996	3,001	3,005	2,909	2,912	2,916	2,919	2,923	2,925	2,928	2,931	2,934	2,936	2,939	2,942	2,945	3,049	3,052	3,054	3,057	3,059	3,163
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.9	83.7	81.7	79.7	77.7	75.8	73.8	71.9	70.0	68.2	66.4	66.8	65.1	63.5	62.1	60.5	61.1
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.7	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.0
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.8	84.0	83.9
Deaths input	.																							
In-migration from the UK																								
Male	3,613	4,319	4,312	4,308	4,307	4,309	4,313	4,314	4,316	4,319	4,321	4,325	4,330	4,337	4,341	4,341	4,341	4,346	4,349	4,352	4,355	4,354	4,353	4,352
Female	3,613	4,418	4,424	4,429	4,429	4,427	4,424	4,423	4,421	4,418	4,416	4,412	4,406	4,400	4,396	4,396	4,396	4,391	4,388	4,385	4,381	4,383	4,384	4,385
All	7,226	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737	8,737
SMigR: males	27.3	32.7	32.6	32.5	32.4	32.4	32.4	32.4	32.5	32.6	32.8	32.9	33.1	33.2	33.4	33.5	33.6	33.7	33.7	33.8	33.9	33.9	33.8	33.8
SMigR: females	26.1	32.0	32.0	32.0	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.8	32.8	32.9	32.9	32.9	32.9	32.8	32.8	32.7	32.7	32.6
Migrants input	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Out-migration to the UK																								
Male	3,992	4,017	4,011	3,955	3,954	3,955	3,910	3,910	3,863	3,866	3,819	3,825	3,786	3,795	3,803	3,757	3,758	3,761	3,713	3,713	3,712	3,706	3,701	3,695
Female	3,782	4,083	4,089	4,045	4,046	4,045	3,990	3,990	3,937	3,934	3,881	3,875	3,814	3,805	3,797	3,743	3,742	3,739	3,687	3,687	3,688	3,694	3,699	3,705
All	7,774	8,100	8,100	8,000	8,000	8,000	7,900	7,900	7,800	7,800	7,700	7,700	7,600	7,600	7,600	7,500	7,500	7,500	7,400	7,400	7,400	7,400	7,400	7,400
SMigR: males	30.2	30.5	30.3	29.8	29.7	29.7	29.3	29.4	29.1	29.2	29.0	29.1	28.9	29.1	29.3	29.0	29.1	29.1	28.8	28.8	28.9	28.8	28.8	28.7
SMigR: females	27.3	29.5	29.5	29.2	29.3	29.3	29.0	29.1	28.8	29.0	28.7	28.7	28.4	28.3	28.3	28.0	28.0	28.0	27.6	27.6	27.6	27.6	27.6	27.5
Migrants input	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
In-migration from Overseas																								
Male	351	351	351	351	351	351	352	352	352	352	352	352	352	352	351	351	350	350	350	350	350	350	350	350
Female	349	349	349	349	349	349	348	348	348	348	348	348	348	348	349	349	350	350	350	350	350	350	350	350
All	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
SMigR: males	38.9	39.0	38.7	38.5	38.3	38.2	38.2	38.3	38.4	38.7	39.0	39.3	39.7	40.0	40.3	40.6	40.9	41.1	41.3	41.4	41.5	41.6	41.6	41.7
SMigR: females	38.9	39.0	38.7	38.5	38.3	38.2	38.2	38.3	38.4	38.7	39.0	39.3	39.7	40.0	40.3	40.6	40.9	41.1	41.3	41.4	41.5	41.6	41.6	41.7
Migrants input	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Out-migration to Overseas																								
Male	451	501	501	501	502	502	502	503	503	503	503	503	503	502	502	501	501	500	500	500	499	499	499	499
Female	449	499	499	499	498	498	498	497	497	497	497	497	497	498	498	499	499	500	500	500	501	501	501	501
All	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SMigR: males	50.0	55.7	55.3	55.0	54.7	54.5	54.5	54.7	54.9	55.3	55.7	56.1	56.6	57.1	57.6	58.0	58.4	58.7	59.0	59.2	59.3	59.4	59.5	59.5
SMigR: females	50.0	55.7	55.3	55.0	54.7	54.5	54.5	54.7	54.9	55.3	55.7	56.1	56.6	57.1	57.6	58.0	58.4	58.7	59.0	59.2	59.3	59.4	59.5	59.5
Migrants input	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Migration - Net Flows																								
UK	-548	+637	+637	+737	+737	+737	+837	+837	+937	+937	+1,037	+1,037	+1,137	+1,137	+1,137	+1,237	+1,237	+1,237	+1,337	+1,337	+1,337	+1,337	+1,337	+1,337
Overseas	-200	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300
Summary of population change																								
Natural change	-455	-387	-271	-252	-235	-117	-101	-82	-66	-52	-40	-27	-125	-114	-107	-101	-201	-197	-295	-400	-399	-395	-393	-490
Net migration	-748	+337	+437	+437	+437	+437	+537	+537	+637	+637	+737	+737	+837	+837	+837	+937	+937	+937	+1,037	+1,037	+1,037	+1,037	+1,037	+1,037
Net change	-1,203	-50	+166	+184	+202	+320	+436	+455	+571	+585	+697	+710	+712	+722	+730	+836	+736	+740	+742	+637	+638	+642	+644	+547

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
0-4	13,686	13,671	13,723	13,758	13,838	13,920	14,007	14,120	14,235	14,350	14,459	14,565	14,665	14,648	14,623	14,585	14,545	14,389	14,336	14,280	14,108	13,925	13,849	13,767
5-10	17,183	16,839	16,812	16,818	16,901	16,968	16,876	17,040	17,120	17,191	17,302	17,425	17,551	17,710	17,867	18,016	18,164	18,305	18,323	18,334	18,332	18,320	18,186	18,040
11-15	17,020	16,643	16,101	15,610	15,005	14,709	14,613	14,481	14,452	14,556	14,610	14,505	14,680	14,748	14,799	14,897	15,004	15,118	15,257	15,404	15,547	15,686	15,818	15,944
16-17	7,791	7,127	6,765	6,621	6,599	6,355	6,065	5,836	5,642	5,558	5,507	5,717	5,636	5,504	5,650	5,672	5,682	5,724	5,746	5,777	5,834	5,891	5,947	6,002
18-59Female, 64Male	152,520	152,117	152,203	151,585	151,125	150,641	150,205	149,641	148,864	147,970	147,071	146,171	145,082	144,219	143,005	141,884	140,936	139,983	139,002	138,118	137,399	136,690	136,188	136,020
60/65 -74	38,034	38,272	38,470	38,994	39,335	39,809	40,385	40,844	41,555	42,066	42,513	43,036	43,678	43,649	43,953	44,520	45,199	45,869	46,483	47,156	47,547	47,902	48,069	47,796
75-84	19,968	20,214	20,521	20,995	21,504	21,860	22,079	22,311	22,459	22,876	23,281	23,590	23,926	24,834	25,503	26,029	26,449	26,825	27,353	27,625	27,975	28,430	28,817	28,844
85+	7,101	7,217	7,455	7,734	7,995	8,241	8,590	8,985	9,385	9,716	10,125	10,556	11,058	11,676	12,309	12,836	13,296	13,798	14,251	14,799	15,389	15,925	16,537	17,640
Total	273,303	272,100	272,050	272,116	272,300	272,502	272,822	273,257	273,712	274,283	274,868	275,565	276,275	276,987	277,710	278,439	279,275	280,011	280,751	281,493	282,130	282,769	283,410	284,054
Population impact of constraint																								
Number of persons		-748																						
Housing																								
Number of households	118,116	118,330	119,046	119,798	120,520	121,250	122,136	123,071	123,973	124,849	125,681	126,560	127,495	128,419	129,211	130,035	130,825	131,691	132,499	133,184	133,854	134,504	135,176	135,798
Change over previous year		+214	+716	+752	+722	+730	+886	+935	+903	+876	+833	+878	+935	+923	+792	+824	+790	+866	+808	+685	+670	+650	+672	+622
Concealed families	749	744	752	759	777	784	793	808	824	832	845	850	857	864	871	871	866	859	859	863	874	881	888	884
Number of dwellings	124,201	124,427	125,180	125,971	126,729	127,497	128,429	129,412	130,361	131,281	132,157	133,081	134,064	135,035	135,869	136,735	137,566	138,476	139,326	140,046	140,751	141,434	142,141	142,795
Change over previous year		+225	+753	+790	+759	+768	+932	+983	+949	+921	+876	+924	+984	+971	+833	+867	+830	+911	+850	+720	+705	+683	+707	+654
Labour force																								
Size of labour force, persons	131,163	130,289	130,234	129,799	129,457	128,970	128,527	127,942	127,266	126,513	125,738	125,091	124,270	123,530	122,782	122,110	121,477	120,820	120,279	119,821	119,496	119,277	119,197	119,260
Change over previous year		-874	-55	-435	-343	-487	-443	-584	-677	-753	-775	-647	-820	-741	-748	-672	-633	-657	-542	-458	-325	-218	-80	+63
Number of jobs	91,526	88,873	88,836	88,539	88,740	88,840	88,966	88,991	88,948	88,422	87,880	87,428	86,855	86,337	85,814	85,344	84,902	84,443	84,065	83,745	83,518	83,365	83,309	83,353
Change over previous year		-2,652	-37	-297	+201	+99	+126	+25	-43	-526	-542	-452	-573	-518	-523	-470	-442	-459	-379	-320	-227	-153	-56	+44

This report was compiled from a forecast produced on 02/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

I. National Rates of Unemployment

Population Estimates and Forecasts

Sefton

Components of Population Change

Sefton Sub Group

Scenario I Pop Group Employment Led National Rates

Year beginning July 1st ……..

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*
Births																								
Male	1,410	1,391	1,389	1,389	1,388	1,388	1,386	1,388	1,388	1,388	1,386	1,386	1,334	1,334	1,333	1,332	1,282	1,282	1,281	1,231	1,230	1,231	1,231	1,233
Female	1,331	1,312	1,310	1,310	1,309	1,309	1,308	1,309	1,309	1,309	1,308	1,308	1,258	1,258	1,257	1,256	1,209	1,209	1,209	1,162	1,161	1,162	1,162	1,163
All Births	2,741	2,704	2,699	2,699	2,697	2,697	2,694	2,696	2,696	2,697	2,694	2,694	2,592	2,592	2,590	2,588	2,491	2,491	2,490	2,393	2,391	2,393	2,393	2,395
TFR	1.89	1.88	1.88	1.87	1.87	1.86	1.85	1.84	1.84	1.83	1.83	1.83	1.77	1.78	1.80	1.82	1.77	1.80	1.82	1.77	1.80	1.82	1.84	1.86
Births input																								
Deaths																								
Male	1,466	1,423	1,381	1,387	1,392	1,353	1,359	1,366	1,371	1,378	1,383	1,389	1,396	1,402	1,407	1,411	1,416	1,420	1,471	1,473	1,476	1,479	1,481	1,532
Female	1,730	1,669	1,612	1,606	1,601	1,541	1,535	1,529	1,524	1,518	1,512	1,507	1,499	1,494	1,489	1,484	1,479	1,476	1,525	1,524	1,521	1,518	1,516	1,566
All deaths	3,196	3,092	2,992	2,993	2,993	2,894	2,894	2,895	2,895	2,896	2,895	2,896	2,895	2,896	2,895	2,895	2,896	2,896	2,996	2,997	2,996	2,997	2,997	3,098
SMR: males	110.8	105.2	99.6	97.5	95.3	90.1	88.0	85.8	83.7	81.7	79.7	77.7	75.7	73.8	71.9	70.0	68.2	66.4	66.7	65.1	63.5	62.0	60.5	61.0
SMR: females	110.8	105.7	100.6	98.9	97.1	92.0	89.9	87.7	85.6	83.4	81.2	79.0	76.8	74.6	72.5	70.4	68.3	66.2	66.4	64.5	62.8	61.2	59.6	60.1
SMR: male & female	110.8	105.4	100.1	98.2	96.2	91.1	89.0	86.8	84.7	82.6	80.5	78.4	76.3	74.2	72.2	70.2	68.2	66.3	66.6	64.8	63.2	61.6	60.1	60.5
Expectation of life	79.9	80.3	80.7	80.9	81.0	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.8	82.9	83.1	83.3	83.4	83.4	83.5	83.7	83.8	84.0	83.9
Deaths input																								
In-migration from the UK																								
Male	3,688	3,954	4,000	3,997	4,047	4,050	4,055	4,105	4,107	4,110	4,111	4,114	4,119	4,124	4,127	4,126	4,175	4,179	4,181	4,183	4,235	4,232	4,231	4,279
Female	3,688	4,046	4,100	4,103	4,153	4,150	4,145	4,195	4,193	4,190	4,189	4,186	4,181	4,176	4,173	4,174	4,225	4,221	4,219	4,217	4,265	4,268	4,269	4,321
All	7,376	8,000	8,100	8,100	8,200	8,200	8,200	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,400	8,400	8,400	8,400	8,500	8,500	8,500	8,600
SMigR: males	27.9	30.0	30.4	30.5	31.0	31.1	31.3	31.8	32.0	32.3	32.6	32.9	33.2	33.4	33.7	33.9	34.5	34.8	34.9	35.1	35.7	35.7	35.8	36.3
SMigR: females	26.6	29.3	29.8	30.0	30.6	30.8	31.0	31.6	31.8	32.1	32.3	32.5	32.7	32.8	33.0	33.2	33.7	33.8	33.9	34.0	34.4	34.5	34.5	34.9
Migrants input																								
Out-migration to the UK																								
Male	3,915	4,017	4,012	3,958	3,958	3,959	3,915	3,915	3,867	3,870	3,822	3,827	3,787	3,795	3,801	3,754	3,754	3,755	3,706	3,706	3,704	3,697	3,692	3,686
Female	3,709	4,083	4,088	4,042	4,042	4,041	3,985	3,985	3,933	3,930	3,878	3,873	3,813	3,805	3,799	3,746	3,746	3,745	3,694	3,694	3,696	3,703	3,708	3,714
All	7,624	8,100	8,100	8,000	8,000	8,000	7,900	7,900	7,800	7,800	7,700	7,700	7,600	7,600	7,600	7,500	7,500	7,500	7,400	7,400	7,400	7,400	7,400	7,400
SMigR: males	29.6	30.5	30.5	30.2	30.3	30.4	30.2	30.4	30.2	30.4	30.3	30.6	30.5	30.8	31.0	30.9	31.1	31.2	31.0	31.1	31.2	31.2	31.2	31.3
SMigR: females	26.8	29.5	29.7	29.6	29.8	30.0	29.8	30.0	29.9	30.1	29.9	30.1	29.8	29.9	30.0	29.8	29.9	30.0	29.7	29.8	29.8	29.9	30.0	30.0
Migrants input																								
In-migration from Overseas																								
Male	201	200	201	201	201	201	201	201	202	202	202	202	201	201	201	201	201	200	200	200	200	200	200	200
Female	199	200	199	199	199	199	199	199	198	198	198	198	199	199	199	199	199	200	200	200	200	200	200	200
All	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
SMigR: males	22.2	22.3	22.3	22.3	22.3	22.4	22.5	22.7	22.9	23.1	23.4	23.7	24.0	24.3	24.6	24.9	25.2	25.4	25.6	25.7	25.9	26.0	26.1	26.2
SMigR: females	22.2	22.3	22.3	22.3	22.3	22.4	22.5	22.7	22.9	23.1	23.4	23.7	24.0	24.3	24.6	24.9	25.2	25.4	25.6	25.7	25.9	26.0	26.1	26.2
Migrants input																								
Out-migration to Overseas																								
Male	451	501	501	502	502	503	503	503	504	504	504	504	504	503	502	502	501	501	501	500	500	500	500	500
Female	449	499	499	498	498	497	497	497	496	496	496	496	496	497	498	498	499	499	499	500	500	500	500	500
All	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SMigR: males	50.0	55.7	55.7	55.8	55.8	56.0	56.3	56.7	57.3	57.9	58.6	59.3	60.1	60.8	61.5	62.3	62.9	63.4	63.9	64.3	64.7	65.0	65.3	65.5
SMigR: females	50.0	55.7	55.7	55.8	55.8	56.0	56.3	56.7	57.3	57.9	58.6	59.3	60.1	60.8	61.5	62.3	62.9	63.4	63.9	64.3	64.7	65.0	65.3	65.5
Migrants input																								
Migration - Net Flows																								
UK	-248	-100	0	+100	+200	+200	+300	+400	+500	+500	+600	+600	+700	+700	+700	+800	+900	+900	+1,000	+1,000	+1,100	+1,100	+1,100	+1,200
Overseas	-500	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600
Summary of population change																								
Natural change	-455	-389	-293	-294	-297	-197	-200	-198	-199	-199	-201	-201	-303	-303	-305	-307	-405	-405	-506	-604	-606	-604	-604	-702
Net migration	-748	-700	-600	-500	-400	-400	-300	-200	-100	-100	0	+0	+100	+100	+100	+200	+300	+300	+400	+400	+500	+500	+500	+600
Net change	-1,203	-1,089	-893	-794	-697	-597	-500	-398	-299	-299	-201	-201	-203	-203	-205	-107	-105	-105	-106	-204	-106	-104	-104	-102

Summary of Population estimates/forecasts

Population at mid-year

	2009	*2010*	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*
0-4	13,686	13,675	13,653	13,612	13,605	13,597	13,584	13,587	13,600	13,614	13,625	13,636	13,645	13,552	13,456	13,354	13,256	13,065	12,974	12,886	12,697	12,511	12,422	12,330	12,245
5-10	17,183	16,842	16,751	16,695	16,711	16,714	16,559	16,650	16,654	16,641	16,657	16,675	16,684	16,717	16,749	16,776	16,805	16,838	16,765	16,692	16,614	16,541	16,366	16,187	16,120
11-15	17,020	16,642	16,052	15,520	14,878	14,546	14,414	14,245	14,178	14,239	14,245	14,093	14,211	14,224	14,212	14,235	14,256	14,276	14,311	14,355	14,395	14,440	14,480	14,521	14,454
16-17	7,791	7,132	6,748	6,583	6,541	6,282	5,980	5,740	5,536	5,439	5,376	5,566	5,473	5,328	5,448	5,447	5,435	5,458	5,460	5,460	5,476	5,493	5,509	5,525	5,545
18-59Female, 64Male	152,520	152,090	151,437	150,142	148,997	147,892	146,829	145,638	144,302	142,851	141,393	139,936	138,291	136,867	135,103	133,426	131,914	130,464	128,984	127,602	126,377	125,214	124,245	123,591	123,059
60/65 -74	38,034	38,279	38,422	38,897	39,189	39,622	40,153	40,567	41,238	41,709	42,116	42,598	43,193	43,122	43,378	43,890	44,513	45,128	45,683	46,292	46,620	46,918	47,024	46,696	46,196
75-84	19,968	20,220	20,501	20,951	21,434	21,767	21,964	22,173	22,302	22,697	23,081	23,369	23,685	24,567	25,213	25,716	26,114	26,472	26,980	27,235	27,566	28,004	28,374	28,388	28,656
85+	7,101	7,220	7,448	7,718	7,969	8,207	8,546	8,930	9,321	9,642	10,040	10,460	10,948	11,550	12,166	12,675	13,119	13,605	14,043	14,574	15,146	15,666	16,261	17,340	18,201
Total	273,303	272,100	271,011	270,118	269,324	268,627	268,030	267,530	267,131	266,833	266,534	266,332	266,131	265,928	265,724	265,519	265,412	265,307	265,201	265,096	264,892	264,786	264,682	264,578	264,476
Population impact of constraint																									
Number of persons		-448																							
Housing																									
Number of households	118,116	118,345	118,679	119,073	119,425	119,809	120,330	120,887	121,440	121,960	122,428	122,928	123,472	123,998	124,396	124,820	125,205	125,696	126,128	126,444	126,743	127,061	127,397	127,692	127,922
Change over previous year		+230	+334	+394	+352	+385	+521	+557	+553	+520	+469	+500	+544	+526	+397	+424	+385	+492	+431	+316	+299	+318	+336	+295	+230
Concealed families	749	743	746	747	759	761	764	773	784	787	795	795	798	801	804	801	794	786	785	786	794	799	804	799	796
Number of dwellings	124,201	124,443	124,794	125,208	125,578	125,982	126,530	127,115	127,697	128,244	128,736	129,262	129,834	130,387	130,805	131,251	131,656	132,173	132,626	132,958	133,273	133,608	133,962	134,272	134,513
Change over previous year		+242	+351	+414	+370	+404	+548	+585	+582	+547	+493	+526	+572	+553	+418	+446	+405	+517	+453	+332	+314	+335	+354	+310	+242
Labour force																									
Size of labour force, persons	131,163	130,271	129,590	128,578	127,653	126,638	125,663	124,545	123,393	122,166	120,918	119,796	118,506	117,293	116,071	114,922	113,812	112,735	111,770	110,878	110,106	109,482	108,987	108,622	108,374
Change over previous year		-893	-681	-1,011	-925	-1,015	-976	-1,117	-1,153	-1,226	-1,248	-1,122	-1,290	-1,213	-1,222	-1,149	-1,110	-1,077	-966	-892	-772	-624	-495	-365	-249
Number of jobs	91,526	88,861	88,396	87,707	87,504	87,234	86,984	86,629	86,241	85,445	84,632	83,906	83,062	82,270	81,471	80,721	79,998	79,298	78,618	77,991	77,448	77,009	76,661	76,404	76,229
Change over previous year		-2,665	-465	-690	-202	-270	-250	-355	-387	-796	-813	-726	-844	-792	-799	-749	-723	-701	-679	-627	-543	-439	-348	-257	-175

This report was compiled from a forecast produced on 01/02/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Appendix 3 Sefton Sub-Districts Constraints and Opportunities

Southport

Opportunities	Constraints
• Good range and mix of housing: quality, type and tenure – it is a desirable area; • Good public transport in most areas and links to the south; • Good access to high quality coast and countryside; • Town Lane – major development opportunity for housing and employment although physical constraints – developer now in place and planning application expected before mid-2011; • Southport Hospital site, Town Lane – mixed tenure scheme being promoted to provide some key worker housing and affordable housing; and • Proposed new Switch Island – Thornton link road should help improve access between Southport and the motorway network to the south.	• Southport's hinterland is in West Lancashire. Limited opportunities to expand town's boundaries; • Poor ground conditions in much of Southport requiring expensive (piled) foundations adding to the development costs; • New sea wall may not be adequate to cope with climate change – only suitable for 1 in a 20 year intensity, not 1 in 50 as planned; • Poor access to motorway network and indirect access to west coast main railway line; • Lack of employment land apart from Southport Business Park – latter only suitable for B1 (offices / research & development) uses; • Lack of affordable housing – a significant and growing need. Problem exacerbated by lack of sites suitable for 15+ dwellings which triggers provision; • Migrant workers could increase the pressure on the existing housing stock; • 3,500 existing properties at risk of flooding (tidal and fluvial) in north Southport. Flood zones and tight eastern boundary limit scope for further expansion; • Large stock of back land industry providing local employment is at risk from housing redevelopment pressures; and • A large number of local jobs are low paid. This, combined with high house prices mean that many young people are leaving the area.

Formby

Opportunities	Constraints
• Popular residential area but limited scope for further infill, and lack of large sites. House prices are 25% higher than the Sefton average, but incomes and savings are also higher; • Good access to urban and rural recreation opportunities. Residents consider the quality of provision to be good; and • An affluent area – the majority is in the 20% least deprived SOAs nationally; none in 20% most deprived wards.	• Lack of local employment provision, apart from the nearby Formby Industrial Estate, results in large numbers of commuters to Bootle and Liverpool, with lesser flows to Southport, Ormskirk and Kirkby; • Lack of frequent bus service and local facilities in rural area encourages use of the car. c.50% of Formby is more than 10 minutes walk from frequent bus routes/rail station; • Average house prices in all areas have doubled since 2000 and are above the Sefton average. This is likely to lead to a greater demand for affordable housing in the area; • Areas along River Alt and its tributaries are at risk of flooding; • Little affordable and suitable housing which young people can afford, leading to increasingly aged population; • Formby By-pass acts as a physical barrier for pedestrian and cyclists to cross; and • Limited room to grow – surrounded by areas at risk of flooding and important nature conservation sites.

Maghull/Aintree (South East Parishes, 10 Parishes)

Opportunities	Constraints
• Good motorway link to east; • Thornton – Switch Island link will relieve use of rural roads as 'rat run', and has potential to provide link to port access road improvements; • Close to major employment locations in Aintree and Netherton; • Popular residential area but limited scope for further infill, and lack of large sites. House prices are higher than the Sefton average, but incomes and savings are also higher; and • Good access to urban and rural recreation opportunities. Residents consider the quality of the provision to be good.	• Lack of direct rail access to Bootle from Maghull; • Lack of frequent bus service and local facilities in rural area encourages use of the car; • Average house prices in all areas have doubled since 2000 and are above the Sefton average. This is likely to lead to a greater demand for affordable housing in the area; • Area along River Alt and its tributaries is at risk of flooding; • Lack of local employment provision results in large numbers of commuters to Bootle and Liverpool; • Studies indicate 5% of Sefton's need for affordable housing requirements is required in this area, but there are few large sites to accommodate this. Lack of rented housing; • Increase in housing prices relative to incomes likely to increase the need for affordable housing; • Lack of local employment and lack of direct rail link to Bootle means that commuting by car will remain the norm; • High proportion of Grade 1 agricultural land around Maghull and Aintree; • Growth of port likely to lead to significant growth in HGV traffic through the area, especially along A5036 (Dunning Bridge Road) and through Aintree; and • Narrow green belt to north, south and east –restricts opportunity to expand Maghull and other settlements into the green belt.

Crosby

Opportunities	Constraints
• Popular Place to live, with wide variety of house types and tenure; • Most areas are very assessable by different modes of transport – A565/ train/ bus; • Good range of schools – public and private; • Coast & countryside – good access to recreation and nature. Attraction of the sea/ beach; • Need to improve access by non-car means of transport; • A565 route management strategy seeks to relieve congestion, and to improve air quality, accessibility and safety; and • Proposed Switch Island – Thornton link road will improve congestion in Thornton, & links to national motorway network.	• Congestion on A565 & A5036; • Accident blackspots on A565; • Shortage of affordable housing; • Little employment in area – mainly service; • High rates of commuting, especially to Liverpool & Bootle; • Expansion of Port – implications for access and loss of Seaforth Nature Reserve; • Continuing congestion resulting in poor air quality; and • Constrained by green belt and other barriers, but not areas at high risk of flooding.

Bootle

Opportunities	Constraints
• Close proximity to Liverpool City Centre and major developments proposed in north Liverpool; • Excellent transport infrastructure – good rail connections and frequent bus services to Liverpool and other parts of Sefton, good access to motorway network also; • House prices well below Sefton average, but there is still a need for modern affordable housing in the area; • Large areas are in Housing Market Renewal and Local Enterprise Growth Initiative (LEGI) core Areas; • A transport strategy for Bootle is currently being developed in partnership with Merseytravel and Sefton Primary Care Trust; • Thornton – Switch Island link and proposed port access improvements will relieve congestion, improve local residential amenity and support economic activity; • Potential for further improvement of rail for freight and passengers; and • Most undeveloped land in Sefton, but high levels of contamination on many sites add to redevelopment costs.	• Well-positioned to take advantage of the 'growth point' in North Liverpool, and North Liverpool Strategic Regeneration, but currently little connection between housing and jobs markets on both sides of Sefton boundary; • High levels of social and economic deprivation. Virtually whole area within 20% most deprived nationally; • Lack of housing choice. Majority of housing is high density 19th century terraced housing. High proportion of housing is socially rented – over 25% compared to Sefton average of 10%. This leads to outmigration to the suburbs; • Local communities physically separated by railway and canal and Princess Way. Relatively little interaction between sub-areas; • Traffic/ traffic implications of North Liverpool 'growth point', port expansion etc on A565, A5036 and A5058. Air quality on main roads an issue; and • Despite excellent transport links, local lack of connectivity in jobs and housing market.

Netherton (Litherland & Ford, St Oswald Netherton & Orrell)

Opportunities	Constraints
• Good access to motorway network; • Improvements to A5036 corridor will enhance air quality and reduce disturbance to residents, and will support economic activity; • Reinstatement of North Mersey rail line would improve accessibility to Bootle and Liverpool centres, but would be very expensive and no current plans to do so; • Significant investment in housing stock by One Vision Housing; • Thornton to Switch Island Link will relieve Northern Perimeter Road and Copy Lane junctions; • Site adjacent to Aintree Curve suitable for housing redevelopment and current firm developer interest; and • Captains Green and Orrell Leisure sites suitable for residential development.	• Relatively poor public transport links from Ford area to District Centres; • High unemployment and levels of deprivation; • Church Road/Dunningsbridge Road creates major barrier between neighbourhoods; • Lack of housing choice, particularly in Litherland ward, with over-supply of terraced housing; • Legacy of contaminated former industrial land and use of industrial slag for fill increases development costs due to requirement for remediation; • Lack of available land in the long term for housing and employment; • Between 25% - 33% of people rent their homes from a Registered Social Landlord compared to the Sefton average 10%, and national average of 13.2%; • A5036 corridor affected by poor quality due to amount of HGV traffic, especially associated with port; and • Lack of scope to expand settlements outwards due to tight green belt, narrow gaps between settlements, high quality agricultural land and risk of flooding.

Source: SMBC (December 2008): Spatial Portraits

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