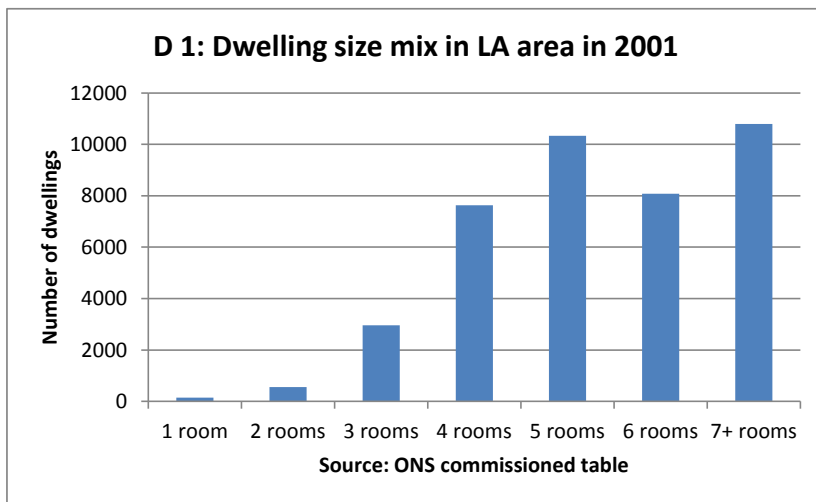


## DWELLING SIZE

### Introduction

The size of home that a household of a particular age and type occupies can vary considerably: many households occupy homes that are larger than they 'need' and some occupy smaller homes. This worksheet provides data on the dwelling sizes occupied by different households in the chosen local authority in 2001. It then calculates what the mix of new dwelling sizes would need to be on the assumption that households at the beginning and end of the projection period have the same occupation patterns as similar households in the same local authority area had in 2001. Finally, the worksheet enables the impact of different assumptions about household occupation patterns to be explored.



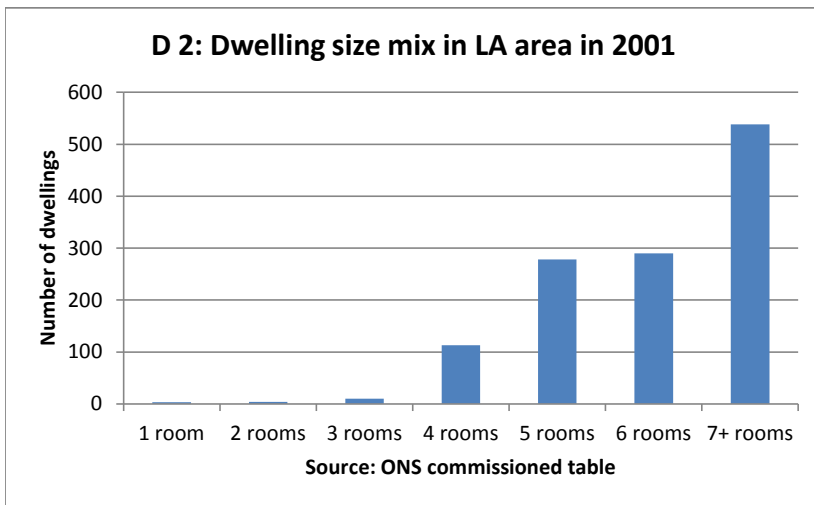
D 1: Mix of dwelling sizes in 2001, all ages and household types							
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Number of homes	153	557	2962	7635	10338	8077	10788

Note: 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 = one bedroom flat/house
- 3 rooms = 2 bedroom flat/house
- 4 rooms = 2/3 bedroom 1/2 reception room flat/house
- 5 rooms = 3 bedroom, 2 reception flat/house
- 6 rooms = 4/3 bedroom, 2/3 reception house
- 7+ rooms = 4/5+ bedroom house

## The size of homes people lived in in 2001

There are 40 different household age and type groups for which it is possible to obtain data for the mix of dwelling sizes occupied in 2001. It would be impractical to show all of these here. Instead, by choosing ages and household types from drop down lists in the yellow boxes below you can explore the different occupation patterns of different groups. In many local authorities there is a surprising number of single person and couple households living in larger properties.



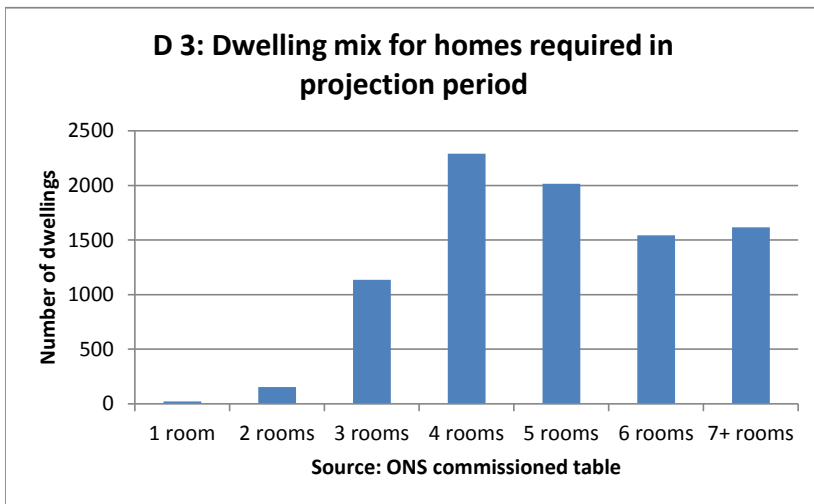
Select age group **45-54**

Select household type **Small families with one child**

D 2: Mix of dwelling sizes occupied by selected household age and type group							
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Number of homes	3	4	10	113	278	290	538

### What mix of dwelling sizes is needed in the extra homes that are required?

If it is assumed that the occupation patterns observed in the 2001 census also apply to the beginning and end of the projection period, the housing mix required for the projected change in households numbers would be as follows:

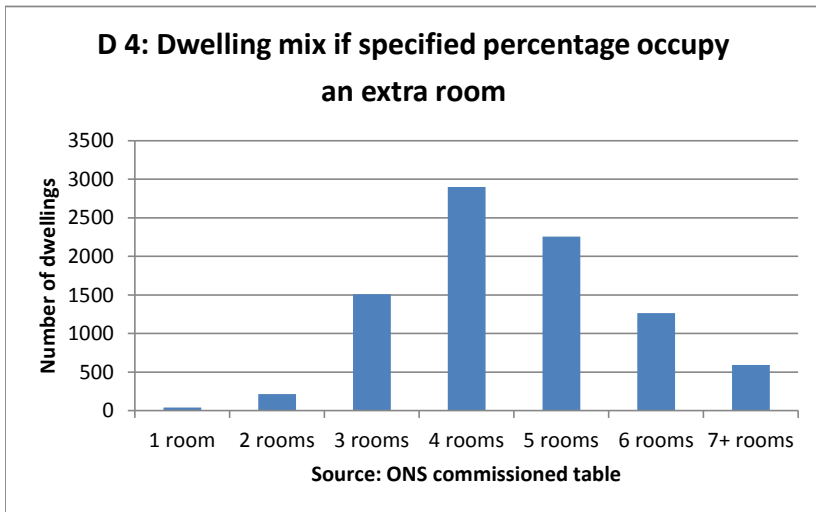


D 3: Mix of dwelling sizes in additional homes required during projection period							
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Number of homes	21	154	1137	2290	2016	1544	1616

Note: this part of the tool simply tells you what mix of homes would be needed if households were to have the same occupation patterns as similar households had in the same area in 2001. There may be good reasons for making different assumptions in a particular local authority area.

### What if people live in bigger or smaller homes than in 2001?

The assumption that occupation patterns remain unchanged at the 2001 census patterns may not be wholly likely. If, for example, as a nation we become better off we may want bigger homes. Alternatively, housing shortages may force more households to accept smaller homes than they would like or need. This section therefore allows you to explore the consequences of a specified percentage of households at the end of the projection period occupying an additional room. Choose the percentage by entering a number in the yellow box below. That percentage can be either positive or negative.

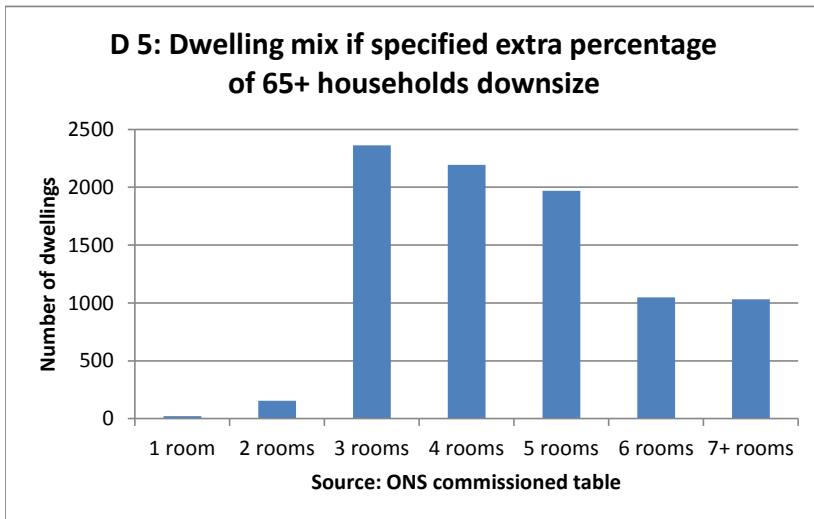


Enter % of households occupying an extra room at the end of projection period -10%

D 4: Dwelling mix if specified percentage occupy an extra room							
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Number of homes	39	213	1510	2900	2258	1266	593

## What if the tendency to downsize changes?

One specific aspect which could have a large impact on the required housing mix is the extent to which 65+ singles and couples, particularly those who are 'empty nesters', choose to continue to live in large family homes. In order to give an indication of the scale of the impact of the decisions made by this group it is assumed that, in addition to the downsizing that will be included in the base assumption, a specified percentage of singles and couples in 3 bed properties downsize to 2 bed homes and that the same percentage of singles and couples in 4 and 5 bed homes downsize to 3 bed properties. This is, perhaps, a somewhat arbitrary set of assumptions, but it is sufficient to give a feel for the scale of the effect.

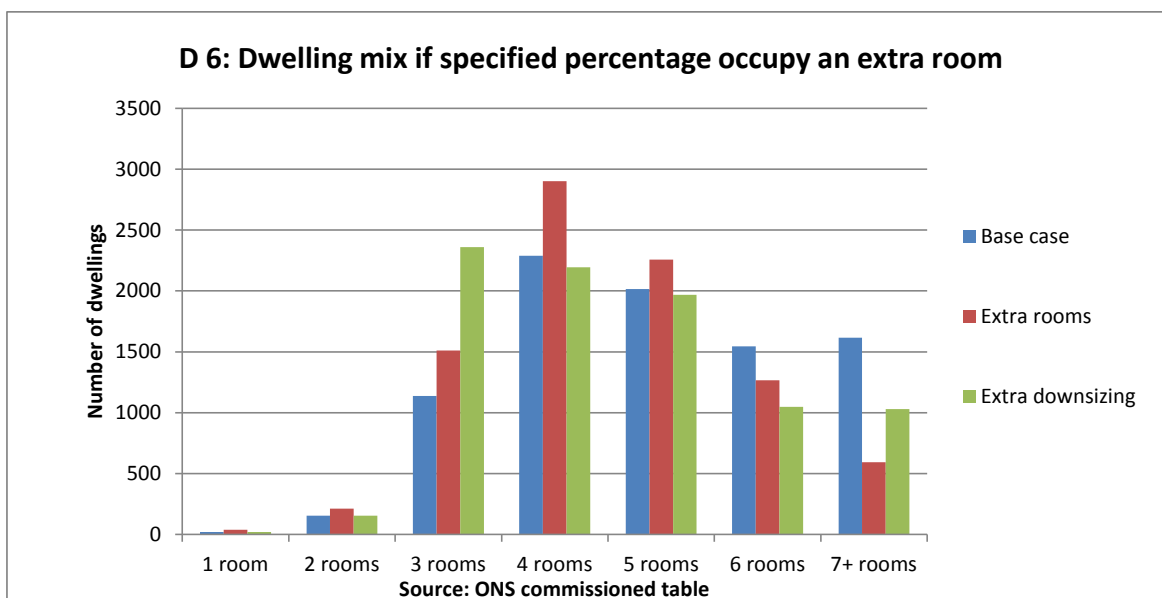


Enter extra percentage of 65+ households that downsize **10%**

D 5: Dwelling mix if specified extra percentage of 65+ households downsize							
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Number of homes	21	154	2361	2194	1969	1048	1031

## Bringing the scenarios together

It is easier to see how the scenarios compare if they are brought together in one chart and table



D 6: Mix of household sizes in additional homes required during projection period								
	Chosen %	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7+ rooms
Base case		21	154	1137	2290	2016	1544	1616
Extra rooms	-10%	39	213	1510	2900	2258	1266	593
Extra downsizing	10%	21	154	2361	2194	1969	1048	1031