

Table 1, Comparison of PBA and BW OAN

PPG ID2a		PBA TRENDS 2001-11 115,880	ONS/ PBA 2012 89,020	BW Indexed 88,072	BW Full Return 111,761
015, 016, 017 – Demographic evidence based trends	Population change assumptions 2011-2031	<b>Based on annual average migration 2001-2011</b>	2011 to 2012 = ONS MYE population change 2012 to 2031= SNPP 2012 population change	2011 to 2012 = ONS MYE population change 2012 to 2031= SNPP 2012 population change	2011 to 2012 = ONS MYE population change 2012 to 2031= SNPP 2012 population change
	Unattributable Population Change	<b>Added on (50%?)</b>	Excluded	Excluded	Excluded
	Population change per annum	<b>12,396</b>	7,746	7,744	7,744
	Supressed household formation	Addressed in part by the Use of 2008-based HRR rate of change post 2021			<b>Evidence: (i) RTPI toolkit confirms that the 2011-based interim household projections suppress need compared to 2008-based. (ii) Market signals assessment reveals that growth in number of concealed exceeds national benchmark, rental affordability also worse than national average. = Merits full adjustment to address projected unmet/supressed need.</b>
	Headship rate after 2021	Indexed 2008-based rate of change after 2021	Indexed 2008-based rate of change after 2021	Indexed 2008-based rate of change after 2021	<b>Full return to 2008-based rate in 2031</b>
	Household change per annum	5,620	4,317	4,268	5,416
	Household to dwellings conversion factor	3%	3%	3%	3%
	Dwellings per annum	5,794	4,451	4,404	5,588
	Total dwelling change 2011-2031	115,880	89,020	88,072	111,761
	018	Likely change in job numbers over plan period	Not assessed		Average of 3,400 additional jobs (average of latest Experian, OE and CE policy off forecasts (not strategy) to be created between 2011 and 2031. Projected population change incorporates sufficient labour force growth. <b>AS A RESULT – NO UPLIFT NECESSARY</b>
019, 020	Market signals of price and quantity	Not assessed			<b>Worsening trend in concealed household and deteriorating affordability. Market signals merit full return to 2008-based headship rates</b>