

Appendix B: Tenure Projections to 2025

Appendix B provides a full set of cautious recovery projections to 2025 based on current (2008 based) household projections of household mix. The weak and robust projections are available on the CCHPR website. A list of the figures is given below.

Projections of tenure change must inherently be based on past trends together with assumptions about important economic variables. It should be noted that because of the need to use the household projections baseline mix of household types the estimates are not strictly comparable to those from the English Housing Survey. A backcast to 2000 based on the DCLG projections showed a slightly different mix probably as a result of survey biases especially at regional level. These biases impact particularly on the proportions of single and younger households – so projections tend to show higher proportions of private renting, which is where this group is disproportionately located. However these do not affect the trajectories of projections which are determined by forward ONS/DCLG household projections and macro-economic variables and assumptions around the social rented sector. These are set out in Tables 1 and 2 in the main report.

In our projections we looked at three scenarios for the period to 2025: a cautious base scenario by which the economy returns to the 2000 - 2009 average by 2020 and then remains stable; a weak scenario with zero growth and continuing constraints on mortgage availability; and a robust/optimistic scenario where there is both economic growth and available but higher cost housing finance. This appendix includes only the cautious scenario projections. The four variables that help to define these scenarios are: mortgage interest rates and loan to value ratios for first time buyers; which reflect the price and availability of mortgage credit; real income growth; and housing completions as a measure of buoyancy in the economy rather than for its own sake. One issue of particular importance in projecting the future is the appropriate assumption approach might include that some households do not form - and the figures for the private rented sector should be interpreted carefully to take account of this.

The main factor that cannot be taken into account is any overall supply constraint were output levels to remain below household formation projection rates. This is quite likely to be the case and would result in a smaller number of separate households.

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Figure B1: Household projections by tenure (%): England (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

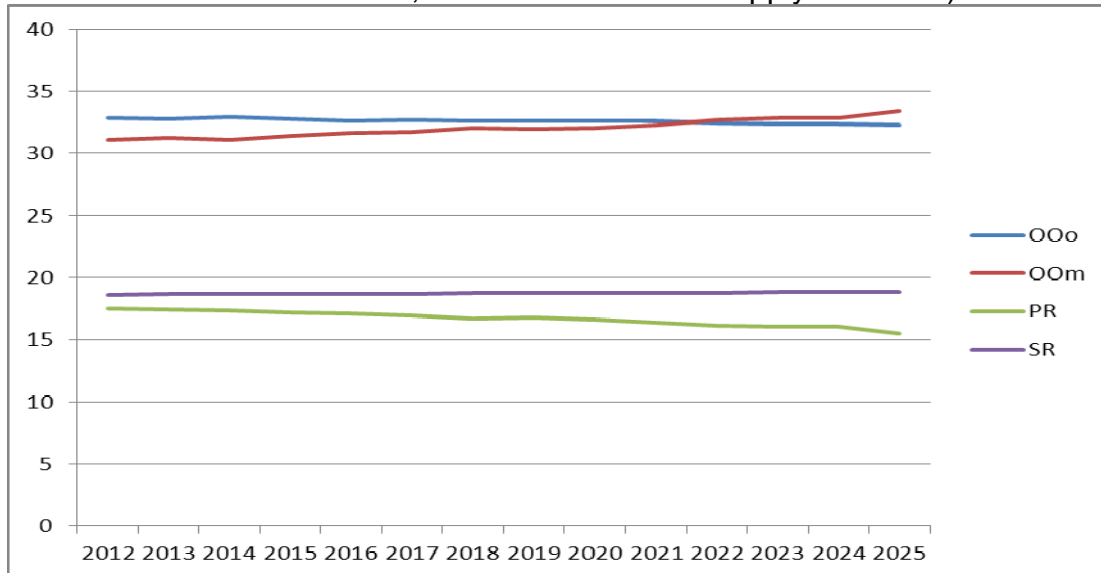


Figure B2: Household projections by tenure (%): England (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

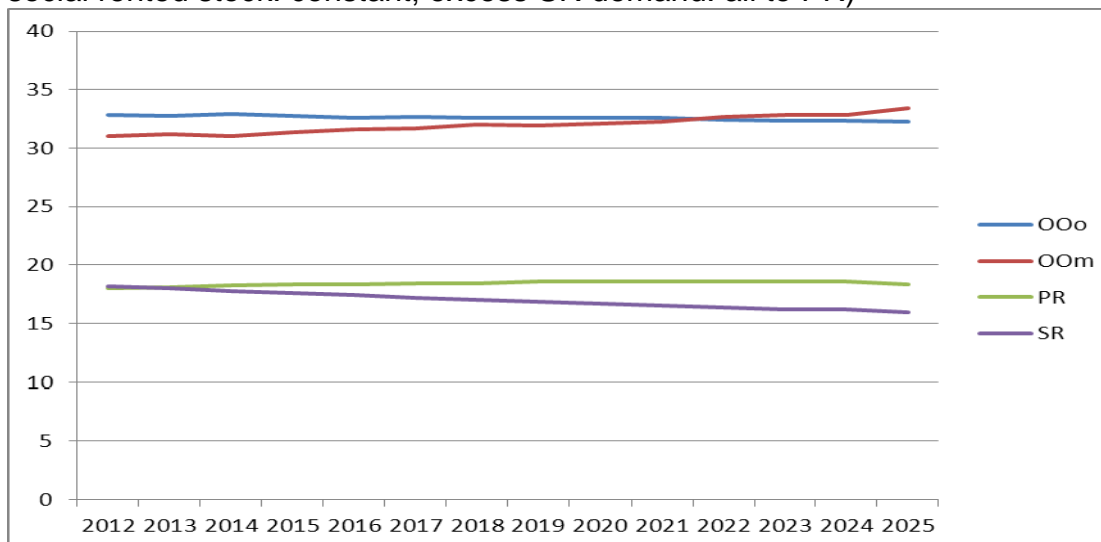


Figure B3: Household projections by tenure (%): England (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

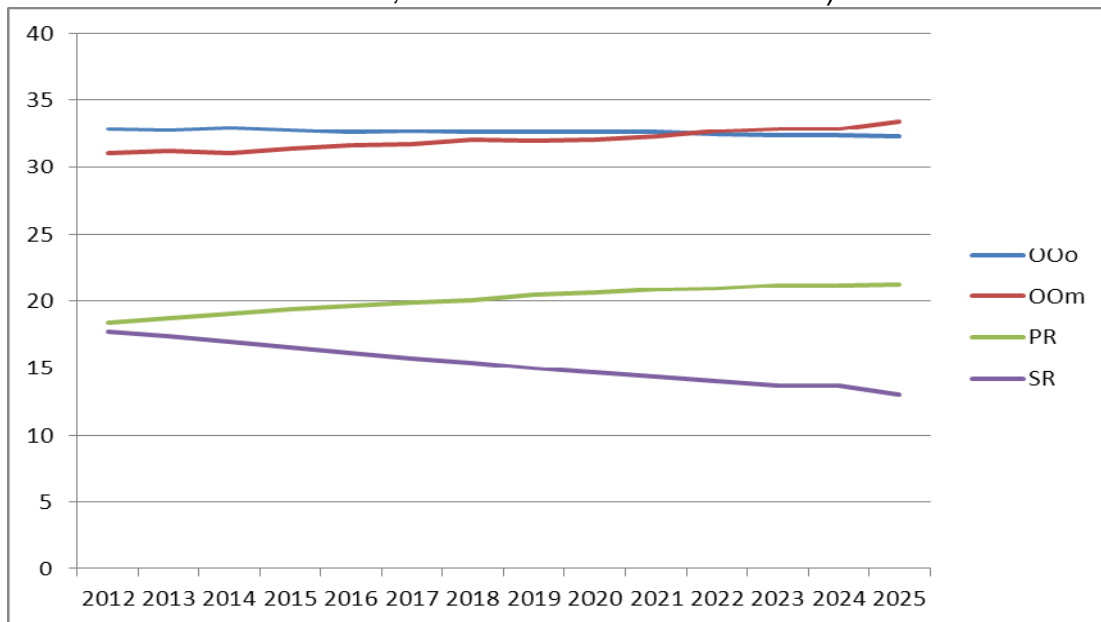


Figure B4: Household projections by tenure (%): England (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

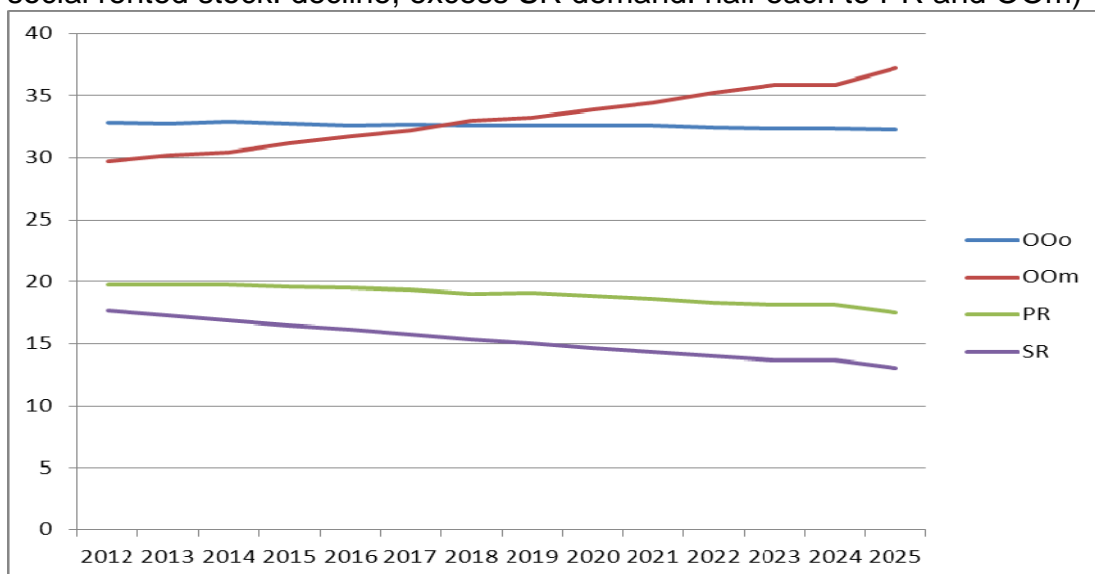


Figure B5: Household projections by tenure (%): London (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

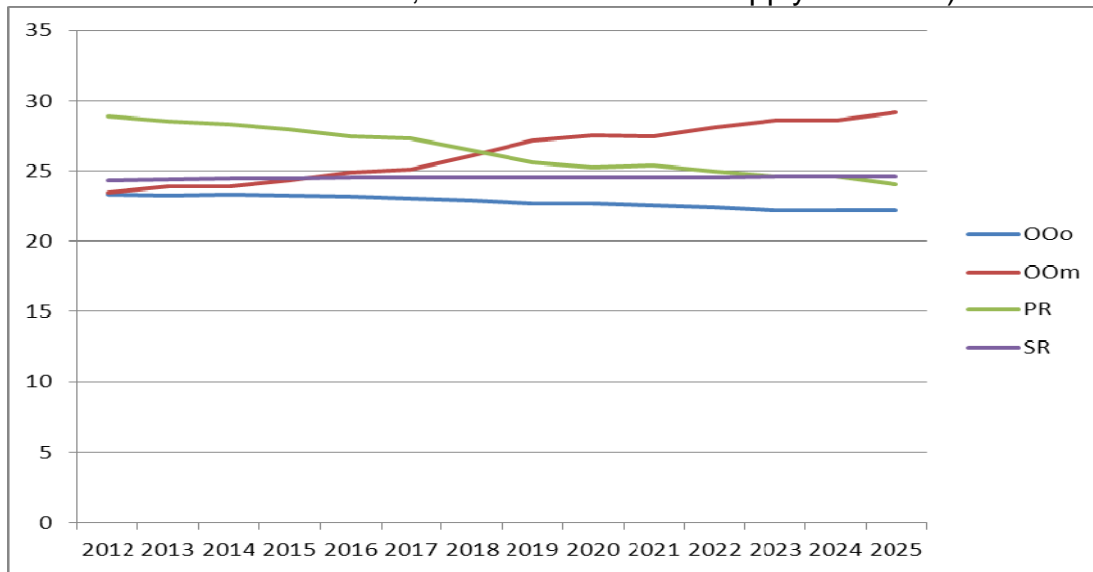


Figure B6: Household projections by tenure (%): London (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

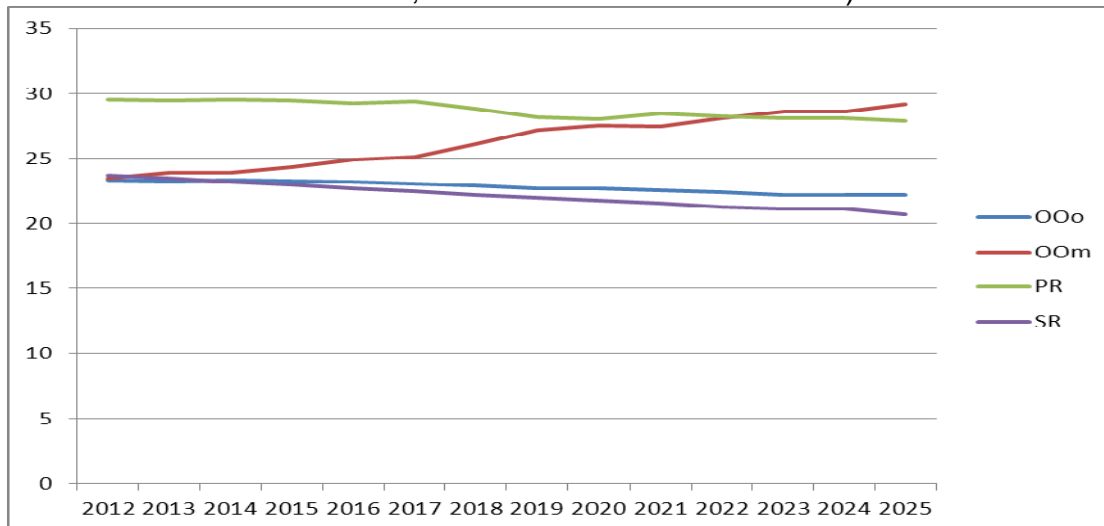


Figure B7: Household projections by tenure (%): London (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

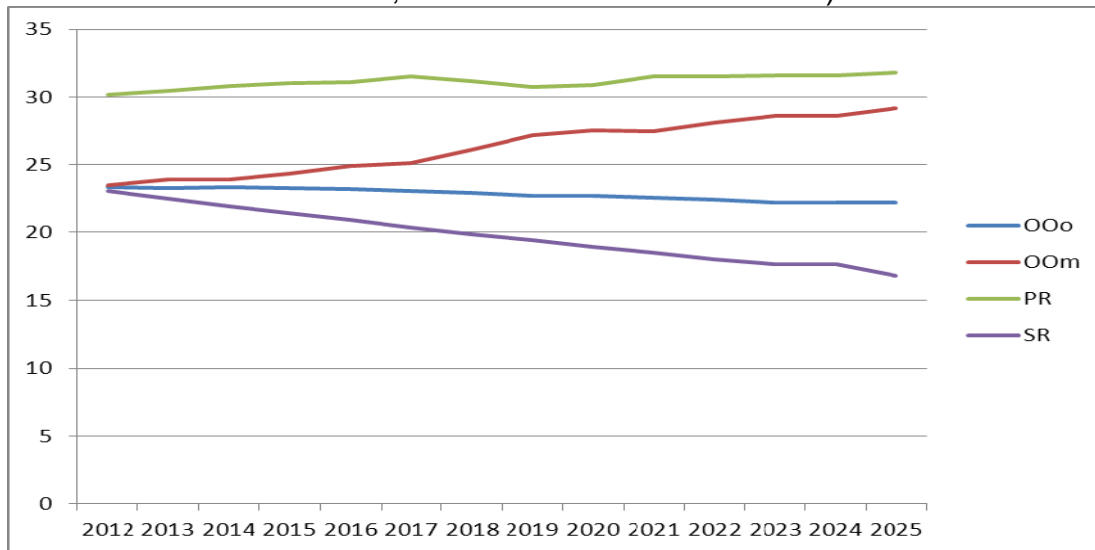


Figure B8: Household projections by tenure (%): London (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

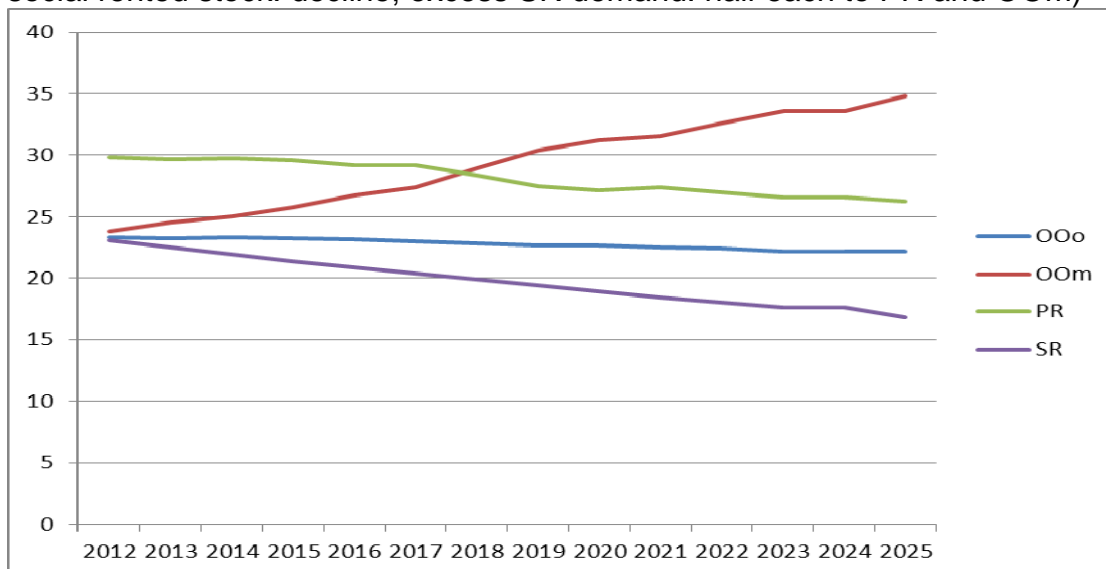


Figure B9: Household projections by tenure (%): families with dependent children; England (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

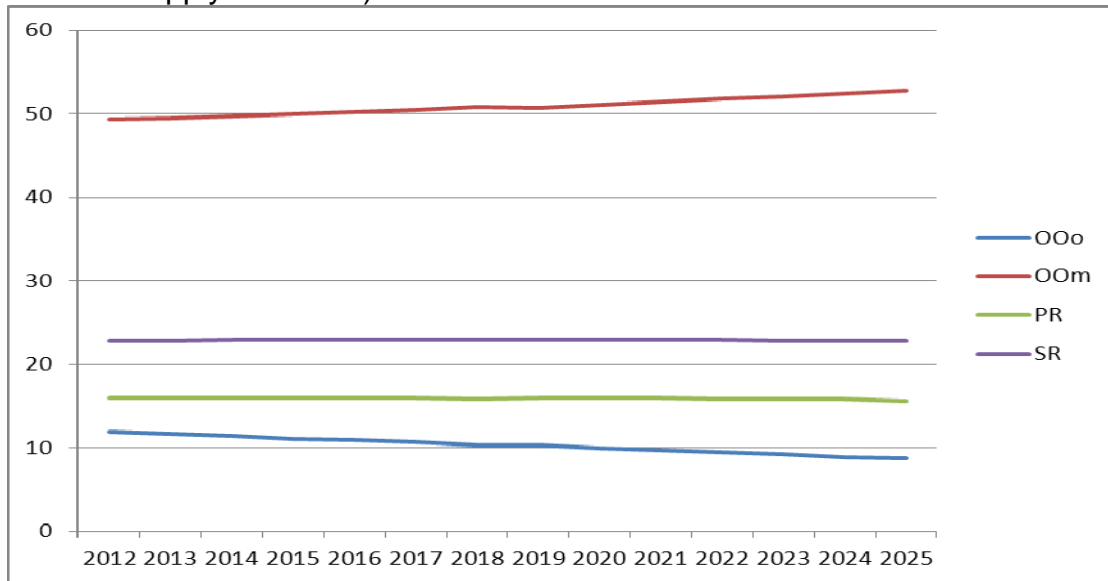


Figure B10: Household projections by tenure (%): families with dependent children; England (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

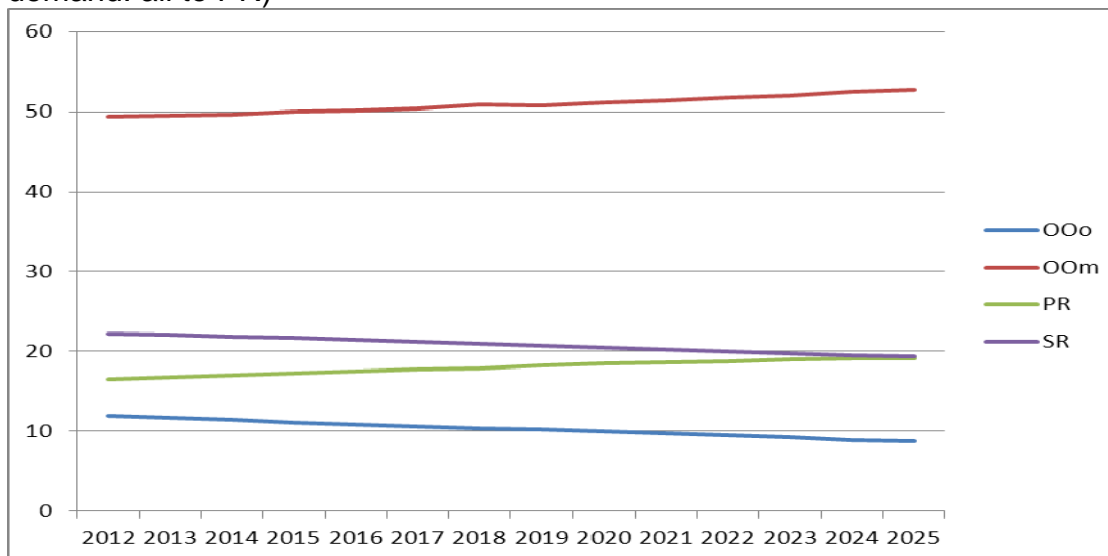


Figure B11: Household projections by tenure (%): families with dependent children; England (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

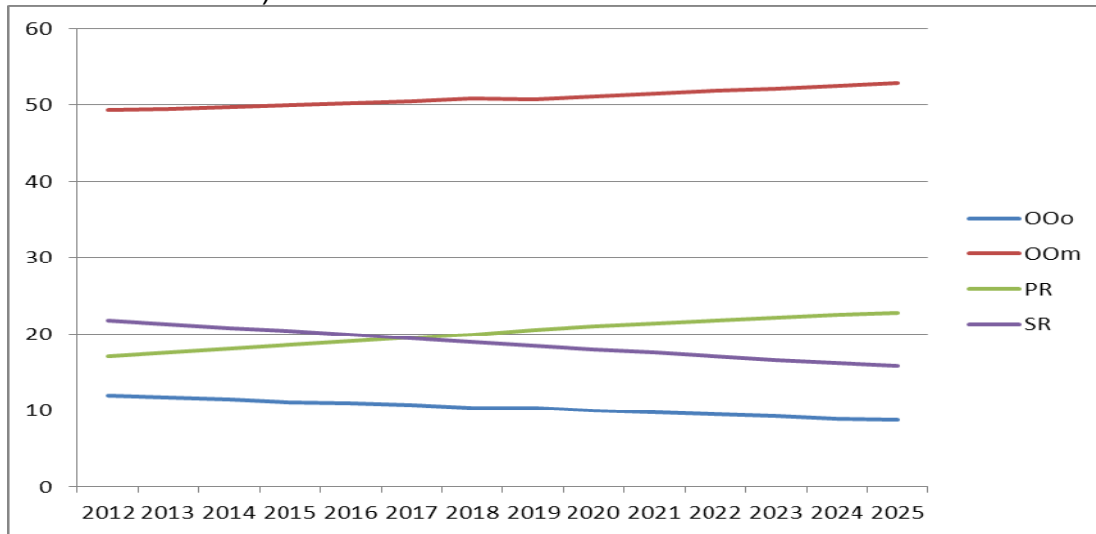


Figure B12: Household projections by tenure (%): families with dependent children; England (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

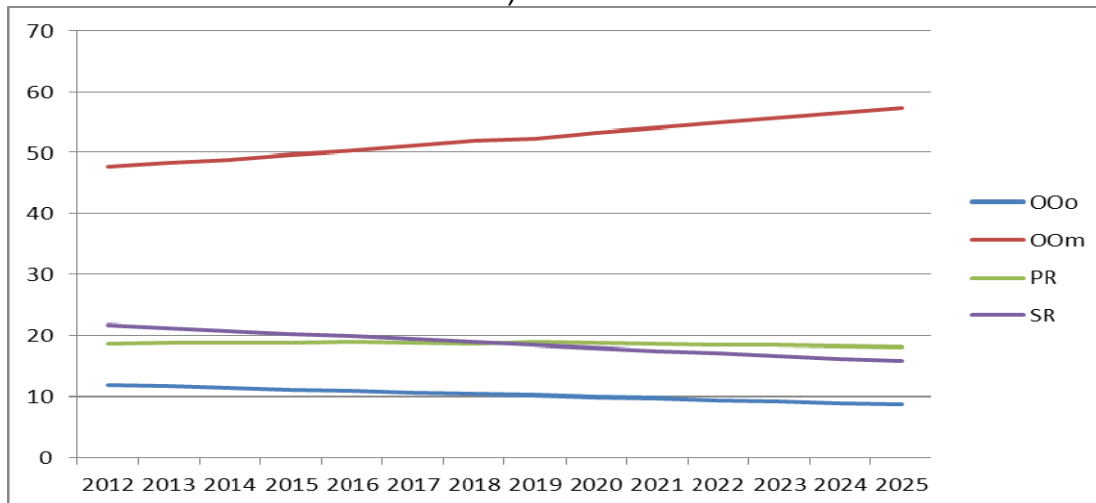


Figure B13: Household projections by tenure (%): families with dependent children; London (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

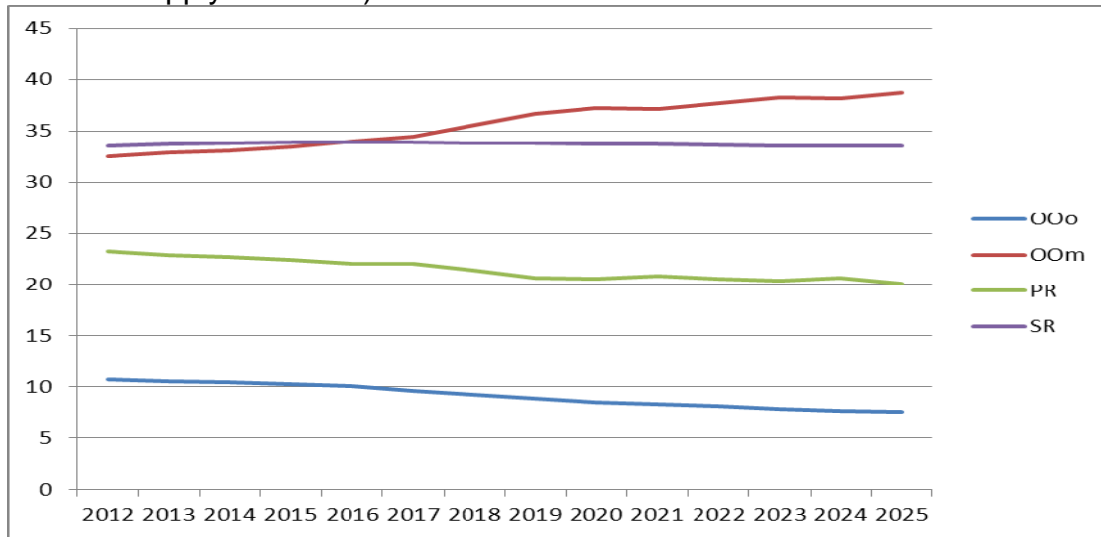


Figure B14: Household projections by tenure (%): families with dependent children; London (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

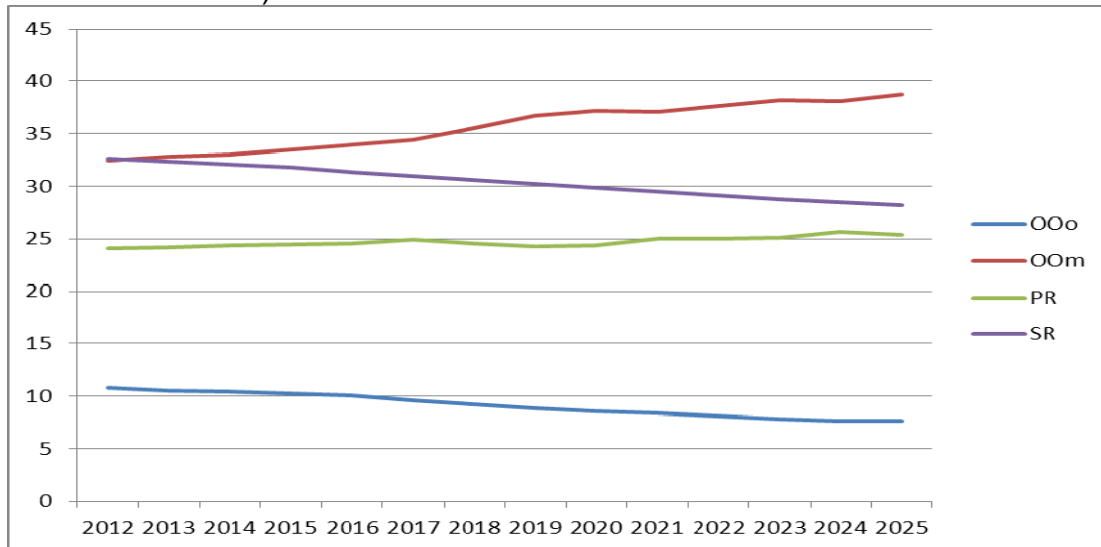


Figure B15: Household projections by tenure (%): families with dependent children; London (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

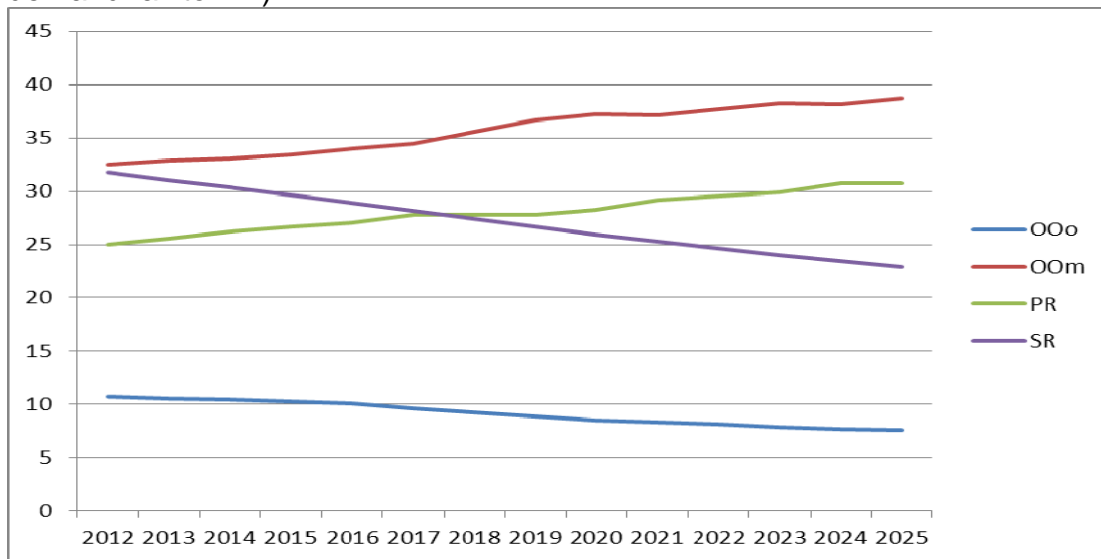


Figure B16: Household projections by tenure (%): families with dependent children; London (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

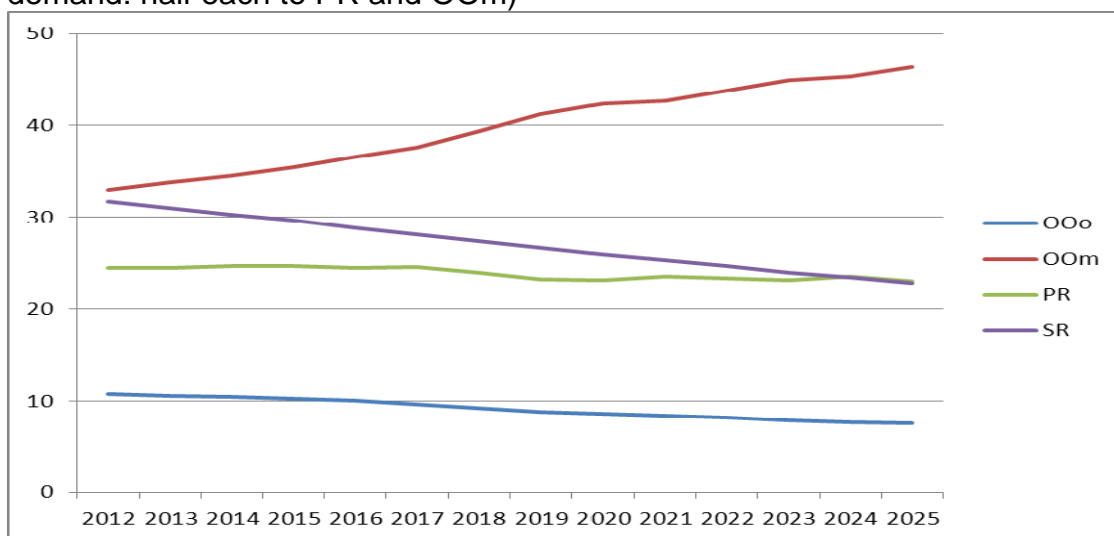


Figure B17: Household projections by tenure (%): LMI households; England
 (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

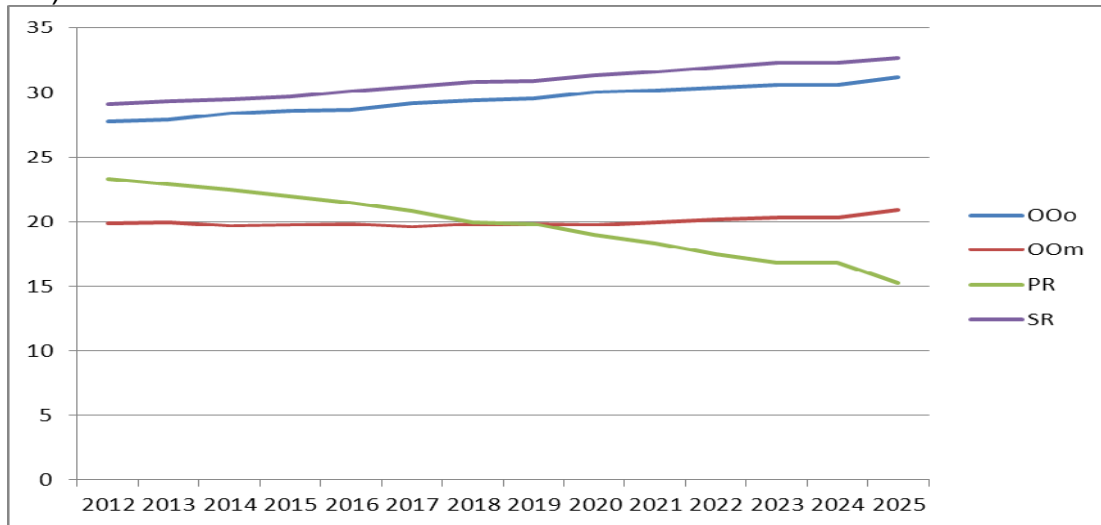


Figure B18: Household projections by tenure (%): LMI households; England
 (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

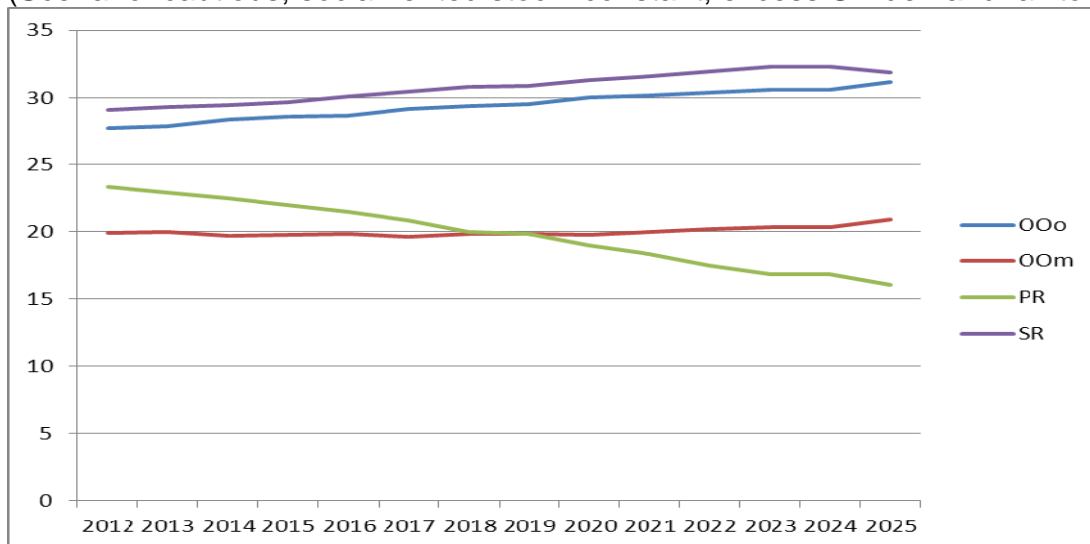


Figure B19: Household projections by tenure (%): LMI households; England
 (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

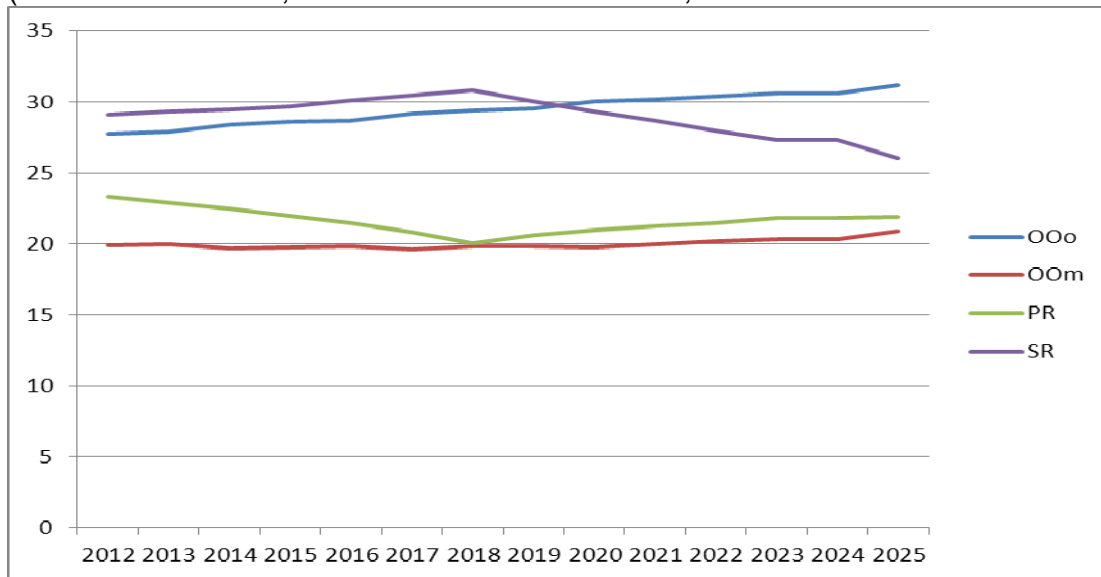


Figure B20: Household projections by tenure (%): LMI households; England
 (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

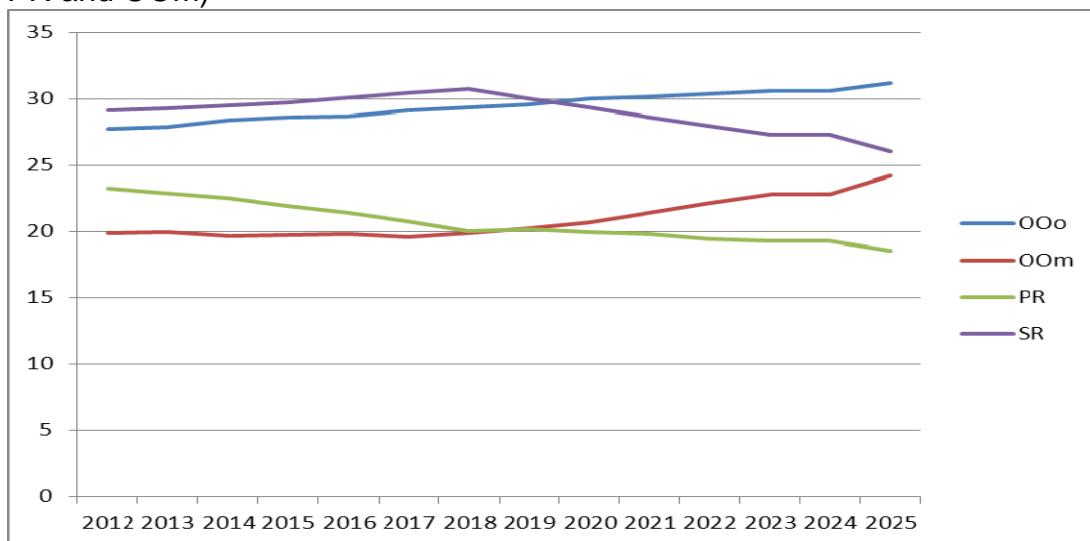


Figure B21: Household projections by tenure (%): LMI households; London
 (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

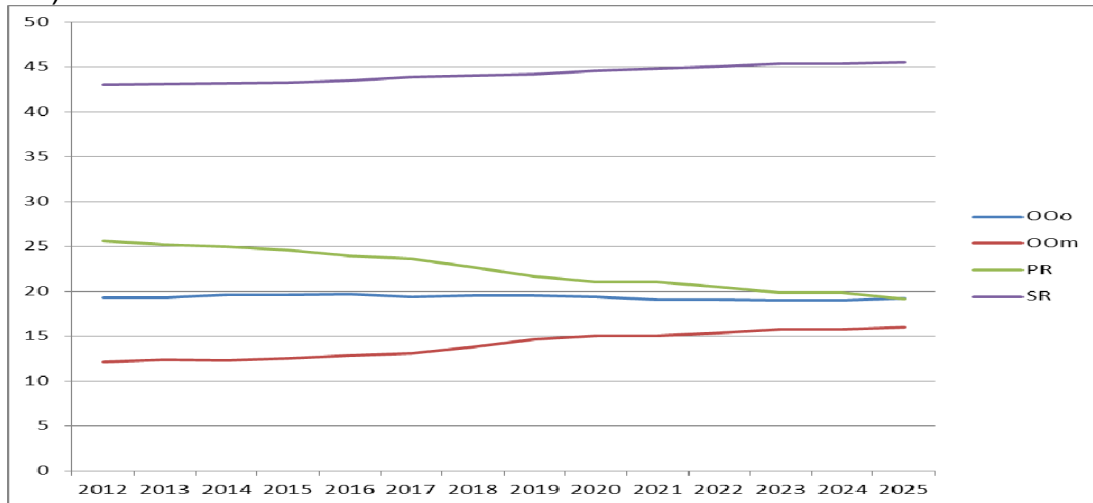


Figure B22: Household projections by tenure (%): LMI households; London
 (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

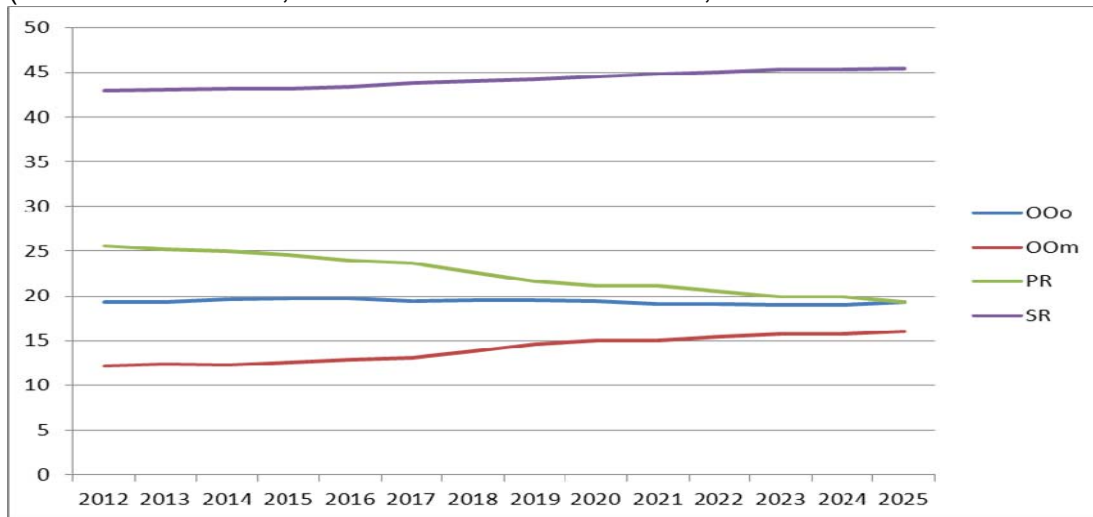


Figure B23: Household projections by tenure (%): LMI households; London
 (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

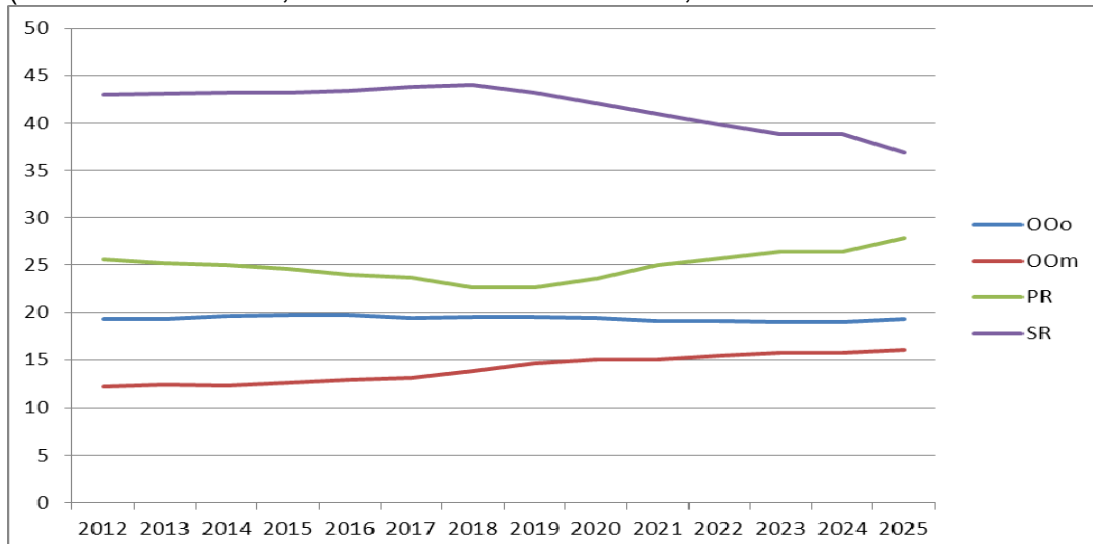


Figure B24: Household projections by tenure (%): LMI households; London
 (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

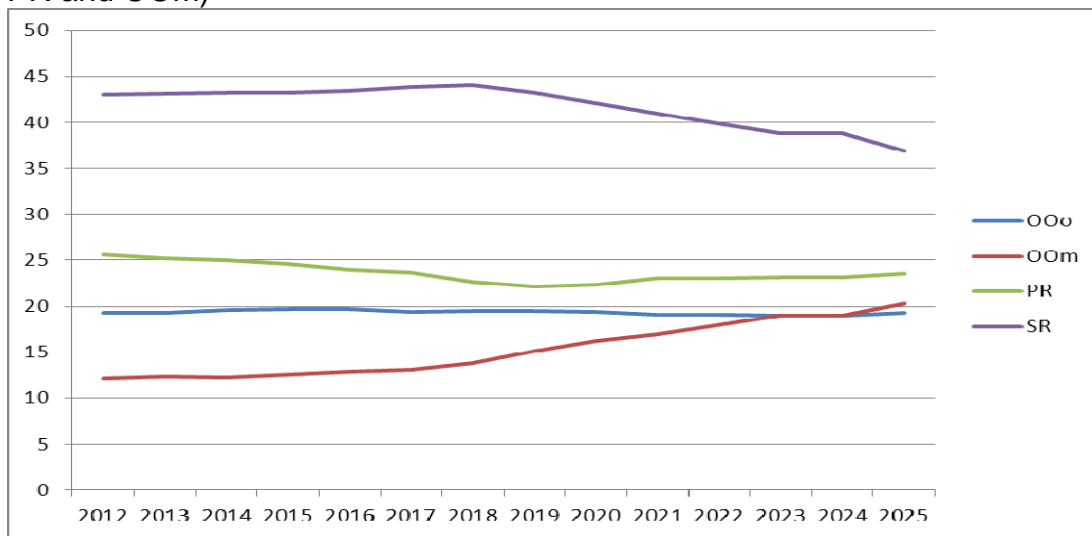


Figure B25: Household projections by tenure (%): LMI households; families with dependent children; England
 (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

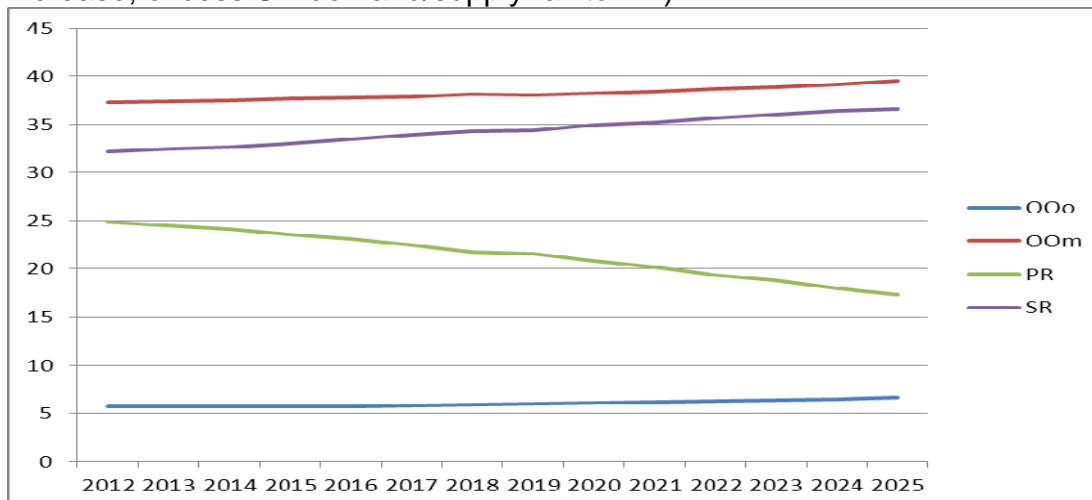


Figure B26: Household projections by tenure (%): LMI households; families with dependent children; England (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

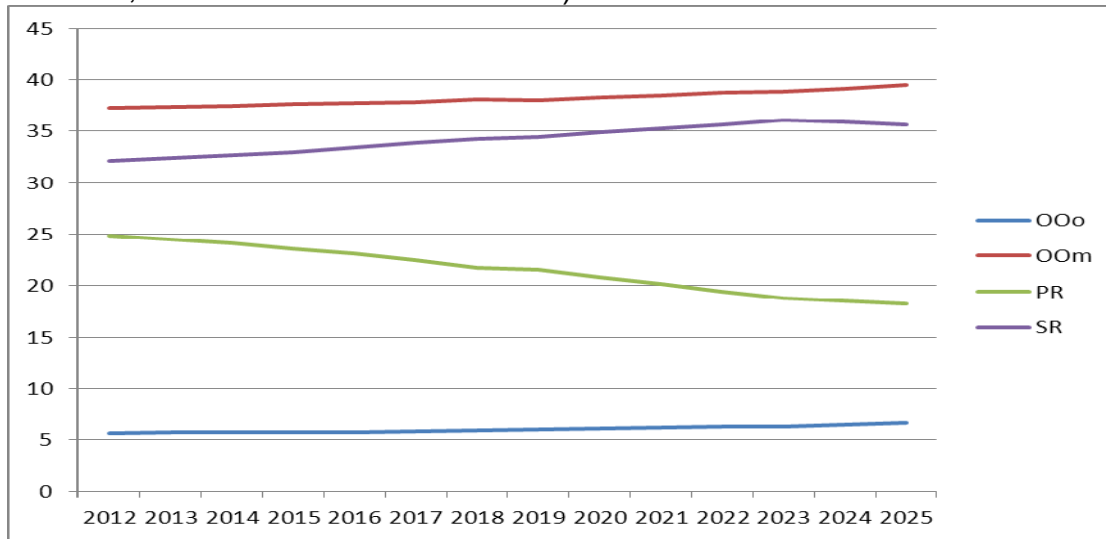


Figure B27: Household projections by tenure (%): LMI households; families with dependent children; England (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

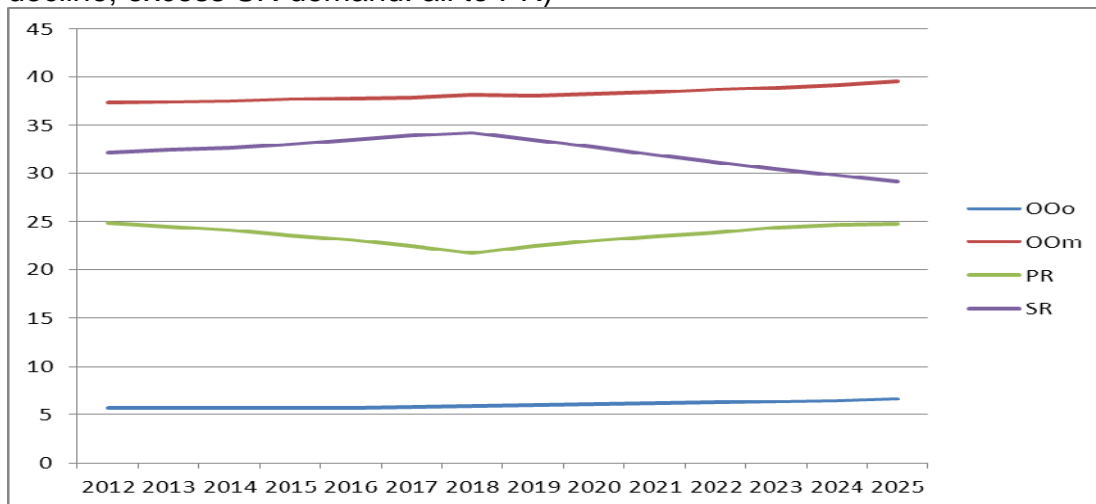


Figure B28: Household projections by tenure (%): LMI households; families with dependent children; England (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

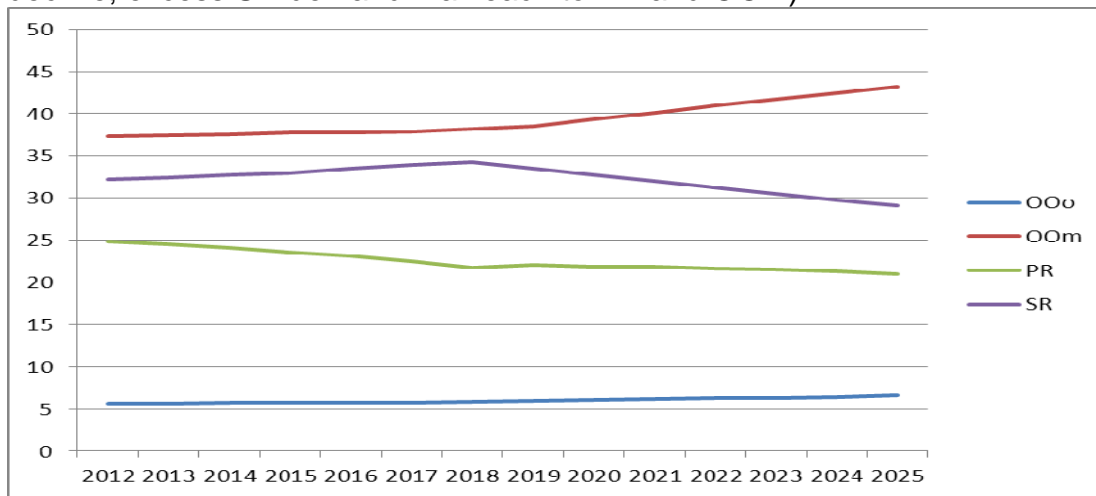


Figure B29: Household projections by tenure (%): LMI households; families with dependent children; London (Scenario: cautious; social rented stock: increase; excess SR demand/supply: all to PR)

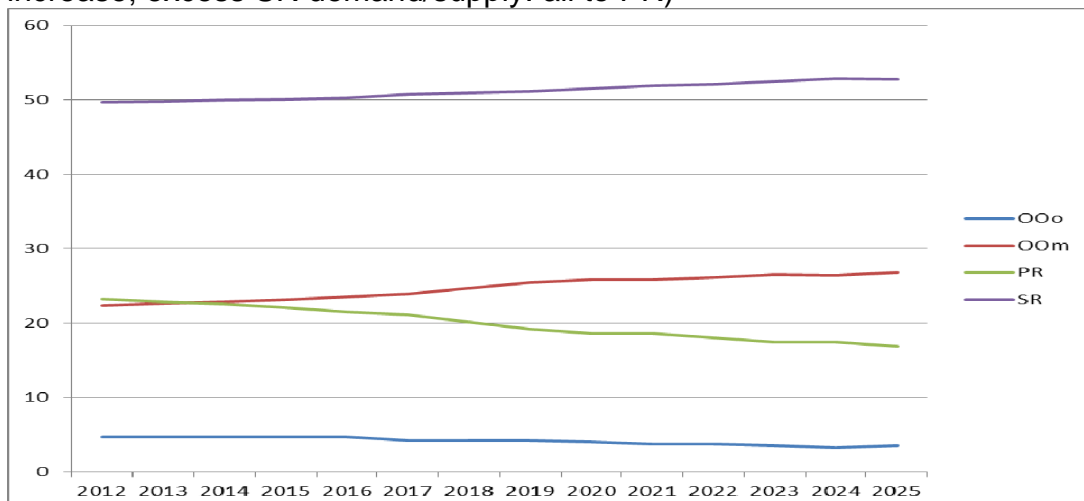


Figure B30: Household projections by tenure (%): LMI households; families with dependent children; London (Scenario: cautious; social rented stock: constant; excess SR demand: all to PR)

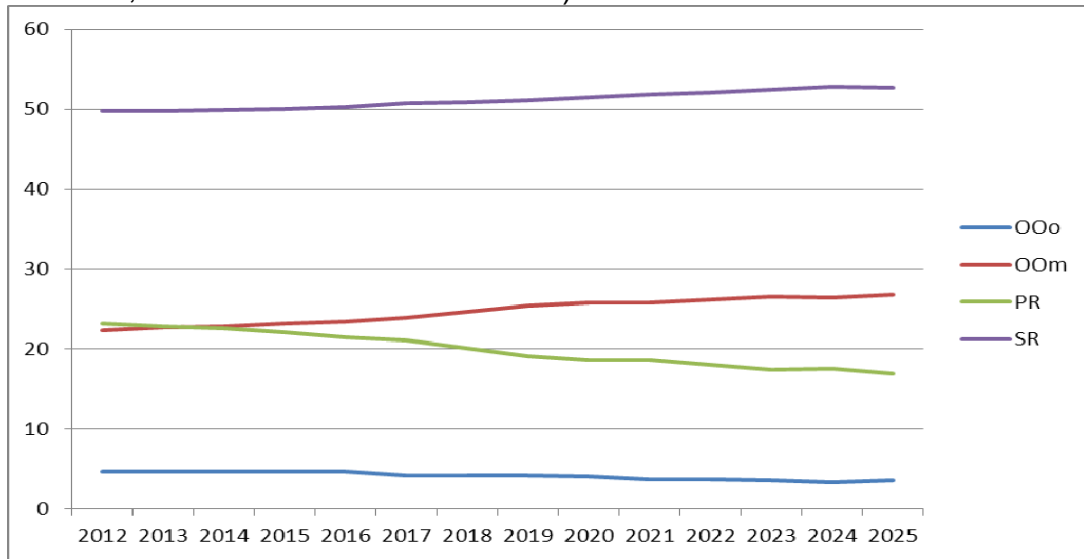


Figure B31: Household projections by tenure (%): LMI households; families with dependent children; London (Scenario: cautious; social rented stock: decline; excess SR demand: all to PR)

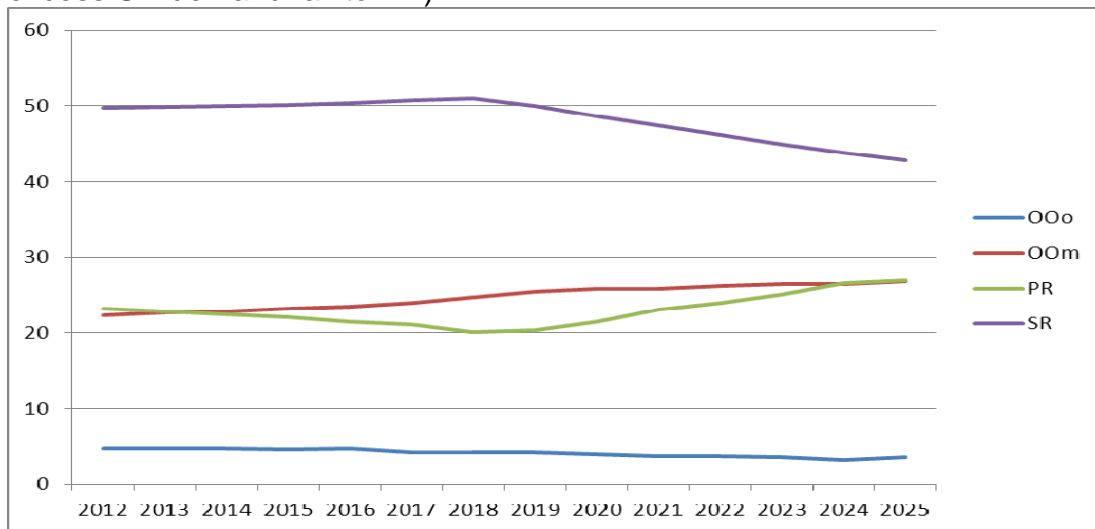


Figure B32: Household projections by tenure (%): LMI households; families with dependent children; London (Scenario: cautious; social rented stock: decline; excess SR demand: half each to PR and OOm)

