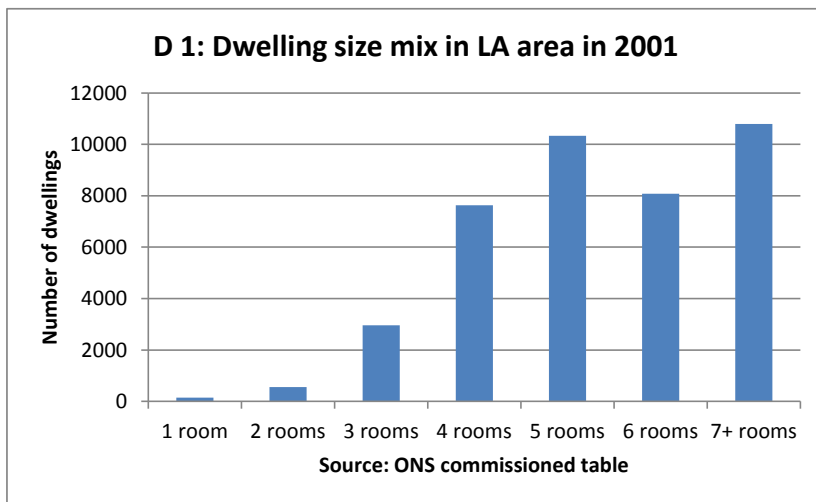


DWELLING SIZE

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.



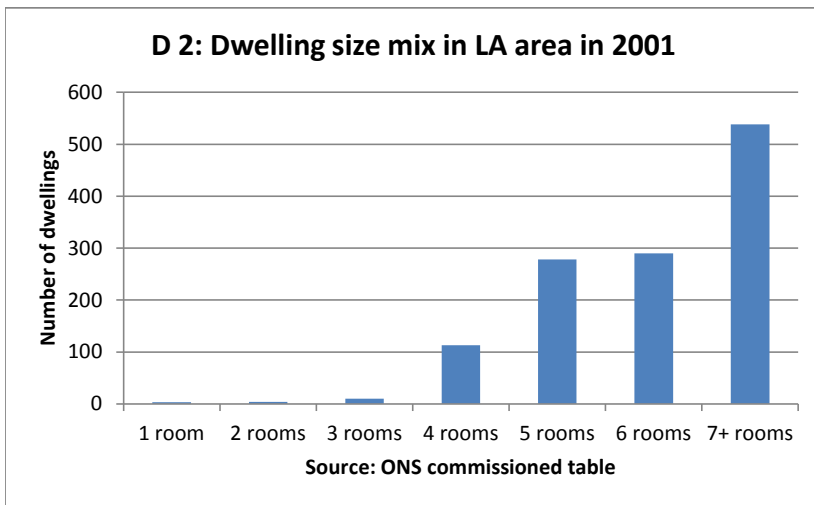
| D 1: Mix of dwelling sizes in 2001, all ages and household types | | | | | | | |
|--|--------|---------|---------|---------|---------|---------|----------|
| | 1 room | 2 rooms | 3 rooms | 4 rooms | 5 rooms | 6 rooms | 7+ rooms |
| Number of homes | 153 | 557 | 2962 | 7635 | 10338 | 8077 | 10788 |

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.



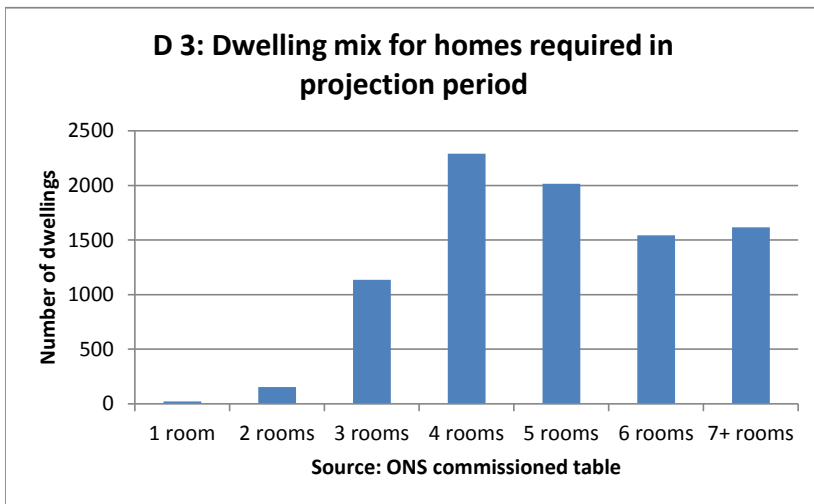
Select age group **45-54**

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:

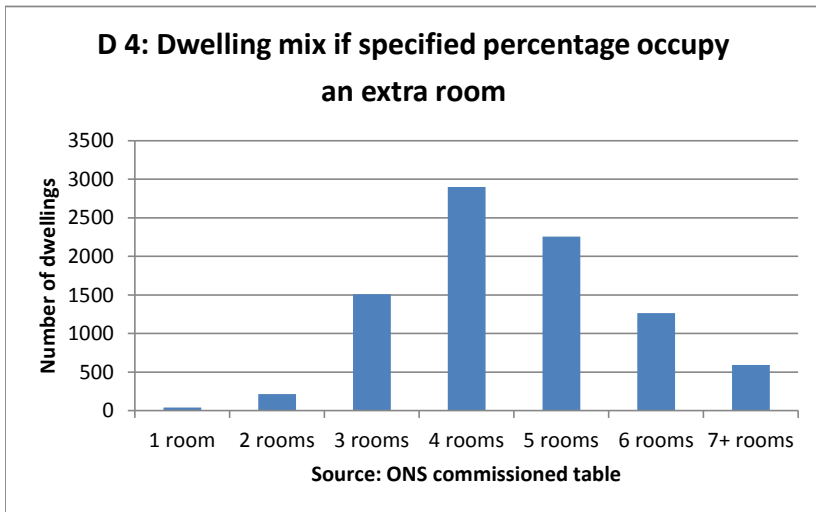


| D 3: Mix of dwelling sizes in additional homes required during projection period | | | | | | | |
|--|--------|---------|---------|---------|---------|---------|----------|
| | 1 room | 2 rooms | 3 rooms | 4 rooms | 5 rooms | 6 rooms | 7+ rooms |
| Number of homes | 21 | 154 | 1137 | 2290 | 2016 | 1544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

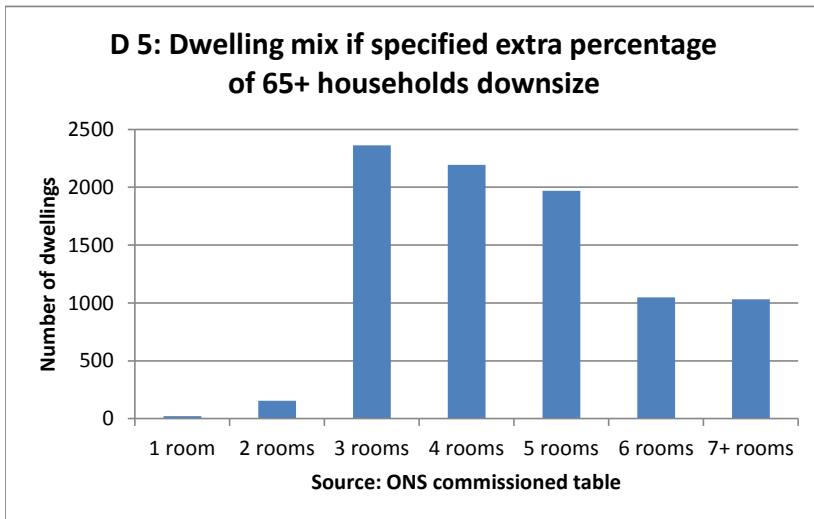


Enter % of households occupying an extra room at the end of projection period -10%

| 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.

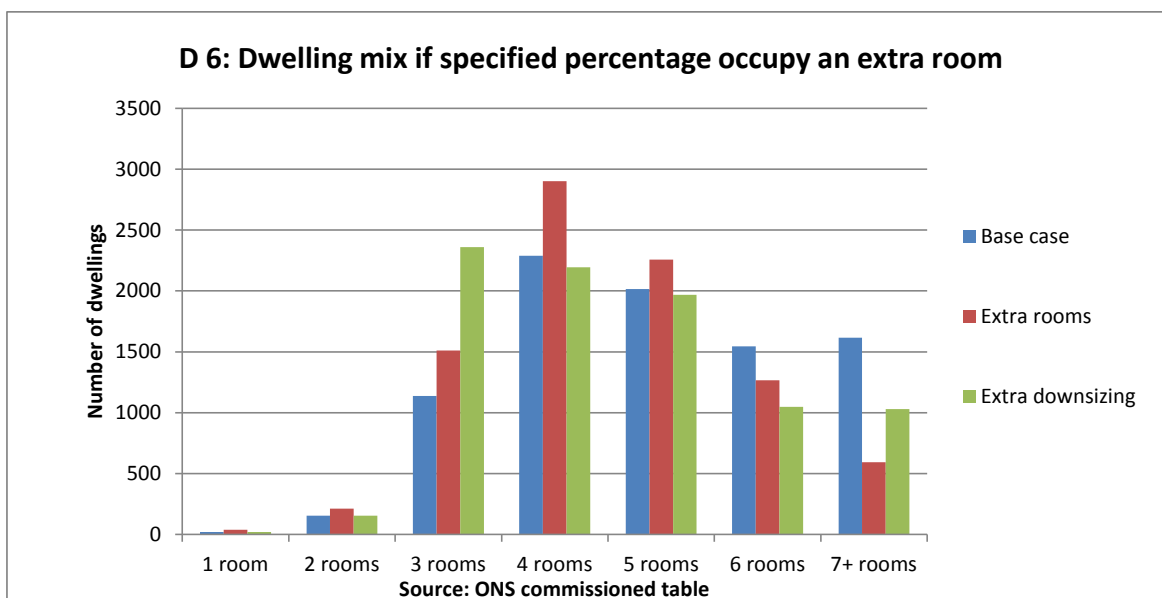


Enter extra percentage of 65+ households that downsize **10%**

| 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 |