

Size and type of homes

Interest and relevance

- The 2011 National Planning Policy Framework requires the Strategic Housing Market Assessment to provide an evidence base for the size and tenures of properties required. The SHMA is an evidence base which “should identify the scale and mix of housing and the range of tenures that the local population is likely to need”. In terms of size, this chapter focuses on the number of bedrooms a home has, rather than the floor area of the home. The 2012 SHMA considered different sizes of homes and different tenures for the private market, intermediate tenures and social rented housing.
- The 2013 update simply uses the *How Many Homes* toolkit to look at potential changes to the household types and ages within each district, and how these relate to the sizes and types of homes which are needed to provide for these households between 2011 and 2031.
- This chimes with the draft planning policy guidance released in November 2013 which says “*The primary objective of identifying need is to identify the future quantity of housing needed, including a breakdown by type, tenure and size...*”

Headline messages

- This chapter presents the information previously released in the “background information” section of 2012’s SHMA Chapter 12, *Forecasts for homes of all tenures*.
- The only change made in this presentation of the same figures, all based on the How Many Homes toolkit is the addition of some graphs to aid visualisation of the data.

Changes over time

- 2012 was the first time the How Many Homes toolkit was used in our SHMA. The toolkit which was launched early in 2013.
- In previous iterations of the SHMA we have presented various data to support and inform the mix of tenures and types of homes needed across our sub-region. These are available at <http://www.cambridgeshireinsight.org.uk/housing/shma/previous-versions>

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Please visit <http://www.cambridgeshireinsight.org.uk/housing/shma/shma-current-version> to read other SHMA 2013 chapters

Section 14.1 Introduction

14. Size and type of homes

14.1 Introduction

- The 2011 National Planning Policy Framework states the SHMA is an evidence base which “should identify the scale and mix of housing and the range of tenures that the local population is likely to need”.
- This chimes with the draft CLG guidance released in November 2013 which says:
- “The primary objective of identifying need is to:
 - identify the future quantity of housing needed, including a breakdown by type, tenure and size;
 - identify the future quantity of land or floor space required for economic development uses including both the quantitative and qualitative needs for new development; and
 - provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.”
- In previous SHMA chapters we looked at the demand, turnover and housing stock wherever possible.
- Our draft “size guide” developed by Cambridge County Council Research & Performance Group gave guidance based on household size/structure and market behaviour. However early in 2013, the *How Many Homes* toolkit was launched at <http://howmanyhomes.org/> by
 - Town and Country Planning Association
 - Shelter
 - The Local Government Association
 - Planning Officers Society
 - National Housing Federation
 - Home Builders Federation
 - British Property Federation
 - Royal Town Planning Institute
 - Chartered Institute of Housing
 - Building and Social Housing Foundation
 - Northern Housing Consortium
 - Royal Institute of Chartered Surveyors
- The website was set up by these professional bodies, trade associations and charities with an interest in planning for housing in response to a call from practitioners for practical support in assessing how many homes were needed in their areas in the context of the new housing and planning landscape. The aim of the Group is to produce a package of support designed by practitioners for practitioners.

Section 14.1 Introduction

- Part of this package includes two Excel toolkits. The first is "[What Households Where?](#)" published in summer 2012 for comment. Following feedback a more advanced version has been developed called "[What Homes Where?](#)" which uses the most recent available data and covers the new unitary authorities created in 2009.
- These toolkits don't provide housing numbers. What they will do is provide a baseline of evidence which, together with professional understanding of the local area, enables districts and partners to form a view of the number and type of homes that should be planned for - or at the very least identify specific aspects where further work is needed.
- A Companion Guide has been written which provides some context to assessing the housing needed in local areas. This should help when looking at the toolkits. The Companion Guide also provides information on the process for looking at 'housing need'. It is recommended that you read the Companion Guide before starting to use the Excel Toolkit via the link below, here [Companion Guide](#)
- The package also includes a report written by the Cambridge Centre for Housing and Planning Research on "Choice of Assumptions in Forecasting Housing Requirements". This can be read here [Assumptions report](#)
- Some specific outcomes of the *How Many Homes* toolkit were provided in SHMA 2012 Chapter 12, to inform the types and mix of homes needed up to 2031. This has been reproduced in this chapter of the 2013 SHMA and adds district level graphs.
- For each district, tables are provided showing how household ages and types have changed in the past, and are predicted to change. Brief summary bullet points draw out key patterns of change. Then the projected increase or decrease in number of households in each age and type group, 2011 to 2031 is provided in a table, again with brief summary points. Brief highlights of what each graph shows are included, to assist in noticing trends and differences between districts.

Section 14.2 Facts and figures

14.2 Facts and figures

Mix of age groups and households types & projected household change

Chapter 12 *Forecasts for homes of all tenures* outlines how we used forecasts to identify the dwellings needed across our SHMA area, to support population and employment growth. There is a level of detail within these projections, which relate to the types of homes needed. This is dictated mainly by the types of households forming, and the mix of age groups within these households. Tables and charts have been downloaded from the *How Many Homes* toolkit to bring together household age and type information across Cambridgeshire and the housing sub-region. Whilst the toolkit has not been used directly to inform the objectively assessed need for new housing, it is based on recent CLG 2008-based household projections, which is the most recently available national source for this information to 2031.

Table 1 shows the number of households by district within four broad age groups, at three dates.

Table 1. **How household ages have changed and are projected to change (1991, 2011 and 2031)**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
Cambridge	4,297	3,691	3,523	15,723	19,285	21,277	10,902	13,318	16,724	11,096	9,706	13,834
East Cambridgeshire	865	689	759	8,961	11,799	13,594	7,721	12,892	16,100	6,837	10,256	17,536
Fenland	1,363	1,266	1,488	10,408	11,475	12,666	9,510	15,401	17,932	9,547	13,314	22,780
Huntingdonshire	3,054	1,658	1,650	24,112	23,643	25,207	16,739	26,731	27,697	11,587	18,988	32,675
South Cambridgeshire	1,412	921	1,021	18,371	20,525	23,995	15,455	22,753	25,853	11,399	16,556	28,093
Cambridgeshire	10,991	8,225	8,441	77,575	86,727	96,739	60,327	91,095	104,306	50,466	68,820	114,918
Forest Heath	1,617	1,119	1,272	9,511	10,209	11,521	5,815	7,964	9,504	5,417	6,570	10,733
St Edmundsbury	1,798	1,225	1,480	13,329	14,297	15,650	11,588	15,722	16,300	9,679	13,855	22,668
SHMA area	14,406	10,569	11,193	100,415	111,233	123,910	77,730	114,781	130,110	65,562	89,245	148,319

Source: *How Many Homes*

Table 2 shows the projected change in each age group between 2011 and 2031.

Table 2. **Projected increase/decrease in each age group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
Cambridge	-168	1992	3406	4128	9358
East Cambridgeshire	70	1795	3208	7280	12353
Fenland	222	1191	2531	9466	13410
Huntingdonshire	-8	1564	966	13687	16209
South Cambridgeshire	100	3470	3100	11537	18207
Cambridgeshire	216	10012	13211	46098	69537
Percentage of total Cambridgeshire increase	0.3%	14.4%	19.0%	66.3%	100%
Forest Heath	153	1312	1540	4163	7168
St Edmundsbury	255	1353	578	8813	10999
SHMA area	624	12677	15329	59074	87704
Percentage of the total sub-regional increase	0.7%	14.5%	17.5%	67.4%	100%

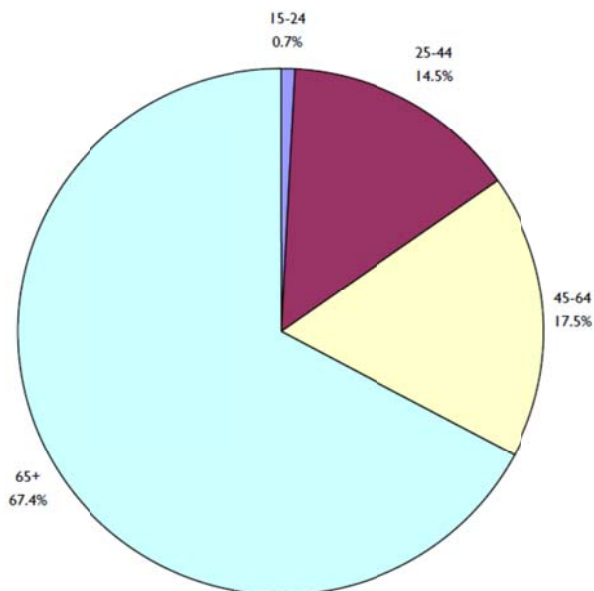
Source: *How Many Homes*

Section 14.2 Facts and figures

Table 1 and Table 2 highlight...

- Age 15 to 24 shows the smallest increase of the four age bands across the County and the sub-region, representing 0.3% and 0.7% of the total change respectively. Only Cambridge and Huntingdonshire see a decrease in this age group.
- Age 25 to 44 represents just over 14% of the total increase in number of households for both Cambridgeshire and the housing sub-region.
- Age 45 to 64 represents 19% of the total household increase across Cambridgeshire, and 17.5% of the increase across the housing sub-region.
- Age over 65 represents 66% of the total increase in households across Cambridgeshire and more than 67% of the increase across the whole housing sub-region. This is clearly the most significant proportion of the total projected increase in households.

Fig 1 % change in household numbers by broad age band, housing sub-region, 2011 to 2031



Source: *How Many Homes*

Housing implications

The overwhelming majority of household change is accounted for by households aged over 65, between 2011 and 2031. While some older people may need specialist accommodation, many live in their own homes and would continue to do so, provided their homes meet their needs and if needed they can access adaptations or additional facilities, and possibly some support. Housing options for older people are set out in Chapter 15 *Specific housing issues* including plans for additional extra care housing, and the role of support in enabling people to continue to live safely in their own homes.

Fig 1 shows that around 30% of household change is accounted for by 25 to 44 and 45 to 64 year old households. The smallest proportion of the increase comes from households in the 15 to 24 age band.

Section 14.2 Facts and figures

Table 3 shows the projected change in household type across Cambridgeshire and the housing sub-region.

Table 3. **Projected increase/decrease in each household type, 2011 to 2031**

<i>Number of households</i>	One person household	Couples on their own	Small families with one child	Larger families with child/children	Other households	Total
Cambridge	5,739	1,508	673	515	919	9,358
East Cambridgeshire	6,252	5,064	347	931	- 244	12,353
Fenland	7,820	5,418	394	531	- 757	13,410
Huntingdonshire	10,764	7,313	794	- 714	- 1,944	16,209
South Cambridgeshire	10,351	6,409	1,895	1,044	- 1,500	18,207
Cambridgeshire	40,926	25,712	4,103	2,307	- 3,526	69,537
% of Cambs increase	59%	37%	6%	3%	-5%	100%
Forest Heath	4,578	1,667	455	516	- 57	7,159
St Edmundsbury	7,236	4,490	316	385	- 1,425	11,002
SHMA area	52,740	31,869	4,874	3,208	- 5,008	87,698
% sub-reg increase	60%	36%	6%	4%	-6%	100%

Source: *How Many Homes*

Table 3 highlights...

- Of the total increase in households, one person households comprise the biggest proportion of the change at 59% across Cambridgeshire and 60% across the housing sub-region.
- Couples on their own comprise the second largest change in number of households, at 37% and 36% respectively.
- Small families with one child show an increase representing 6% of the total change both for Cambridgeshire and the housing sub-region.
- Larger families with a child/children show a modest increase representing 4% and 3% of the total change respectively. The only exception is seen in Huntingdonshire where a decrease is forecast.
- Other households decrease as a proportion of all household change, at -5% and -6% respectively for Cambridgeshire and the sub-region. The only exception is Cambridge which is projected to see an increase in "other" households.
- If one person and couple households make up the majority of the household increase from 2011 to 2031, making up 96% of the change in household numbers, it will be vital to provide homes which accommodate these smaller households in our future plans.
- Families with children comprise 10% of the change in households, which is obviously a much smaller but still significant proportion of the change in households.
- "Other households" fall in proportion to 2031, everywhere except Cambridge.

Section 14.2 Facts and figures

How does this inform housing mix?

How Many Homes provides a useful introduction to the concepts at play. In trying to identify the sizes of homes that are needed by the increased population, it would be a mistake to assume that just because, for example, the growth in households is largely single person households or couples, all that is needed are small homes with 1-2 bedrooms. Many small households live in larger homes.

Data is available from the 2001 Census showing the size of homes which households of a particular age and type were living in, within each local authority area at that time. If we assume that those occupation patterns reflect preferences that continue into the future we can estimate the mix of house sizes needed to accommodate the projected change in household sizes.

A basic breakdown of home sizes is provided. By using the *How Many Homes* toolkit, individual local authorities can vary some assumptions used, for example how many people are likely to downsize or not. In the spirit of the NPPF, the SHMA presents the baseline information and encourages local authorities to apply local context and factors to vary from this baseline, as they see fit.

The 2001 Census asked people how many rooms there were in their home, not how many bedrooms. Kitchen, bathrooms and toilets were excluded. In broad terms:

1 room	=	Bedsit
2 rooms	=	flat/house with one bedroom
3 rooms	=	flat/house 2 bedrooms
4 rooms	=	flat/house with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room
5 rooms	=	flat/house with 3 bedrooms and 2 reception rooms
6 rooms	=	house with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms
7+ rooms	=	house with 4, 5 or more bedrooms house

Table 4. **Dwelling mix: numbers from *How Many Homes***

	Bedsit	Flat/house with one bedroom	Flat/house 2 bedrooms	Flat/house with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room	Flat/house with 3 bedrooms and 2 reception rooms	House with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms	House with 4, 5 or more bedrooms
Cambridge	52	502	1,382	1,661	2,044	1,928	1,785
East Cambridgeshire	46	240	1,370	3,095	3,021	1,996	2,581
Fenland	57	409	1,843	4,104	3,478	2,148	1,368
Huntingdonshire	124	561	2,612	4,253	3,856	2,544	2,264
South Cambridgeshire	72	390	1,819	4,714	3,948	3,041	4,216
Forest Heath	73	214	893	2,445	1,738	951	844
St Edmundsbury	153	399	1,586	2,746	2,672	1,791	1,657
Overall number	577	2,715	11,505	23,018	20,757	14,399	14,715

Section 14.2 Facts and figures

In the SHMA we also present the proportion of dwellings of each size which are forecast to be needed, alongside the *How Many Homes* numbers. This enables us to apply proportions to the Technical Report dwelling numbers presented in Chapter 12, as necessary.

Table 5. Dwelling mix required: converting numbers into percentages

	Bedsit	Flat/house with one bedroom	Flat/house 2 bedrooms	Flat/house with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room	Flat/house with 3 bedrooms and 2 reception rooms	House with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms	House with 4, 5 or more bedrooms
Cambridge	1%	5%	15%	18%	22%	21%	19%
East Cambridgeshire	0%	2%	11%	25%	24%	16%	21%
Fenland	0%	3%	14%	31%	26%	16%	10%
Huntingdonshire	1%	3%	16%	26%	24%	16%	14%
South Cambridgeshire	0%	2%	10%	26%	22%	17%	23%
Forest Heath	1%	3%	12%	34%	24%	13%	12%
St Edmundsbury	1%	4%	14%	25%	24%	16%	15%
Overall %	1%	3%	13%	26%	24%	16%	17%

Source: *How Many Homes*

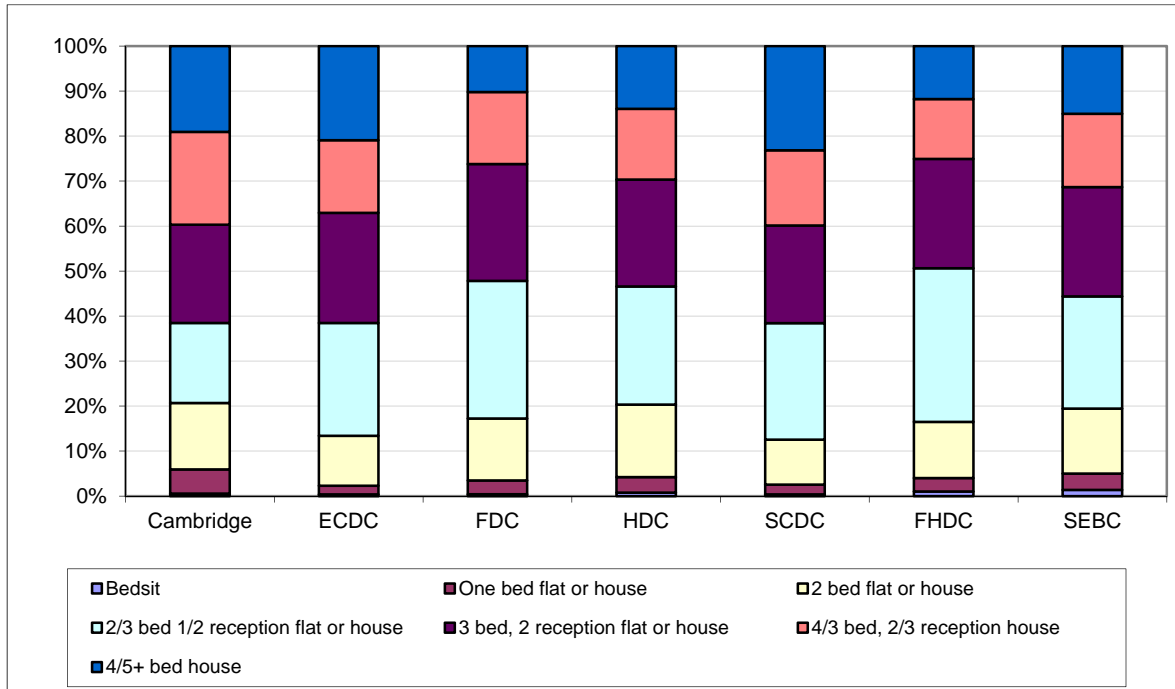
Table 4 shows what the dwelling mix should be for new homes between 2011 and 2031, based on a continuation of past trends from 1991 to 2010. This highlights the different dwelling sizes needed within each district.

It also highlights that occupation patterns shown in Census 2001 do not necessarily reflect occupation patterns we might project, based on household sizes and how many rooms a household might be expected to occupy. So in this chapter, sections above outlining the mix of household ages and types might lead us to assume certain sizes of homes would be more or less in demand. However the reality of the age and types of households living in different size homes at the 2001 Census was quite different.

For this reason, from page 12 onwards, we provide table for each district showing both age and type of household at 1991, 2011 and 2031 graphically, and the predicted change in age and type of households, alongside the detail provided in Tables 4 and 5.

Section 14.2 Facts and figures

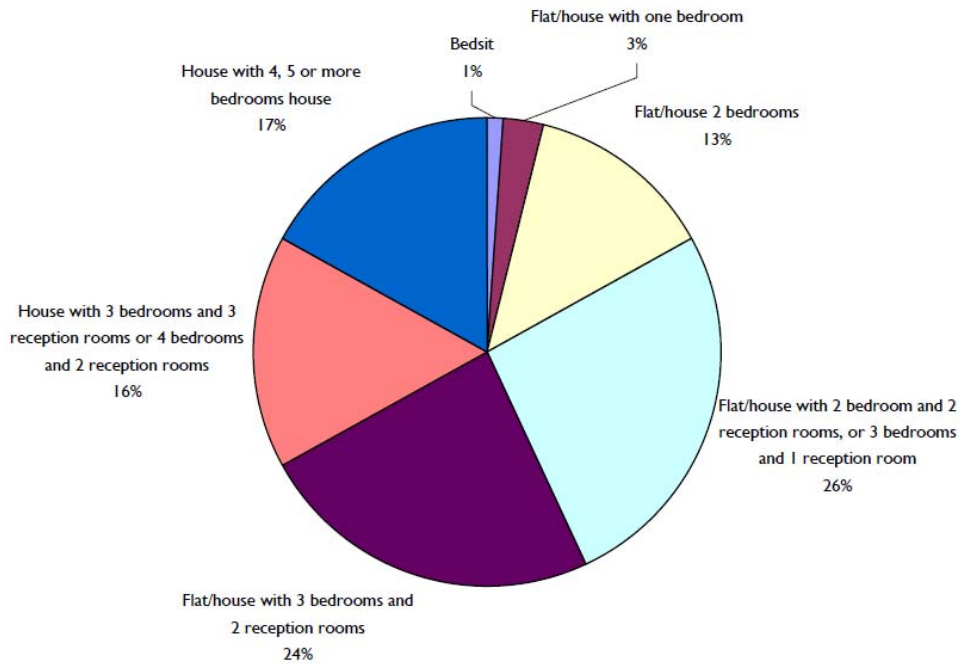
Fig 2 Dwelling mix required: converting numbers into percentages for each district, 2011 to 2031



Source: How Many Homes

Based on Census 2001 occupancy patterns, Fig 3 shows the dwelling mix 2011-31 across the housing sub-region.

Fig 3 Overall SHMA area dwelling mix required, 2011 to 2031



Section 14.2 Facts and figures

This highlights:

- Bedsits comprise less than 1% of the dwelling mix required across the sub-region, with no district requirement being more than 1%.
- Flats and houses with one bedroom comprise between 2% and 5% of the dwelling mix required across all seven districts. The highest proportion of 5% is seen in Cambridge.
- Flats and houses with 2 bedrooms form a larger part of the required mix, representing between 10% and 16% of the mix across the seven districts. The highest proportion of 2 beds, compared to other districts, is seen in Huntingdonshire.
- Flats and houses with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room, account for the largest proportion of dwelling types required across the sub-region at 26%. This varies from 18% in Cambridge, up to 34% in Forest Heath.
- Flats and houses with 3 bedrooms and 2 reception rooms account for 25% of the mix required across the housing sub-region, with much less variation in the proportion accounted for within each district, all falling between 22% and 26%.
- Houses with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms account for 16% of the mix required across the housing sub-region. Forest Heath sees the lowest proportion at 13%, and Cambridge the highest at 21%. Other districts all see 16% or 17% of this dwelling type.
- Houses with 4, 5 or more bedrooms house account for 17% of the mix required across the housing sub-region. This varies quite widely by district, accounting for 10% in Fenland and 23% in South Cambridgeshire.

It is important to note that these proportions are based on continuing the trends seen in the past. So if a new housing development aims to focus on or attract a certain age group or size of household, this will affect the proportion of dwelling types needed (for example if a retirement village was under consideration, building this type of home might not reflect past trends).

On the following pages, individual district figures, charts and summary points are provided.

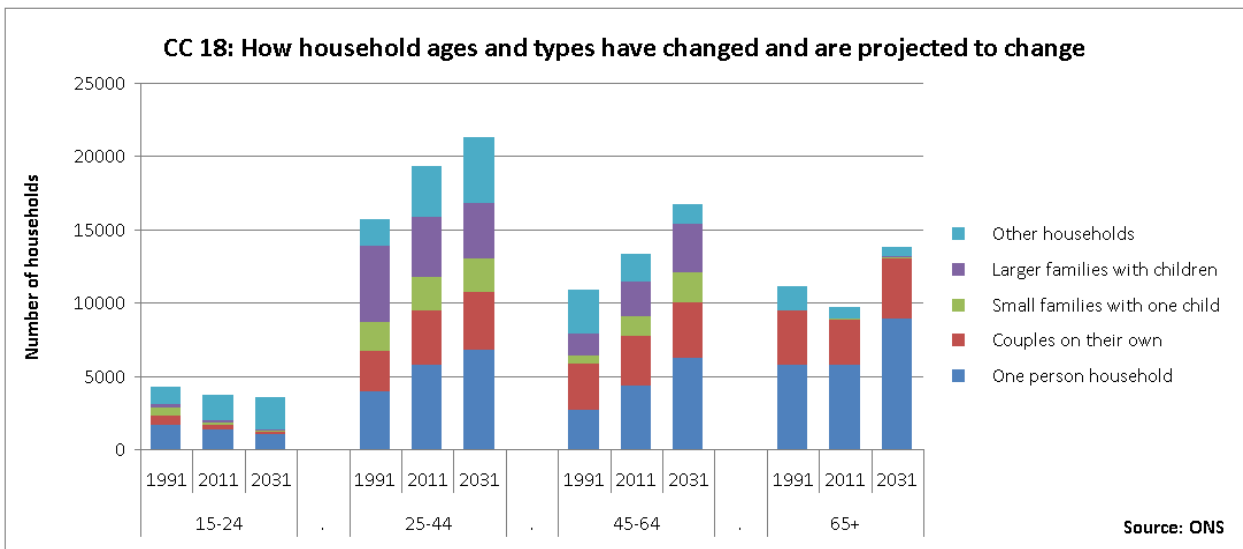
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Cambridge

Table 6. **How household ages and type have changed and are projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	1671	1305	986	3926	5759	6808	2707	4327	6223	5780	5791	8904
Couples on their own	637	355	191	2808	3710	3926	3142	3418	3820	3668	3044	4098
Small families with one child	566	190	63	1952	2289	2299	548	1326	2054	0	61	123
Larger families with children	224	157	135	5200	4129	3788	1479	2390	3267	32	34	35
Other households	1199	1682	2148	1838	3398	4454	3027	1857	1357	1616	776	673
Total	4297	3691	3523	15723	19285	21277	10902	13318	16724	11096	9706	13834

Fig 4 **How households ages and types have changed and are projected to change, Cambridge**



Summary points:

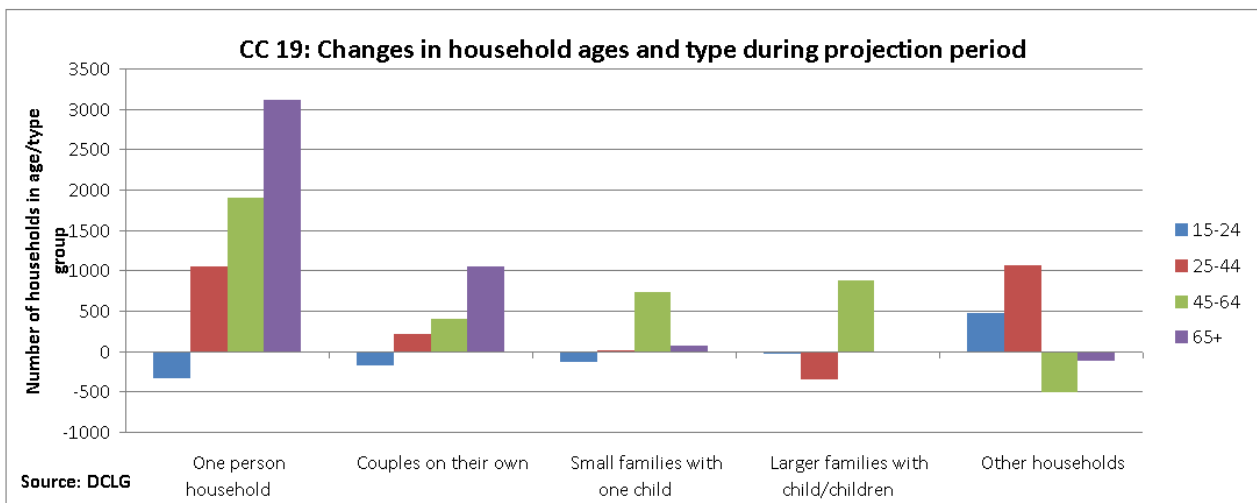
- 15 to 24 years old households see a decline over the 3 year periods depicted.
- 25-44 year old households see the largest increase, followed by 45-64 year old households.
- 65+ year old households see a decline, then an increase to 2031.

Section 14.2 Facts and figures

Table 7. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	-319	1049	1896	3113	5739
Couples on their own	-164	216	402	1054	1508
Small families with one child	-127	10	728	62	673
Larger families with child/children	-22	-341	877	1	515
Other households	466	1056	-500	-103	919
Total	-168	1992	3406	4128	9358

Fig 5 **Changes in household ages and type, 2011 to 2031, Cambridge**



Summary points:

- "One person household" see the largest growth as a group. Marked increase in one person households in the older age groups (65+ especially).
- "Couples on their own" increasing, again for 25+ age groups
- "Small families with one child" only growing in the 45 to 64 age band
- "Larger families" declining in 25 to 44 age group, increasing in 45 to 64 year olds
- "Other households" see an increase in age groups up to 44 and a decrease in age groups over 45 (particularly 45 to 64 year olds).

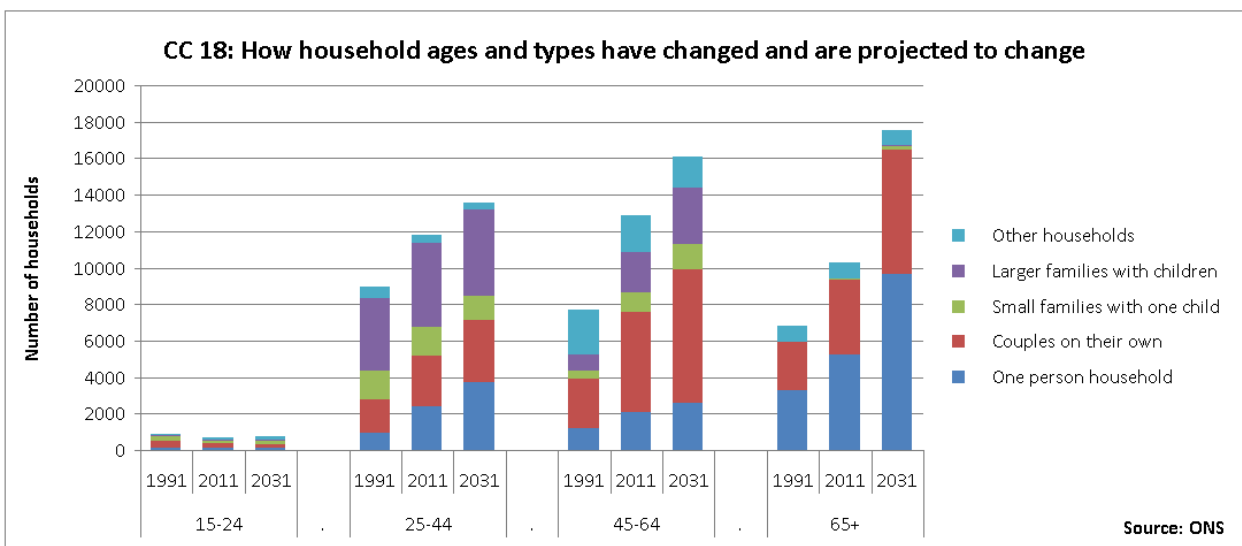
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East Cambridgeshire

Table 8. **How household ages and type have changed and are projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	154	129	141	933	2386	3699	1177	2098	2587	3294	5215	9653
Couples on their own	359	231	149	1845	2797	3407	2759	5495	7327	2613	4138	6842
Small families with one child	214	136	188	1557	1547	1373	421	1020	1390	0	59	158
Larger families with children	86	77	86	4004	4647	4728	904	2252	3069	9	19	43
Other households	52	117	194	623	426	386	2458	2027	1731	921	826	841
Total	865	689	759	8961	11799	13594	7721	12892	16100	6837	10256	17536

Fig 6 **How households ages and types have changed and are projected to change, East Cambridgeshire**



Summary points:

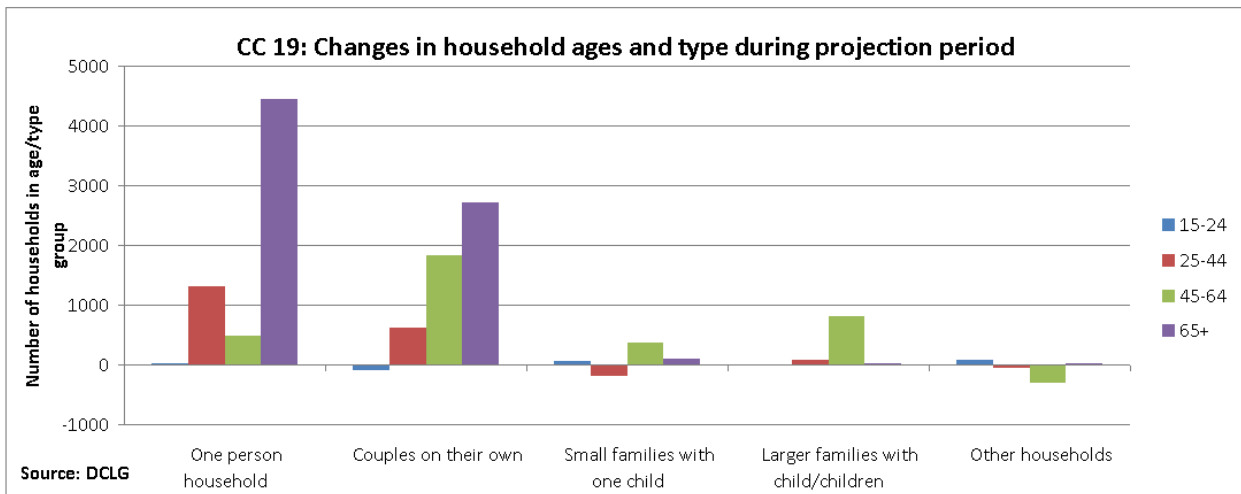
- 15 to 24 years old households see a decline over the 3 year periods depicted.
- 25-44 year old households see a large increase
- 45-64 year old households also see a large increase.
- 65+ year old households see the largest increase of all the age groups depicted, especially to 2031.

Section 14.2 Facts and figures

Table 9. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	12	1313	489	4438	6252
Couples on their own	-82	610	1832	2704	5064
Small families with one child	52	-174	370	99	347
Larger families with child/children	9	81	817	24	931
Other households	77	-40	-296	15	-244
Total	70	1795	3208	7280	12353

Fig 7 **Changes in household ages and type, 2011 to 2031, East Cambridgeshire**



Summary points:

- "One person households" see a large growth as a group. The most marked increase is in one person households in over 65s, though 25 to 44 year olds also see an increase.
- "Couples on their own" are increasing in the 25+ age groups, and particularly over 65s.
- "Small families with one child" fairly stable in number, growing most in 45 to 64 age band
- "Larger families" also hold fairly steady, increase mostly seen in 45 to 64 year olds
- "Other households" generally see little change, but a decrease in 45 to 64 year olds.

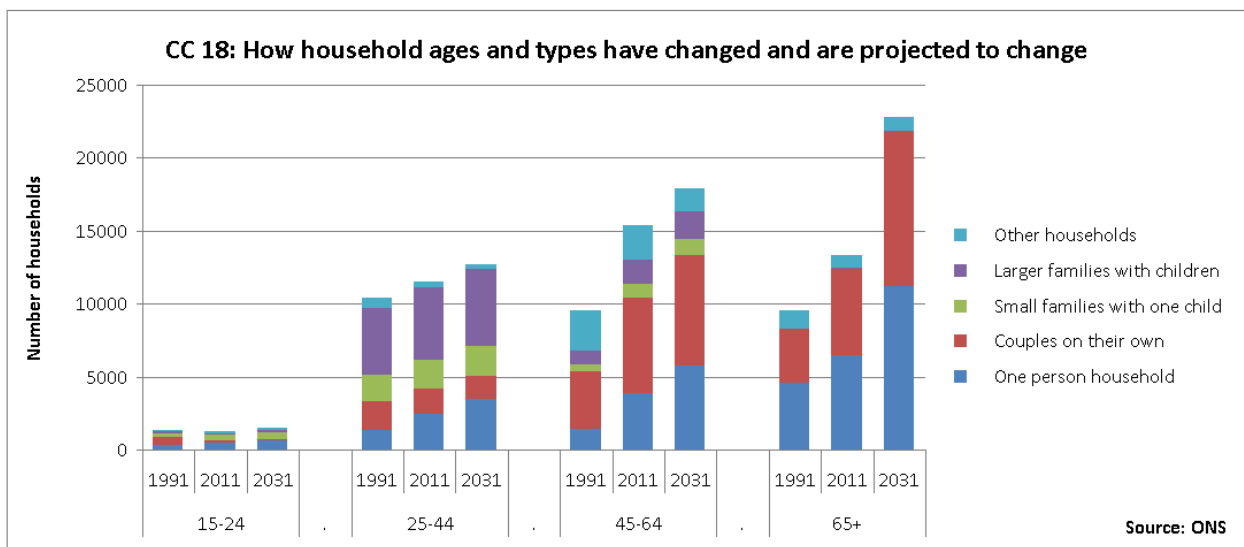
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Fenland

Table 10. **How household ages and type have changed and are projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	306	468	634	1329	2429	3488	1422	3895	5747	4579	6473	11216
Couples on their own	584	193	63	2003	1724	1537	3972	6513	7617	3675	5895	10526
Small families with one child	189	357	503	1833	1997	2074	429	941	1092	30	36	56
Larger families with children	206	121	111	4529	4978	5318	988	1697	1880	18	22	40
Other households	81	128	178	714	350	250	2701	2354	1597	1245	890	940
Total	1363	1266	1488	10408	11475	12666	9510	15401	17932	9547	13314	22780

Fig 8 **How households ages and types have changed and are projected to change, Fenland**



Summary points:

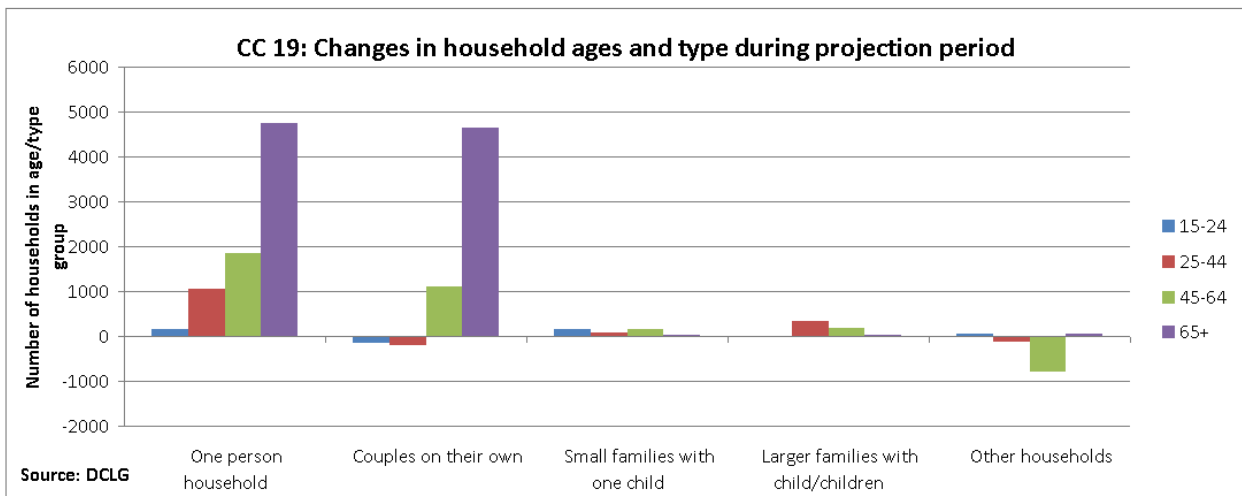
- 15 to 24 years old households see a slight increase over the 3 year periods depicted.
- 25-44 year old households see an increase
- 45-64 year old households see a significant increase, particularly between 2001 to 2031.
- 65+ year old households see the largest increase to 2031.

Section 14.2 Facts and figures

Table 11. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	166	1059	1852	4743	7820
Couples on their own	-130	-187	1104	4631	5418
Small families with one child	146	77	151	20	394
Larger families with child/children	-10	340	183	18	531
Other households	50	-100	-757	50	-757
Total	222	1191	2531	9466	13410

Fig 9 **Changes in household ages and type, 2011 to 2031, Fenland**



Summary points:

- “One person households” see the largest growth as a group. Marked increase in one person households aged over 65 especially.
- “Couples on their own” see a slight decrease for under 44 year olds, and an increase for over 45 years, especially those aged 65+.
- “Small families with one child” see very little change
- “Larger families” see little change, a slight increase in the 25 to 44 age group
- “Other households” see little change, however with 45 to 64 year olds decreasing.

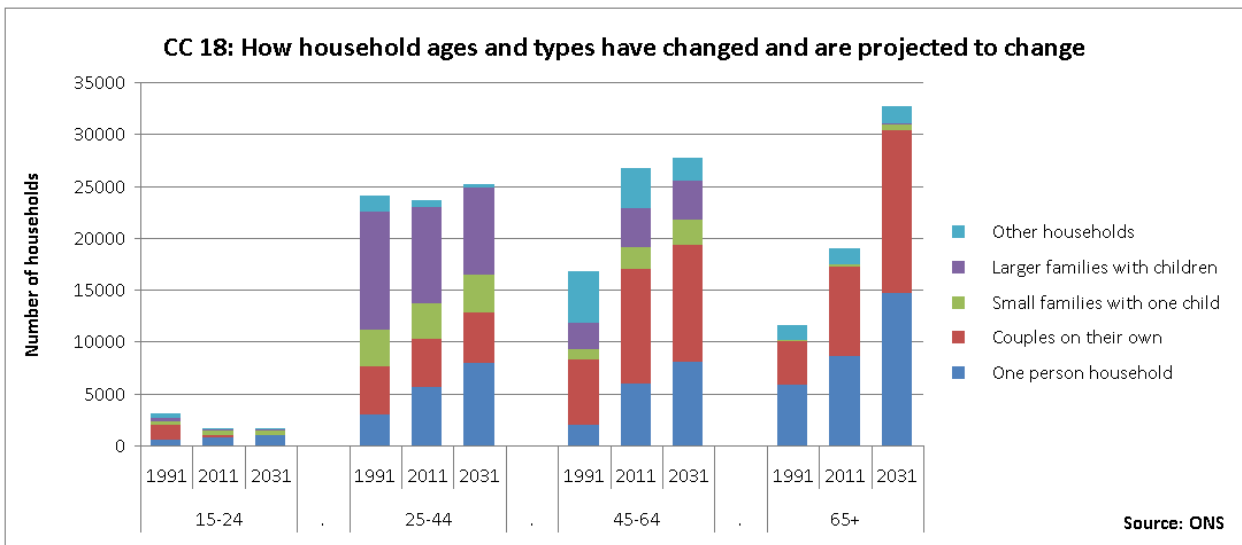
Section 14.2 Facts and figures

Huntingdonshire

Table 12. **How household ages and type have changed and are projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	542	808	1012	2926	5602	7963	2028	5978	8070	5818	8568	14675
Couples on their own	1399	214	33	4638	4639	4885	6278	10994	11239	4220	8661	15664
Small families with one child	406	363	383	3610	3476	3562	963	2078	2387	75	181	560
Larger families with children	286	176	159	11333	9237	8423	2532	3789	3837	34	63	132
Other households	422	97	64	1604	689	374	4940	3888	2164	1440	1514	1642
Total	3054	1658	1650	24112	23643	25207	16739	26731	27697	11587	18988	32675

Fig 10 **How households ages and types have changed and are projected to change, Huntingdonshire**



Summary points:

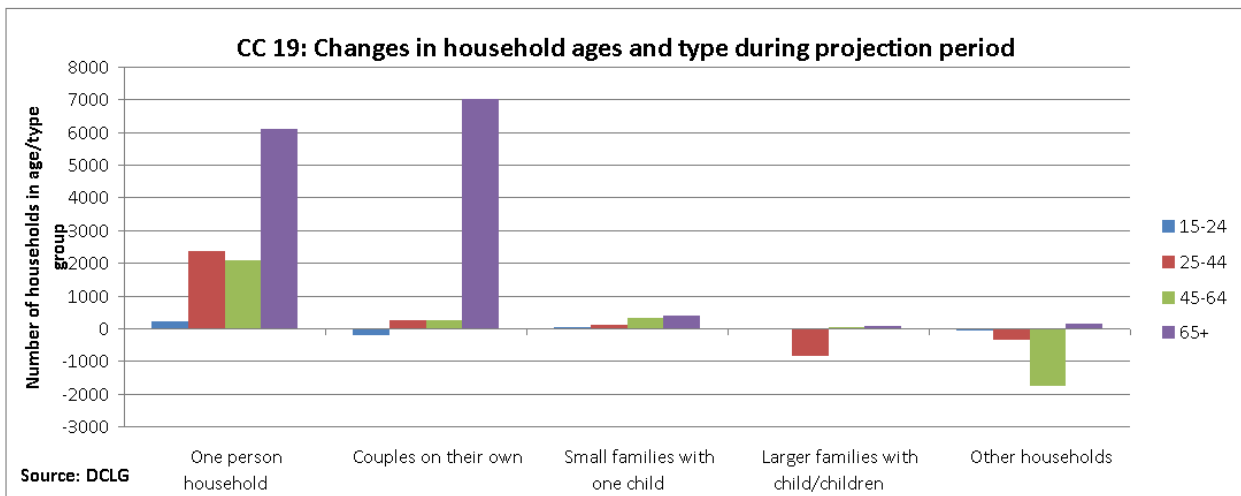
- 15 to 24 years old households see a decline between 1991 and 2011, holding steady to 2031.
- 25 to 44 year old households remain fairly steady, increasing to 2031, and showing a high number of households in the district.
- 45 to 64 year olds show a significant increase 1991 to 2011, then another (smaller) increase to 2031.
- 65+ year old households see a large increase over the 3 years depicted, becoming the largest age group by 2031.

Section 14.2 Facts and figures

Table 13. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	204	2361	2092	6107	10764
Couples on their own	-181	246	245	7003	7313
Small families with one child	20	86	309	379	794
Larger families with child/children	-17	-814	48	69	-714
Other households	-33	-315	-1724	128	-1944
Total	-8	1564	966	13687	16209

Fig 11 **Changes in household ages and type, 2011 to 2031, Huntingdonshire**



Summary points:

- “One person households” see the largest growth as a group. Marked increase in one person households in the older age groups especially over 65 year olds.
- “Couples on their own” hold steady in the “up to 64” age groups, but a marked increase in the 65+ age group.
- “Small families with one child” only growing a little, but in all age groups.
- “Larger families” declining in 25 to 44 age group, only tiny changes in other age groups.
- “Other households” see an increase in ages over 65, and decreases for other age groups, especially 45 to 64 year olds.

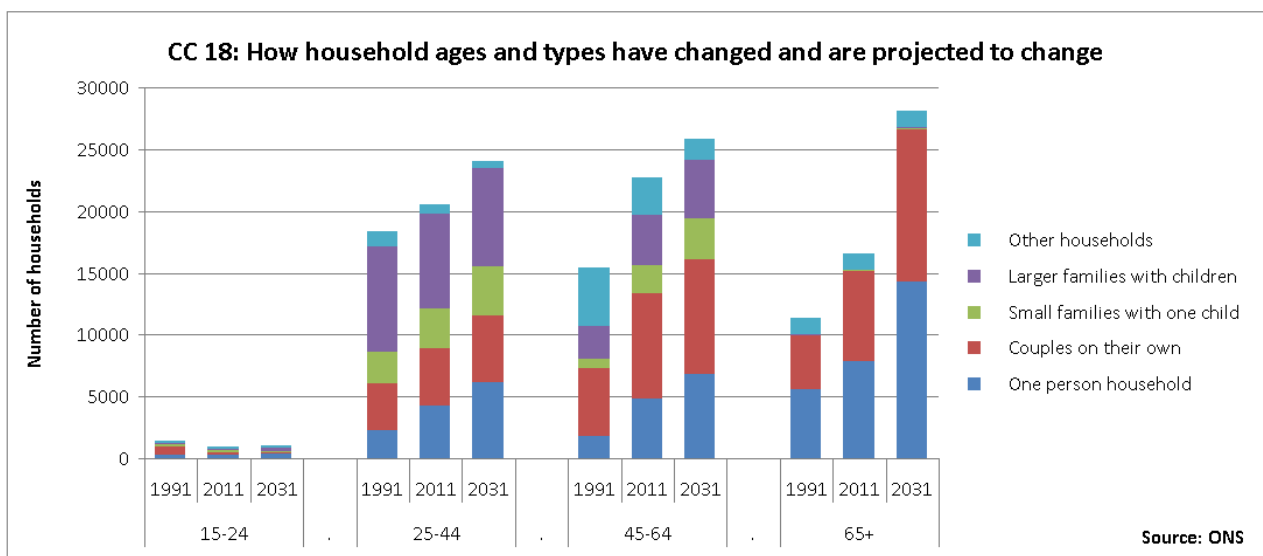
Section 14.2 Facts and figures

South Cambridgeshire

Table 14. **How household ages and type have changed and are projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	275	312	386	2246	4258	6148	1822	4812	6809	5542	7901	14291
Couples on their own	681	163	45	3796	4606	5406	5482	8521	9243	4379	7271	12276
Small families with one child	225	143	172	2555	3244	3985	765	2243	3317	22	54	105
Larger families with children	43	143	252	8579	7716	7909	2580	4087	4799	45	46	76
Other households	187	160	166	1193	701	547	4804	3094	1684	1410	1285	1343
Total	1412	921	1021	18371	20525	23995	15455	22753	25853	11399	16556	28093

Fig 12 **How households ages and types have changed and are projected to change, South Cambridgeshire**



Summary points:

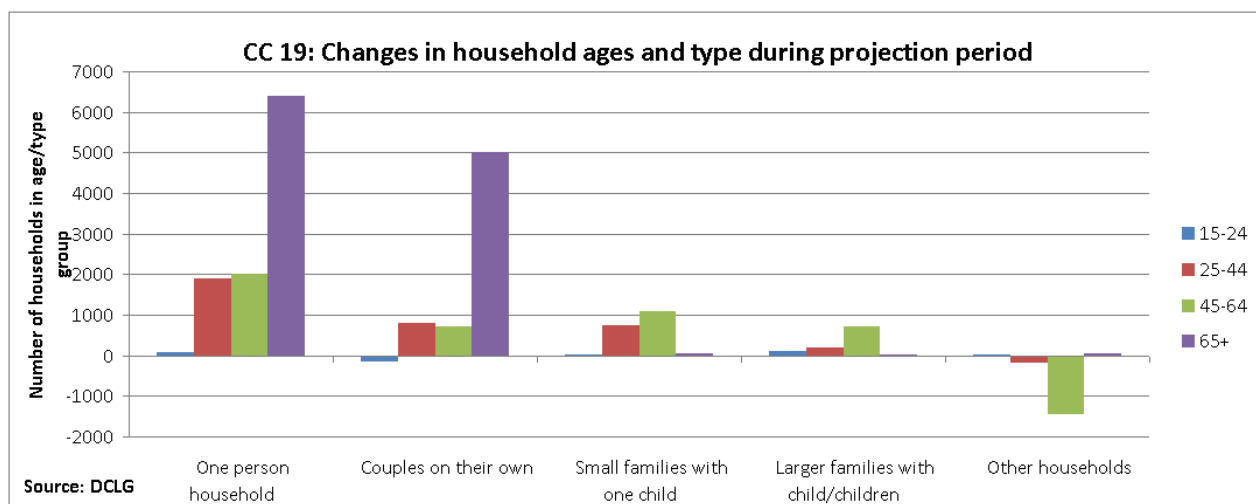
- 15 to 24 years old households see a decline between 1991 and 2011, holding steady to 2031.
- 25 to 44 year old households increase in number to 2031.
- 45 to 64 year olds show a significant increase 1991 to 2011, then another (smaller) increase to 2031.
- 65+ year old households see a large increase over the 3 years depicted, becoming the largest age group by 2031.

Section 14.2 Facts and figures

Table 15. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	74	1890	1997	6390	10351
Couples on their own	-118	800	722	5005	6409
Small families with one child	29	741	1074	51	1895
Larger families with child/children	109	193	712	30	1044
Other households	6	-154	-1410	58	-1500
Total	100	3470	3100	11537	18207

Fig 13 **Changes in household ages and type, 2011 to 2031, South Cambridgeshire**



Summary points:

- “One person households” see the largest growth as a group. Marked increase in one person households in the older age groups especially over 65 year olds.
- “Couples on their own” hold steady in the “up to 64” age groups, but a marked increase in the 65+ age group.
- “Small families with one child” growing a little in all age groups, most growth in 25 to 64 year olds.
- “Larger families” growing a little in all age groups, most growth seen in 45 to 64 year old age band.
- “Other households” see an increase in ages under 25 and over 65, and decreases for other age groups, especially 45 to 64 year olds.

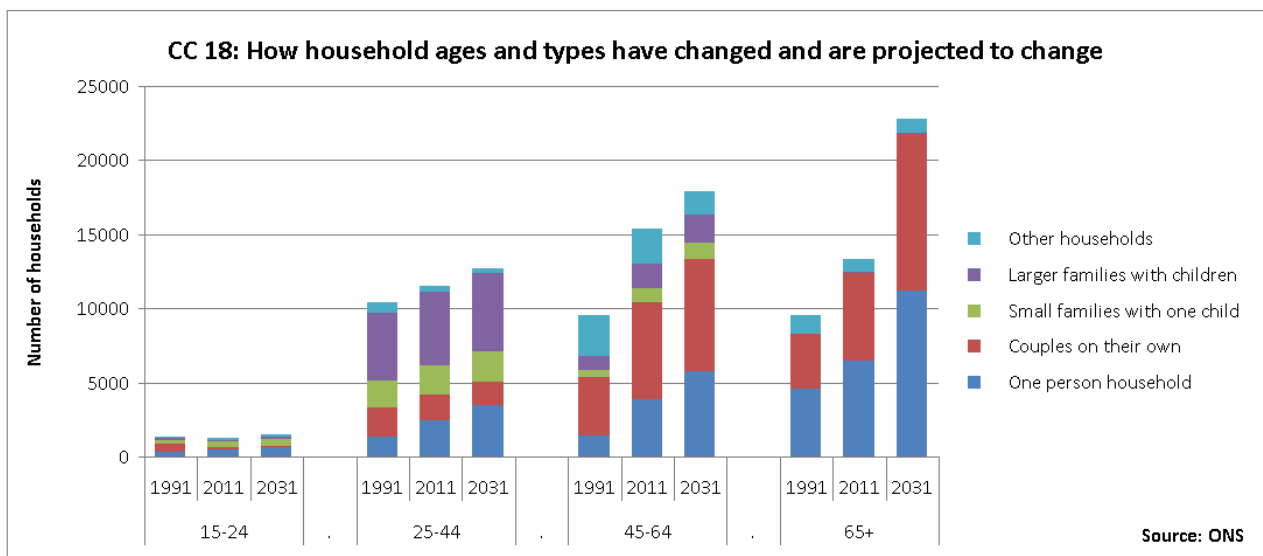
Section 14.2 Facts and figures

Forest Heath

Table 16. How household ages and type have changed and are projected to change

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	310	353	515	1179	2656	3977	942	2231	3337	2778	3297	5286
Couples on their own	712	250	121	1712	1646	1716	2167	2761	2997	2081	2510	4000
Small families with one child	294	294	391	1673	1827	2011	422	589	655	0	59	167
Larger families with children	164	133	159	4365	3762	3570	573	1300	1920	10	33	95
Other households	139	89	84	582	319	243	1712	1082	596	549	673	1183
Total	1617	1119	1272	9511	10209	11521	5815	7964	9504	5417	6570	10733

Fig 14 How households ages and types have changed and are projected to change, Forest Heath



Summary points:

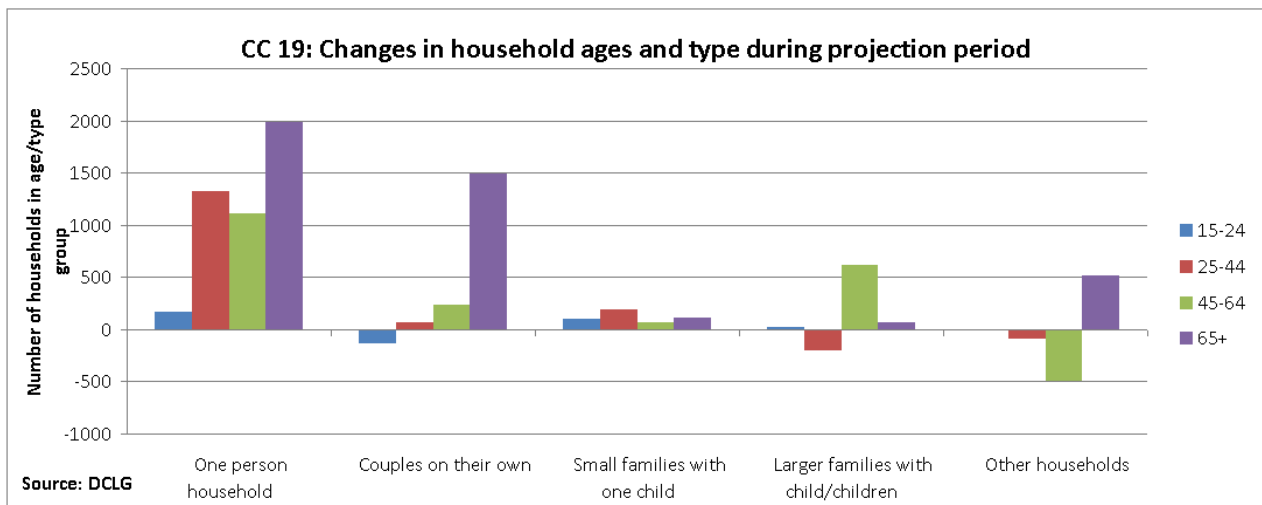
- 15 to 24 years old households hold fairly steady over the 3 year periods depicted.
- 25 to 44 year old households see an increase
- 45 to 64 year old households see an increase, especially 1991 to 2011.
- 65+ year old households see the largest increase, especially from 2011 to 2031.

Section 14.2 Facts and figures

Table 17. **Projected increase/decrease in each age and type group, 2011 to 2031**

Number of households	15-24	25-44	45-64	65+	Total
One person household	162	1321	1106	1989	4578
Couples on their own	-129	70	236	1490	1667
Small families with one child	97	184	66	108	455
Larger families with child/children	26	-192	620	62	516
Other households	-5	-76	-486	510	-57
Total	153	1312	1540	4163	7168

Fig 15 **Changes in household ages and type, 2011 to 2031, Forest Heath**



Summary points:

- "One person households" see the largest growth as a group. Marked increase in one person households in the age group over 65.
- "Couples on their own" decreasing for under 24 year olds, increasing for all 25+ age groups and especially 65+ age groups
- "Small families with one child" growing a little in all age groups.
- "Larger families" declining in 25 to 44 age group, increasing most for 45 to 64 year old groups.
- "Other households" see a decrease in age groups up to 64 (particularly 45 to 64 year olds) and an increase in over 65s.

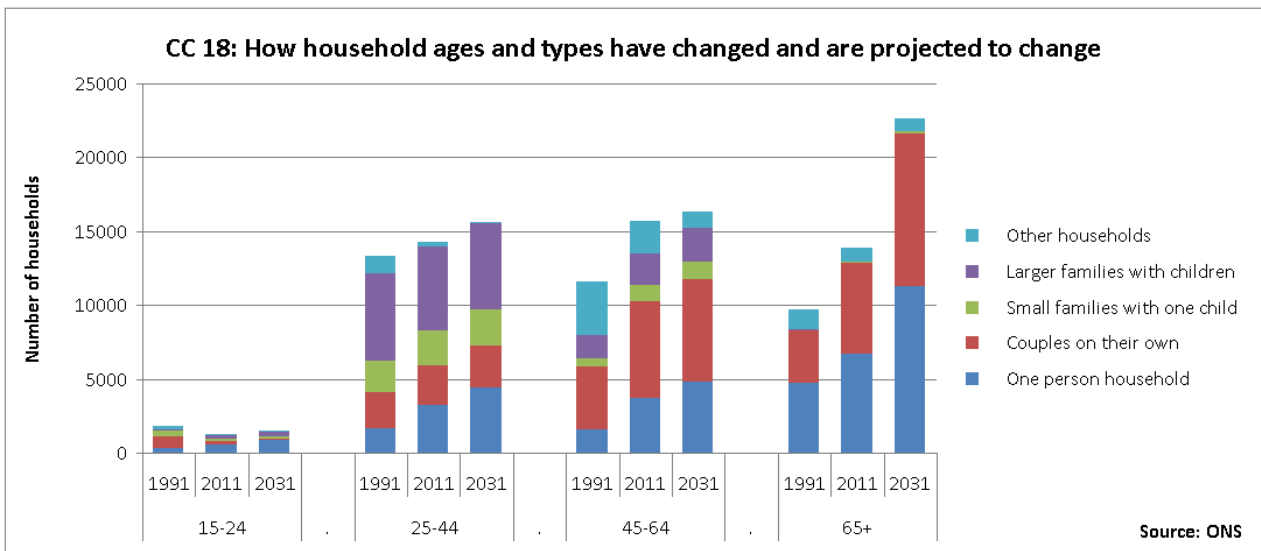
Section 14.2 Facts and figures

St Edmundsbury

Table 18. **How the household mix has changed and is projected to change**

Number of households	15-24			25-44			45-64			65+		
	1991	2011	2031	1991	2011	2031	1991	2011	2031	1991	2011	2031
One person household	348	590	873	1623	3234	4438	1553	3695	4823	4751	6666	11287
Couples on their own	740	164	46	2453	2663	2799	4249	6576	6922	3540	6185	10311
Small families with one child	372	205	182	2190	2376	2480	591	1069	1224	11	57	137
Larger families with children	82	189	318	5864	5661	5807	1574	2114	2221	22	23	26
Other households	257	78	60	1199	361	126	3619	2266	1111	1356	924	907
Total	1798	1225	1480	13329	14297	15650	11588	15722	16300	9679	13855	22668

Fig 16 **How households ages and types have changed and are projected to change, St Edmundsbury**



Summary points:

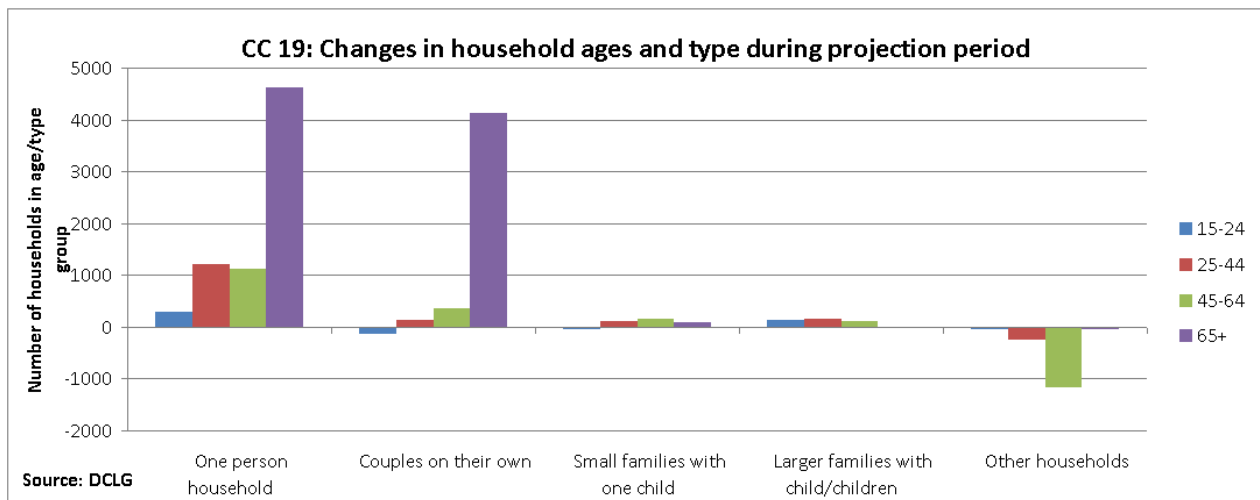
- 15 to 24 years old households see a decline from 1991 to 2011, holding steady to 2031.
- 25 to 44 year old households see a steady increase from 1991 to 2031.
- 45 to 64 year old households see an increase, especially between 1991 and 2011.
- 65+ year old households see a huge increase, forming the largest age group by 2031.

Section 14.2 Facts and figures

Table 19. Projected increase/decrease in each age and type group, 2011 to 2031

Number of households	15-24	25-44	45-64	65+	Total
One person household	283	1204	1128	4621	7236
Couples on their own	-118	136	346	4126	4490
Small families with one child	-23	104	155	80	316
Larger families with child/children	129	146	107	3	385
Other households	-18	-235	-1155	-17	-1425
Total	255	1353	578	8813	10999

Fig 17 Changes in household ages and type, 2011 to 2031, St Edmundsbury



Summary points:

- "One person households" see the largest growth as a group. Marked increase in one person households in the 65+ age group.
- "Couples on their own" decreasing in under 24 year old group, increasing for all 25+ age groups but especially marked for 65+ age group
- "Small families with one child" fairly steady, showing a slight growth in over 25 year old groups
- "Larger families" increasing slightly in 15 to 64 age groups
- "Other households" see all decreasing, particularly 45 to 64 year olds.

Section 14.3 Analysis

14.3 Area-wide analysis

On ages

- The overwhelming majority of household change 2011 to 2031 is accounted for by households aged over 65, at more than 67%.
- Around 30% of household change 2011 to 2031 is accounted for by households in the 25 to 44 and 45 to 64 age bands.
- The smallest proportion of the increase comes from households in the 15 to 24 age band between 2011 and 2031.

On household type

- One person and couple households make up the majority of the household increase from 2011 to 2031 (96% of the change in household numbers).
- Families with children comprise 10% of the change in households, which is obviously a much smaller but still significant proportion of the change in households.
- "Other households" fall as a proportion in all districts except Cambridge, to 2031.

On dwelling mix

Based on past occupation rates and data from the 2001 Census, the requirement of new homes 2011 to 2031 across the housing sub-region is summarised as:

- No district is predicted to require more than 1% of the housing mix as bedsits between 2011 and 2013.
- One bedroom flats and houses comprise between 2% and 5% of the dwelling mix required across all seven districts, with the highest proportion in Cambridge (5%).
- 2 bedroom flats and houses form a larger proportion of the overall mix required, representing between 10% and 16% across the seven districts, Huntingdonshire seeing 16% 2 beds.
- Flats and houses with 2 bedroom and 2 reception rooms, or 3 bedrooms and 1 reception room account for the largest proportion of dwelling types required across the sub-region at 26%, varying from 18% in Cambridge to 34% in Forest Heath.
- 3 bedroom flats and houses account for 25% of the mix required across the housing sub-region, with all districts falling between 22% and 26%.
- Houses with 3 bedrooms and 3 reception rooms or 4 bedrooms and 2 reception rooms account for 16% of the mix required across the housing sub-region. Forest Heath sees the lowest proportion at 13%, and Cambridge the highest at 21%.
- Houses with 4, 5 or more bedrooms house account for 17% of the mix required across the housing sub-region. This varies widely by district; 10% in Fenland and 23% in South Cambridgeshire.

Section 14.4 Background information

14.4 Background information

Links and references

How Many Homes toolkit: <http://howmanyhomes.org/index.html>

Companion Guide to *How Many Homes* at http://howmanyhomes.org/resources/LHRA_Guidance_7-3.pdf

Assumptions report for How Many Homes at
http://howmanyhomes.org/resources/Choice_of_Assumptions.pdf

What households where (earlier release) at <http://howmanyhomes.org/3.html> which developed into *What homes where* at <http://howmanyhomes.org/5.html>

Section 14.4 Background information

Definitions of terms

Not applicable

Section 14.4 Background information

Data issues

- *How Many Homes* is based on the information available at its launch date. It has not yet been updated using 2011 Census data.
- As and when the toolkit may be updated, the updated outputs will be fed into the SHMA.