

Appendix 6 Population and Housing

APPENDIX 6.1

POPULATION PROJECTIONS, DWELLING REQUIREMENTS AND HOUSEHOLDS IN NEED

A series of demographic projections have been produced by the Council to provide the background to examine the Borough's dwelling requirement and housing land supply. The issues raised by the projections and the dwelling requirement figures are set out under the main topic headings. This Appendix sets out and examines the projections in more detail.

POPULATION

The Borough's future population will be determined by both past trends and the influence of external circumstances in the future. Doncaster Borough's population had been growing at an average rate of about 3% per year between 1971 and 1981. During the ten year period (1981 - 1991) which followed, Doncaster's population had more or less remained static and has been characterised by a substantial level of net out migration. The Borough has been losing a significant number of its population aged between 20 and 44. This indicates a scenario of urban decline in terms of losing the very people who are likely to set up home, take up jobs, and invest in the local

economy. Attendant socio-economic problems, notably local unemployment and the attractions of job markets outside the Borough set the context for this situation.

However, there are now signs that future trends can be based on an upturn in fortunes in the Borough's population, migration and local economy and they are set to provide the context for halting this urban decline. The Council has carried out an examination of current information and produced a series of high and low demographic projections to take account of both long and short term trends. These projections will underpin the policies and proposals of Parts I and II of the UDP. Crucially, they can be well set against the UDP's theme of regeneration.

Table A projects a population increase of between 14,600 (high) and 9,300 (low) over the period 1986-2001. This represents growth rates of 5.0% (high) and 3.2% (low) over the same period. Both projections anticipate a rate of growth much faster than that seen during the previous fifteen years (1971-1986), 2.4%.

The high projections assume that regeneration policies in the UDP will have an early impact resulting in the Borough retaining and attracting more people than indicated by past trends. The low projections foresee a slower impact of the same policies on the population. The high projections assume that zero net change in migration will be reached in 2001 while the low projections assume a continuation of 1981-1991 trends (-660 per year) up to 2001. Table A deals with past and projected trends, and Figure 1.1 illustrates them.

MIGRATION

Migration information derived from the National Health Service Central Register (NHSCR) reflects a long term trend in net migration which has been accelerated significantly in the 1980's. Since 1985/86 when net migration was 1,120 this figure has fallen each year until it stood at +610 in the year ending March 1989. The next three years, however, saw a net out migration. In the year ending March 1993 the net migration according to NHSCR data was -783.

TABLE A: Population - Past and Projected Trends 1971-2003

Year	Population		Source
1971	282,400		OPCS Mid-Year Estimates
1976	287,000		
1981	290,900		
1986	289,300		
1991	293,300		
(Projections)	(High)	(Low)	Council 'Chelmer Model' 1993
1996	298,800	296,500	
2001	303,900	298,600	
2003	305,600	298,700	



HOUSEHOLDS

The significant increases between 1971-1981 and 1981-1991 in the Borough's households was in line with nation-wide trends. The growing divorce rate, one person and single elderly households, and one parent households have reduced the average size of the household thus increasing the total number of households. The 1991 mid-year estimate of Doncaster's population has been adjusted for the

2% undercount estimated to have occurred at the time of the 1991 Census of population. No such adjustments have been made by the OPCS to the total number of households enumerated at the census. In order to adjust the total number of households to be consistent with the population estimates, the 1989 based headship rates have been applied to the mid-1991 private household population.

This provides a household total which is 1,068 higher than the census count (112,733). The Council's projections use this estimate as the base number of households for 1991 and have projected the Borough's households to 2001 in keeping with the population projections. These are set out in Table B and illustrated in Figure 1.2.

TABLE B: Households - Past and Projected Trends 1971-2003

Year	Households		Source
1971	92,036		1971 Census of Population
1981	102,677		1981 Census of Population
1991	113,800		DMBC estimate
(Projections)	(High)	(Low)	Council 'Chelmer Model' 1993
1996	118,800	118,000	
2001	303,900	121,500	
2003	125,100	122,700	

Table B shows a projected household increase of between about 9,500 (high and 7,700 (low) for 1991-2001. The

signs are that the rate of growth in households has peaked (11.6% between 1971 and 1981). They are

projected to increase at a decreasing rate along the lines of Table C below.

TABLE C: Households - Past and Projected Trends 1971-2001

Year	Growth in Households %		Source
1971-1981	11.6		1971 and 1981 Census of Population
1981-1991	10.8		1981 Census of Population and DMBC estimate for 1991
(Projections)	(High)	(Low)	Council 'Chelmer Model' 1993
1991-1996	4.4	3.7	
1996-2001	4.0	3.0	

The average household size fell from 3.01 in 1971 to 2.77 in 1981 and 2.54 in 1991. In line with the other

projections the rate of change is likely to have peaked. Table D details the projected changes.



**TABLE D: Average Household Size
- Past and Projected Trends 1971-2003**

Year	Average Household Size		Source
1971	3.01		1971 Census of Population
1981	2.77		1981 Census of Population
1991	2.54		1991 Census of Population
1996	2.48		
(Projections)	(High)	(Low)	Council 'Chelmer Model' 1993
2001	2.43	2.42	
2003	2.44	2.43	

DWELLINGS

The rate of household formation has a direct relationship with the requirement for housing accommodation. In recognition of a need for flexibility in assessing housing land requirement and supply the Council has decided to extend the

plan period up to 2003 with regard to these issues. The Council's demographic projections contain a series of dwelling requirement figures projected between 1991 and 2003. These are set out in Table E and illustrated in Figure 1.3.

TABLE E: Dwellings - Past and Projected Trends 1981-2003

Year	Dwellings		Source
1981	108,117		1981 Census of population and DMBC estimates
1991	116,700		
1996	122,400	- 121,600	
(Projections)	(High)	(Low)	Council 'Chelmer Model' 1993
2001	127,100	125,200	
2003	128,900	126,400	

The projected increase of between 12,200 (high) and 9,700 (low) for the period 1991-2003 represents the demographically based requirement for dwellings. There then needs to be an allowance for demolitions (269) which accounts for expected clearance of 1991 dwellings which would not be suitable for use by 2003. The resulting dwelling requirement figure for the period between 1991 and 2003 is 12,477. This assumes a higher rate of dwelling completions (1040 per year) during the projection period than that

for the previous 5 years (859 per year). The projected dwelling requirement together with the dwelling completions for 1986-1991 (4,297) brings the total dwelling requirement for 1986-2003 up to 16,800.

SOCIAL NEEDS HOUSEHOLDS

The provision of housing for social needs households is a priority for the Borough Council. The Housing

Association Business Plan for 1994 - 1997 identifies a total of 19,607 applicants on the Council housing waiting list at March 1993. This consists of 57% of senior citizen applicants, over 19% of family applicants and nearly 19% of single persons applicants. Between 1987 and 1993, single person applicants on the Council waiting list has increased from 1,740 to 3,633.



Table F deals with the projected increase in the lone parent and single person households between 1991 and 2003.

**TABLE F: Lone Parent and One Person Households
- Past and Projected Trends 1991-2003**

Year	Lone Parent		One Person		Source
1991	12,384		26,730		DMBC/Chelmer Model' 1993
(Projections)	(High)	(Low)	(High)	(Low)	
1996	13,900	13,800	31,000	30,900	
2001	15,100	14,800	35,000	34,600	
2003	15,400	15,100	36,400	35,900	



FIG 1.1 : Population - Past and Projected Trends 1971 - 2001



FIG 1.2 : Households - Past and Projected Trends 1971 - 2001

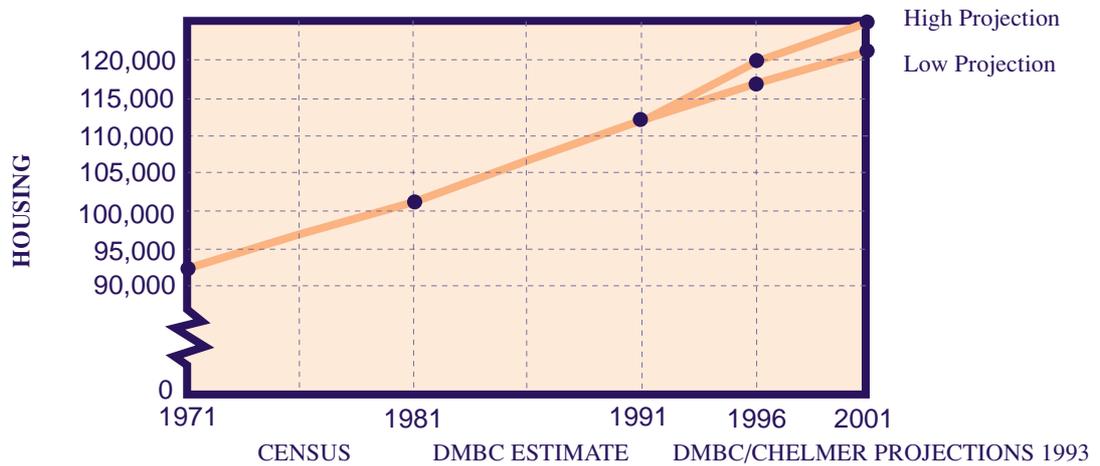


FIG 1.3 : Dwellings - Past and Projected Trends 1971 - 2001

