Hastings and Rother

Strategic Housing Market Assessment Update: Housing Needs Assessment

June 2013

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1. INTRODUCTION

1.1 Scope, Purpose and Structure

1.1.1. This report provides an objective assessment of the need for market and affordable housing in both Hastings and Rother Council areas over the next 15 years. Together, the two Councils' areas form a recognised Housing Market Area (HMA).

1.1.2. Previous studies of the housing needs have also related to this combined area, namely the Strategic Housing Market Assessment (SHMA) report published in 2010, as well as the earlier 2006 report.

1.1.3. This Update identifies housing need in accordance with the National Planning Policy Framework ("the Framework"). In other respects, it complements earlier reports and all should be read together.

1.1.4. The need for this Update arises from the partial revocation[1] of the South East Plan on 25 March 2013 and the subsequent advice from the Planning Inspectorate that further work is required to fulfil the relevant obligations of the Framework in relation to identifying housing need.

1.1.5. Hence, the prime purpose of this Update is to inform Local Plan preparation and, most immediately, the on-going examination of the soundness of the Rother Local Plan Core Strategy.

1.1.6. In relation to Rother, this Update addresses Stage 1 of a two-stage process of reviewing the local housing requirement contained in the submitted Local Plan Core Strategy, as shown on Figure 1 below.

Figure 1: Process of assessing housing needs and determining provision

Stage 1: Assessment of Housing Needs

Dimensions of need:
- Demographic projections
- Local housing need and affordability
- Supporting economic growth

Stage 2: Determining Housing Provision

Appraisal factors:
- Vision and objectives
- Capacity
- Infrastructure/Environment/Deliverability

Balancing factors:
- Capacity in adjacent areas
- Implications of not meeting need
- Monitoring

[1] see Order at http://www.legislation.gov.uk/uksi/2013/427/pdfs/uksi_20130427_en.pdf

1.1.7. It does not address the question of whether, and if so how, the resulting housing need can be sustainably accommodated. That will be addressed at the separate Stage 2, having due regard to the policies in the Framework and, if necessary, in liaison with adjacent local authorities.

1.1.8. This report has been prepared jointly by independent consultants Wessex Economics and Hastings Borough Council and Rother District Council, with specialist demography and other forecasting inputs from the East Sussex County Council's Research and Information Team. The lead consultant at Wessex Economics, Chris Cobbold, led the DTZ team that prepared the earlier SHMA reports referred to above.

1.1.9. The following sections (1.2 and 1.3) in turn review the national and local context for undertaking the assessment. Chapter 2 presents evidence of housing need under three dimensions:

a) demographic projections
b) local housing need
c) economic growth need

Information on past house building rates is also included for benchmarking purposes. In relation to Hastings and Bexhill (the one larger town in Rother District and previously identified through the regional planning process as capable of sustainable urban expansion), the housing market potential is also considered.

1.1.10. Chapter 3 presents the assessment of the various aspects, or "dimensions", of housing need. No one approach or methodology provides the sole basis. Hence, their respective merits are independently analysed in the context of the objectives set out in the Framework and identified strategic and local objectives in order to come to the necessary conclusions, which are drawn together in Chapter 4.

1.2 National Policy Context

1.2.1 The National Planning Policy Framework ("the Framework") defines the basis for achieving sustainable development. It states:

"Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid changes, unless

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted."*

(Note: The footnote to the last point in this statement refers to international and national nature conservation sites, Areas of Outstanding Natural Beauty and locations at risk of flooding or coastal erosion.)

1.2.2 Paragraph 47 of the Framework states:

"To boost significantly the supply of housing, local planning authorities should:

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are crucial to the delivery of the housing strategy over the Plan period;"*

1.2.3 In relation to local housing need, paragraph 50 states that:

"... local planning authorities should:

- *identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand;"*

1.2.4 Specifically in respect of rural areas, paragraph 54 states that:

"...local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet needs."

1.2.5 Paragraph 159 sets out the Framework's expectations of the evidence requirements of Locals Plans in relation to housing:

"Local planning authorities should have a clear understanding of housing needs in their area. They should:

- *prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should*

identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

– *meets household and population projections, taking account of migration and demographic change;*

– *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*

– *caters for housing demand and the scale of housing supply necessary to meet this demand;*

- *prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."*

1.2.6 Paragraph 179 relates to planning strategically across local boundaries in relation to the Framework's strategic priorities:

"Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework..."

1.2.7 Bearing in mind the economic and social dimensions, as well as environmental, of sustainable development, the Framework's policy statements in support of economic growth are also relevant. These are:

"...planning should:

- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of the area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;"*

(paragraph 17)

- *"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."*

(paragraph 19)

- *"To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century."*

(paragraph 20)

1.2.8 While the South East Plan has now been revoked (as it affects this area), it may still be informative in identifying strategic development needs applicable to the area. Particular points that are relevant are:

a) 'Sussex Coast' is identified as a sub-region; (Policy SP1)
b) Regional hubs should be the focus of new development, according to their role and function, some of which are identified as either 'growth points' and 'growth areas', the closest being Ashford, adjoining Rother to the north-east; (Policy SP2)
c) The Prime focus of development should be in urban areas; (Policy SP3)
d) The objective to reduce spatial disparities in socio-economic deprivation across the South East, with a focus on certain sub-regions, including the Sussex Coast;
e) The need to pay particular regard to assessing and planning of the social needs that will arise from an ageing population; (Policy CC5)
f) Support for nationally and regionally important economic sectors and clusters; (Policy RE2)
g) Help strengthen the viability of small rural towns; (Policy BE4)
h) Define approach to villages based on functions performed, accessibility, provision of key services and built and landscape capacity; (Policy BE5)
i) As a priority, promote the sustainable economic growth and regeneration of the Sussex Coast; (Policy SCT1)
j) Achieve a better balance between the provision of housing and the economy to absorb this, whilst also responding as far as possible to the needs of local people for a decent, affordable home; (Policy SCT1v) (Policy SCT6)

1.2.9 Evidence in support of the Framework's approach towards assessing housing need is provided by:

a) Strategic Housing Market Assessments: Practice Guidance Version 2; DCLG August 2007

b) 'How Many Homes?' Working Group
i) Toolkit using 2008-based household projections by District
ii) A Companion Guide, March 2013
iii) Choice of Assumptions in Forecasting Housing Requirements – Methological Notes; Cambridge Centre for Housing and Planning Research, March 2013

1.2.10 The Practice Guidance remains extant. Although pre-dating the Framework the need to update it is being considered[2], not least as it relates closely to the rationale behind SHMAs as set out at paragraph 159 of the Framework, based on identifiable housing market areas.

1.2.11 While providing a framework of assessing the housing market, demand and need, it also highlights that:

"Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

1.2.12 In relation to estimating the future scale of housing demand, it provides a four-stage approach:

[2] Lord Taylor Report: 'External Review of Government Planning Practice Guidance' https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/39821/taylor_review.pdf

Stage 1: Projecting changes in future number of households
Stage 2: Future economic performance
Stage 3: Future affordability
Stage 4: Bringing the evidence together

1.2.13 The 'How Many Homes' toolkit and guidance (www.howmanyhomes.com) has been brought together to support the Framework. It centres on the use of trend-based projections which use 2008-based Office for National Statistics (ONS) data. The format allows for variations in standard assumptions, but cautions that these should be viewed as sensitivity tests.

1.2.14 Figure 1 of the Companion Guide sets out the key relationships to consider in forming a balanced view on housing need and, in turn, on local planning policies and the housing strategy. It identifies meeting workforce needs and improving health and well-being as considerations alongside demographic-led housing projections.

1.3 Local Context

1.3.1 Hastings and Rother Councils have worked closely in gathering and analysing housing and economic evidence throughout their plan-making processes. This co-operation has also extended to developing a shared vision for the Hastings and Bexhill area. Key joint documents are:

- Housing Market Assessment of Hastings and Rother; 2006
- Hastings & Rother Strategic Housing Market Assessment Update 2009/10; 2010
- Hastings and Rother Employment Strategy and Land Review; 2008
- Hastings and Rother Employment Strategy and Land Review Update; 2011

1.3.2 The Housing Market Assessment provides a good understanding of, as well as a conceptual framework for, the operation of the housing market. It assesses both the 'democratic drivers of demand' and the 'economic drivers of demand' in Chapters 4 and 5 respectively. It shows a close inter-relationship between the economic performance of the Hastings and Rother sub-region, its housing market, patterns of net in-migration and social composition.

1.3.3 The Assessment highlights that this sub-region has significantly underperformed the South East on virtually every indicator of economic health for many years. Economic improvement is seen as critical. New housing provision is identified as potentially having a part to play in attracting skilled workforce.

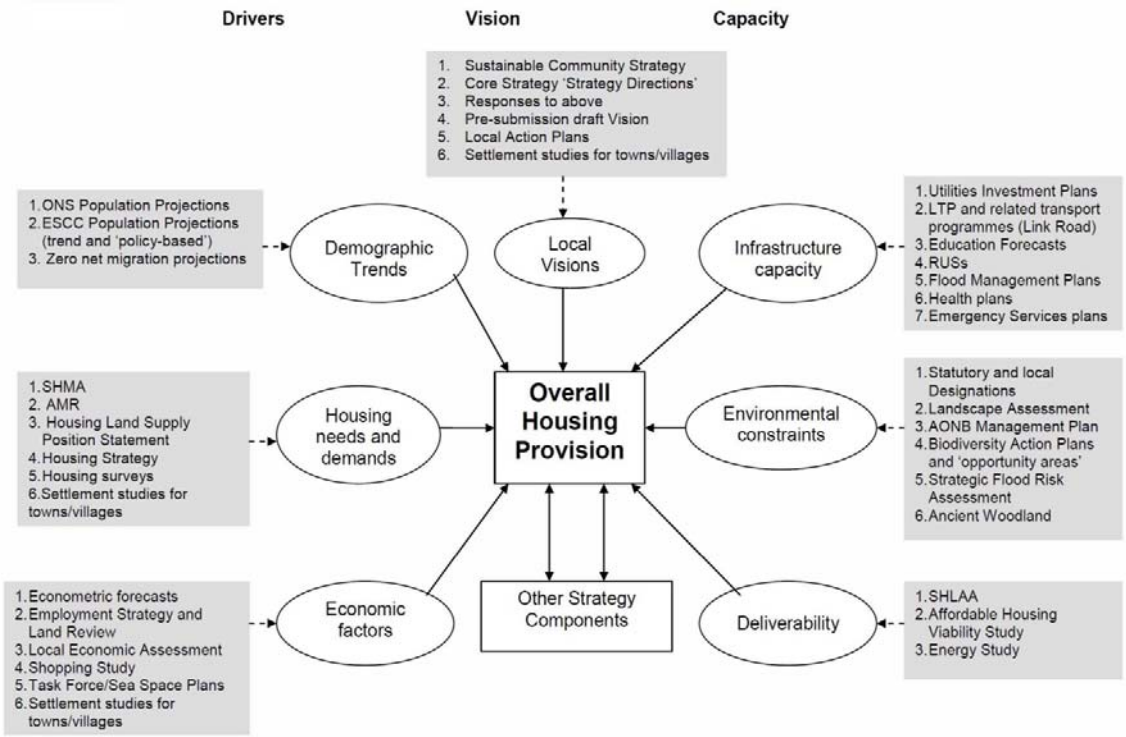
1.3.4 This 2013 SHMA Update provides more recent demographic projections, together with information on household and economic change.

1.3.5 Other relevant local studies are:

a) Rother:
Affordable Housing Background Paper
Housing Provision in Rother District
Settlement studies – Bexhill, Hastings Fringes, Battle, Rye, Villages

b) Hastings:
Affordable Housing Viability Study and the Impact of Affordable Housing; March 2011

1.3.6 Figure 1 in the Housing Provision in Rother District Background Paper, reproduced below, is useful in clarifying the distinct stages in determining local housing requirements, with the "drivers" being considered separately from "capacity" factors.



2. EVIDENCE OF HOUSING NEED

2.1 Dimensions of housing need and demand

2.1.1 There is a common acceptance that no one methodological approach or particular dataset provides a definitive assessment of housing need. Rather, from sections 1.2 and 1.3 above, it can be seen that there is a consistent view, as expressed in national guidance and in emerging best practice that there are three critical dimensions to draw together:

a) Demographic trends
b) Local housing need and affordability
c) Economic performance and potential

2.1.2 Furthermore, it is noted that the local framework for determining housing requirements had taken on board a similar approach. However, it is evident that the earlier work by the Councils gave particular weight to economic-led needs. The merits of this, in the context of the Framework, are reviewed within this report.

2.1.3 Projected changes in population and household characteristics provide basic inputs to assessing future housing demand. They take account of trends, such as longer life expectancy and smaller household sizes, as well as patterns of migration. They are generally regarded as providing benchmark scenarios. However, care is still needed in interpretation, as past trends may not necessarily be a good basis for estimating future needs; to this extent, they represent a “no change” scenario.

2.1.4 Increasing housing supply can be seen as a means of improving access to housing (together with increasing incomes), notably through associated affordable housing provision. It is possible to estimate how many homes are needed to supply sufficient affordable homes for those not able to buy or rent on the open market over the plan period. A limitation of this approach is that is concentrates on one sector of the market, albeit an important one highlighted in the Framework.

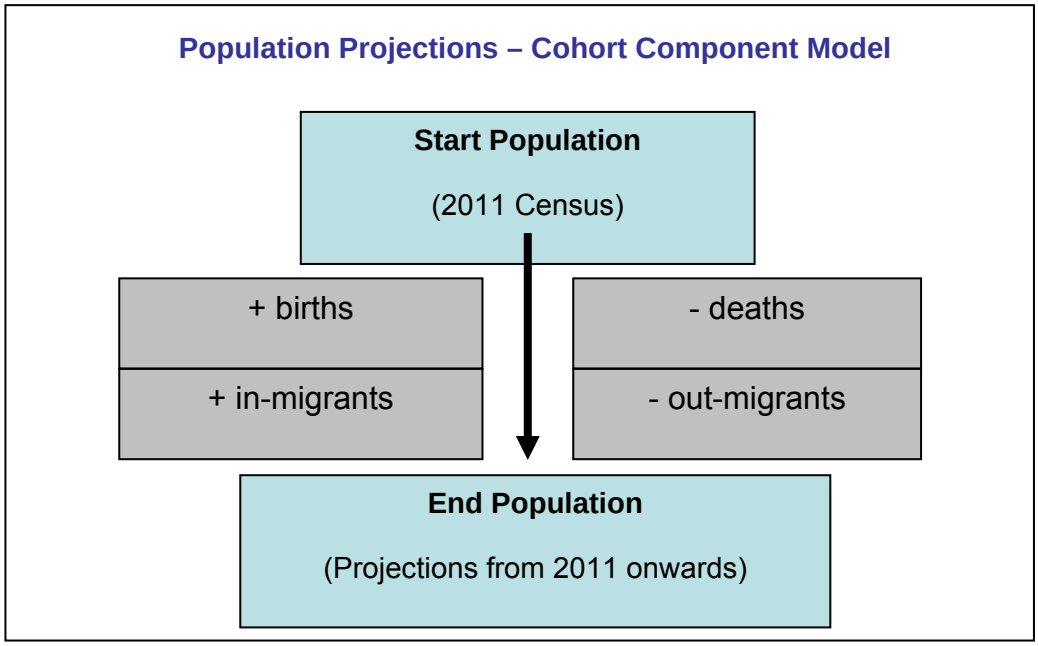
2.1.5 Forecasts of the future economic performance of the area are relevant in two ways. Firstly, this informs the demand for labour. An area with a buoyant economy may be well placed to accommodate more housing (i.e. over and above past trends) to support economic growth. Conversely, an area with a weak economy may not be able to support the increase in workforce implied by trend-based projections. Secondly, the structure and prospects for the economy are central to local incomes and earnings and, hence, the propensity to demand new housing.

2.1.6 Each of these “dimensions” of housing needs is set out below. This is followed by a summary of past and on-going housing market activity for benchmarking purposes. The ‘assessment’, drawing on these dimensions, is undertaken by Wessex Economics in Section 3.

2.2 The Demographic Dimension

2.2.1 Demographic projections essentially tell us what would happen in the future if past trends were to continue. The components of population projections are illustrated in Figure 2 below.

Figure 2: Components of population projections



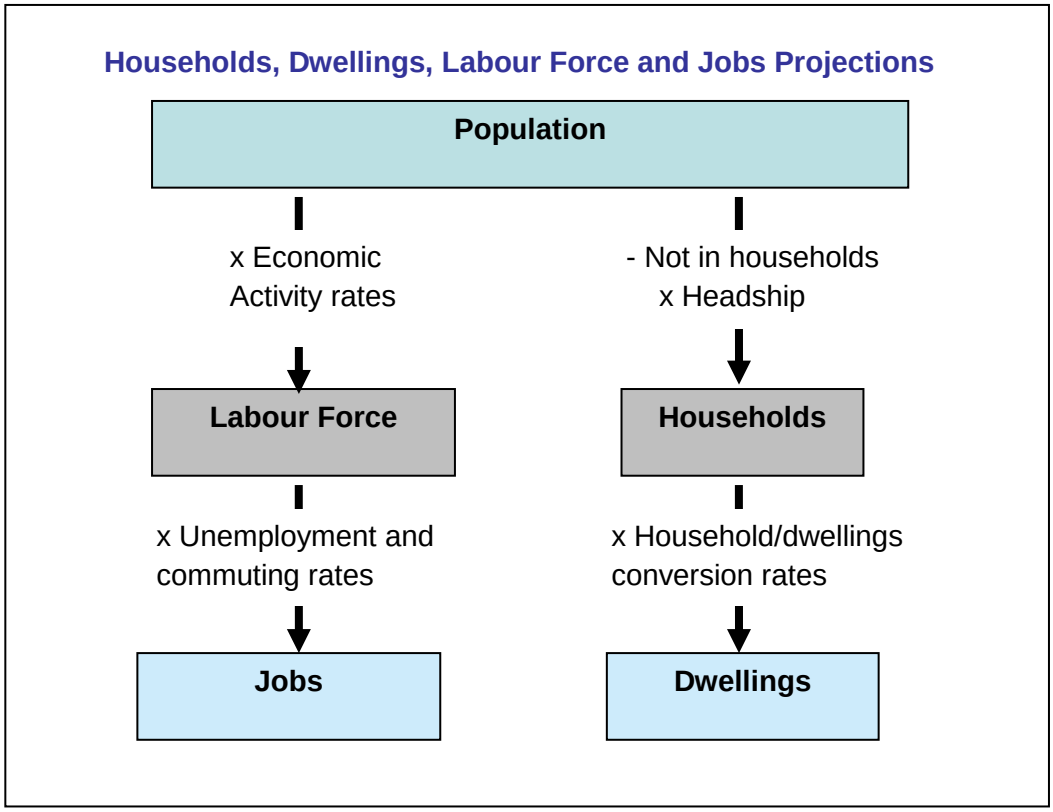
2.2.2 The projected number of households is calculated as the product of the population resident in households multiplied by the 'headship rate' for each age, sex and household type combination. The projected households are converted into dwellings by using the 'household/dwellings conversion rates' to ensure that vacancy rates and second homes are taken into account.

2.2.3 While assumptions may be varied, it is not possible to apply different assumptions specifically to the level of vacant properties, which has been the subject of local interest, and initiatives. This is because the household conversion rate does not distinguish the contribution between vacant dwellings and second homes. Therefore, this must be done outside the model.

2.2.4 It is also possible to calculate the labour force associated with the projected population by applying 'economic activity rates' to the projected population aged 16-74.

2.2.5 The use of population projections to estimate households, dwellings, and jobs, is shown on Figure 3.

Figure 3: Basis of household/dwellings and labour force/job projections



2.2.6 Recent releases by the Office for National Statistics (ONS) and the Department of Communities and Local Government (DCLG), in relation to the 2011 Census and 2011-based household projections respectively, enable very up-to-date demographic forecasts.

2.2.7 Building on the ONS and DCLG data, East Sussex County Council (ESCC) using the POPGROUP Model have produced population, households, dwellings projections for Hastings and Rother. These are set out in summary form in figure 4.

Figure 4: 2011 Trend-based projection 2011-2028 (Baseline projection)

2011 Trend-based population and household projections 2011-2028	Hastings	Rother	Hastings and Rother
Population change	9,750	10,450	20,215
of which Natural Change	2,506	-11,007	-8,500
of which net Migration	7,228	21,487	28,715
Household Change	6,589	5,745	12,334
Household Annual Change	388	338	726
Dwelling Change	**6,863**	**6,178**	**13,041**
Dwelling Annual Change	**404**	**363**	**767**

Source: East Sussex County Council, 2011 based-revised projections, June 2013

2.2.8 This suggests that some 404 dwellings should be provided per annum in Hastings and 363 dwellings per annum in Rother over the plan period 2011-2028. The year-on-year projections are set out in the spreadsheet, attached as Appendix 1.

2.2.9 A notable feature of the projection is that, for Rother, the natural change is negative; that is, the population would decline significantly were it not for net in-migration. For Hastings, natural change is positive, although net migration is still the greatest component (74%) of population growth.

2.2.10 For comparison, reference has also been made to earlier demographic projections:

Figure 5: Comparison of demographic projections

	Households per annum		
	Hastings	**Rother**	**Hastings and Rother**
2011-based revised (Baseline projection)	388	338	726
2011-based interim (2011-2021)	289	507	796
2008-based ("How many homes?")	363	584	947
2006-based	372	511	883

NB: No projections were published in 2010 due to the imminent Census. Figures calculated over 2011-2028 except 2011-based interim projection.

2.2.11 The difference between the "2011-based revised" and "2011-based Interim (2011-2021)" projections above is that the "2011-based revised" projections are based on the 2011 mid-year population estimates rolled forward from the 2011 Census and also on the revised mid-year population estimates 2002-2010 released by ONS on 30th April 2013. The earlier "2011-based interim (2011-2021)" projections, produced and released by ONS in September 2012, are based on the 2011 mid-year population estimates rolled forward from the 2011 Census but not on the revised mid-year population estimates 2002-2010.

2.2.12 It is evident that there are considerable fluctuations in the projections over time. These reflect variations in economic conditions, with the highest projected household growth being that using 2008-based data (associated with the "boom" period), while the most recent figures relating to 2006-2011 cover the fall into recession and subsequent slow recovery.

2.3 Housing Needs Dimension

2.3.1 This 'dimension' considers the need for all types of housing from the local population, including that which would not be met purely by the operation of the housing market. The specific regard to the need for affordable housing is highlighted in paragraphs 47 and 159 of the Framework.

2.3.2 The 2009/10 SHMA contains extensive analysis in relation to affordable housing requirement in Hastings and across Rother. Since the 2009/10 Update there have been significant changes affecting affordable housing:

- the introduction of 'affordable rents'
- various welfare reforms, including a variety of changes in the levels of Housing Benefit changes and eligibility, including for example the so-called "bedroom tax" and planned introduction of the Universal Credit
- the Government has given more encouragement to the private rented sector, including giving local authorities the ability to discharge their duty to house people in need by offering private rented accommodation
- local Housing Registers are able to be more refined, providing information about local connections and local priorities
- there have been further initiatives to help households with affordability issues
- the economic recession has had further impacts on both house prices and earnings, as illustrated by the changes in the lower quartile affordability ratio over the last 5 years, as shown below.

Figure 6: House price to income ratio

	Year				
	2007	**2008**	**2009**	**2010**	**2011**
South East	8.9	8.8	7.7	8.5	8.2
Hastings	7.2	6.7	6.2	6.7	6.1
Rother	11.4	11.0	8.5	9.5	8.7

2.3.3 Reference is made to the Councils' respective Background Papers on Affordable Housing, as well as Statements to their Examinations.[3]

2.3.4 The approach taken in this section is to estimate the number of households who lack, or are likely to lack, their own accommodation or live in unsuitable housing and cannot afford to meet their housing needs in the open market. From this, by applying the proposed affordable housing policy requirements, a total increase in homes needed to meet this need is calculated.

2.3.5 This can be expressed by the following steps:

A. Identification of the current (outstanding) housing need

B. Estimation of the likely further need for affordable housing during the plan period

[3] http://www.hastings.gov.uk/environment_planning/planning/localplan/planning_strategy_examination/hbc5_matter4/ and http://www.rother.gov.uk/media/pdf/2/c/Matter_4_RDC.pdf and http://www.rother.gov.uk/media/pdf/m/5/Final_Affordable_Housing_Background_Paper.pdf

C. Identification of the contribution of other sources of supply, notably relets of existing stock

D. Estimation of total need for affordable housing over the plan period

E. Calculation of the overall level of housing necessary to achieve the amount of affordable housing at D, based on policy requirements for affordable housing

2.3.6 The approach to identifying affordable housing needs is in line with that contained in Chapter 5 of the SHMA Practice Guidance Version 2. As it advocates, secondary data is used, principally the Councils' Housing Registers. Where estimates are made, the justification for them is clearly set out.

A. Current housing need

2.3.7 This comprises both existing and "concealed" households, notably:

- existing affordable housing tenants in need of different accommodation
- existing households in the private rented sector in housing need
- homeless households or those being forced to share with family or friends

2.3.8 It is assumed that the presence of households on the local 'Housing Register' is a strong indication that they cannot afford to buy or rent privately for the property size they need.

2.3.9 Whilst households on the Housing Register can be distinguished by the level of need they currently have, for the purposes of this assessment, it is assumed that all households on the Housing Register are in "housing need".

2.3.10 There are currently (April/May 2013) 3,654 households on the Housing Registers in Hastings and 1,536 households in Rother.

2.3.11 It is noted that the figures for Hastings have increased significantly in the last 2 years, partly as a consequence of increased need, but also because the Register has not been updated pending a review of criteria. The new system is now being put in place (June 2013), but the statistics will not be available until the system is fully up and running later this year.

B. Future housing need

2.3.12 Future households who would also be unable to meet their housing needs without financial assistance will stem mainly from new-forming households, but may also include households falling into need.

2.3.13 In line with the SHMA Guidance, estimating the number of households unable to buy or rent in the open market is done by estimating the distribution of likely incomes and relating this to the price of housing.

2.3.14 Comparing the earnings data for Hastings and Rother (individual full time earnings) with the rental levels for 1 bedroom properties suggests that some 20% of households cannot afford to rent in the open market within each authority area (see Appendix 2).

2.3.15 This assumes a household can spend 33% of its earnings on rent, which may not apply in the same way to larger households requiring larger accommodation; nor does it take account of other factors affecting disposable income such as health and family circumstances.

2.3.16 It is noted that the earlier SHMA work produced a higher proportion. While lower house prices and the availability of a large rented sector, especially in Hastings, has contributed to improved affordability in the lower quartile earnings band, it is still considered that the 20% figure represents a minimum proportion, while a higher proportion of some 30% should also be modelled. This would also take account of the objective to support younger households to stay in the area. In fact, Figure 6 shows that the affordability ratio remains somewhat higher in Rother than in Hastings. Therefore, and given the lesser role played by the private rented sector relative to Hastings, a slightly higher proportion of 33% of new households potentially needing subsidised housing in Rother is tested.

2.3.17 Using the 2011 trend-based household projections, applying the above percentages gives increases in households over the period 2011-2028:

Figure 7: Number of households likely to need subsidised housing

	Household growth 2011-2028	**Likely % unable to rent or buy in the open market**	**Estimated number of households unable to rent or buy in the open market**
Hastings	6,589 households	20%	1,318 households
		30%	1,977 households
Rother	5,746 households	20%	1,149 households
		33%	1,896 households

2.3.18 This approach assumes that new households, including in-moving ones, would have the same such characteristics as existing households.

C. Other sources of supply

2.3.19 The supply of new affordable homes supplements re-lets of the existing stock in meeting affordable housing needs. The calculation of the annual contribution of re-lets (excluding transfers and exchanges, as well as new builds) from the respective Housing Registers is set out in Appendix 3.

2.3.20 Applying the annual average over the next 15 years (2013-2028) gives total re-lets of 3,990 dwellings in Hastings and 1,785 dwellings in Rother.

2.3.21 Initiatives to meet need other than through new housing, which includes addressing long term vacancies and adaptations to existing homes, can also play a part, but their impact cannot be readily quantified.

2.3.22 Figure 8 summarises the estimated affordable housing requirement over the plan period 2011-2028.

Figure 8: Affordable housing needs 2011-2028

	Hastings	Rother
A. Current housing need	3,654	1,536
B. Future housing need	1,318-1,977	1,149-1,896
C. Less Re-lets	3,990	1,785
Net need for affordable homes	Up to 1,641	Up to 1,647

Implications for overall housing requirements

2.3.23 The total number of dwellings needed to supply the above number of affordable homes is calculated from planned affordable homes requirements in planning policies.

2.3.24 For Hastings, the affordable housing policy contained in the proposed submission version of the Hastings Planning Strategy May 2012, which is subject to Examination, varies according to size of site and whether the land is previously developed (brownfield) or greenfield. Therefore, for brownfield sites, the requirement is 25% for 15 dwelling units or 0.5 ha and above, 20% for 5 to 14 units and 10% for 1 to 4 units. In the case of greenfield sites the requirement is 40% for 10 units and above and 20% for 1 to 9 units. For estimating purposes, and without detailed information on individual sites, an overall average of 25% affordable housing is taken as a proxy.

2.3.25 This suggests an overall housing provision of 6,564 dwellings for Hastings (1,641/25%) over the plan period to meet this level of need. However, this relies on the Housing Register data, which has not been reviewed recently, as noted at paragraph 2.3.11 above. It is considered that a more accurate figure lies between an earlier average figure of 2,250 (observable between 2009 and 2011) and the more recent higher average (2012 - 2013) of 3,500.

2.3.26 Therefore, based on an approximation of current housing register figures (estimate at 3,000), the need for new homes, based on meeting the need for affordable homes would be some **3,950** net additional dwellings (3000+1977-3990 = 987 987/0.25 = 3,948).

2.3.27 For Rother, the affordable housing requirement varies according to geography. Based on the existing settlement pattern, housing need based on local affordable housing needs now and in the future for Rother (see Appendix 4), yields a figure of some 1,647 affordable homes (on average, 33.6% of the total) and an overall new supply of **4,898** net additional dwellings.

2.3.28 No account is taken in the above estimations of situations where a viability justification exists for not providing the full requirement on new developments. Nor does it take account of the potential to increase earnings. This should be considered in interpreting the findings.

2.4 The Economic Dimension

2.4.1 As highlighted in section 1.2, the Government has identified economic growth as a national priority. This is reflected in the Framework's statement that:

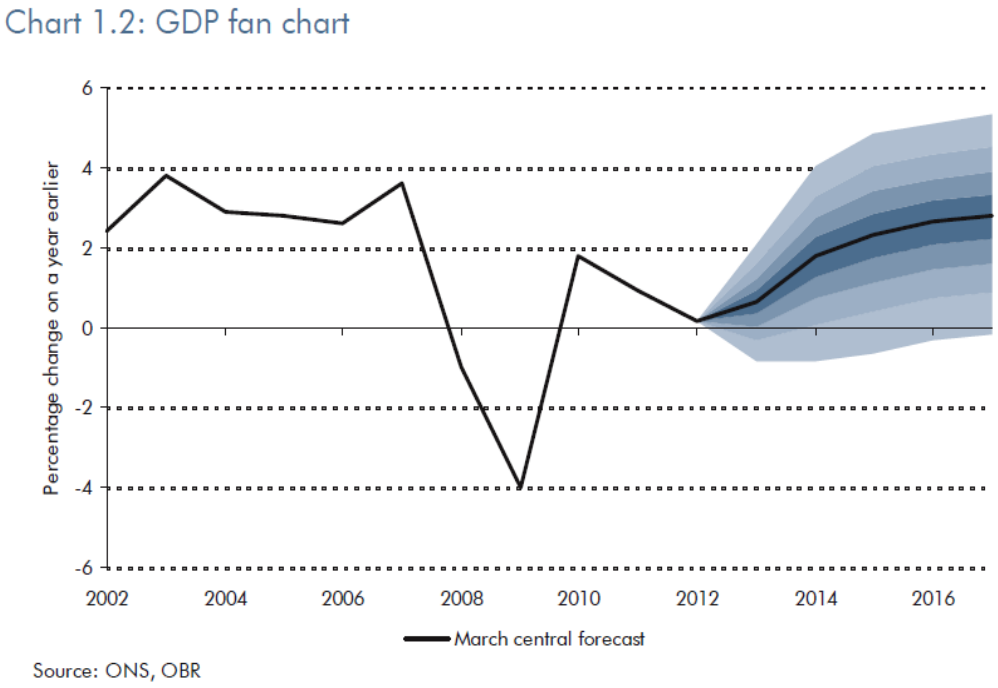
'...significant weight should be placed on the need to support economic growth through the planning system.'

(paragraph 19)

It follows that local housing provision should support, and not act as a constraint, to economic recovery.

2.4.2 The prospects for economic growth are regularly monitored at both the national and country/district level. At the national level, the Office of Budget Responsibility (OBR) publishes forecasts for the economy and public finances. The most recent forecast, dated March 2013 looks forward to 2017. The economy is expected to grow by 2-3% in each year from 2014 to 2017/18, with slight year-on-year improvements.

Figure 9: OBR economic forecast to 2016 (March 2013)



2.4.3 In relation to residential investment, the OBR forecast is:

'Residential investment growth rates remain relatively strong over the medium term as transactions continue to move back toward the long-term trend; despite this, the level of residential investment remains below its pre-crisis peak throughout the forecast period.'

(paragraph 3.66)

2.4.4 In relation to labour demand, the report notes that total market sector employment is expected to rise by around 2.4 million between 2011 and 2018, while public sector

employment is expected to fall by 1 million (paragraph 3.112). Overall, employment is expected to increase steadily from 29.2m in 2011/12 to 30.5m in 2017/18, being 29.8m in 2013/14 (Table 4.1 of the report).

Economic forecasts

2.4.5 Economic forecasts provide a 'supply-led' indication of employment potential; that is, they indicate the jobs that the local economy is forecast to supply, compared to the jobs demanded based on labour force projections. These provide a baseline for how the jobs market may be if current employment patterns continue into the future.

2.4.6 Local forecasts are provided by Cambridge Econometrics (CE) for East Sussex County Council through its 'Local Economic Forecasting Model' (LEFM). The baseline LEFM projections are based on historical growth in the local area relative to the region or UK, on an industry-by-industry basis. Thus, if an industry outperformed the industry in the region (or UK) as a whole in the past, it is assumed to do so in the future.

2.4.7 National and regional forecasts come from CE's Regional Economic Prospects publication. The projections for East Sussex are consistent with the forecasts for the South East and UK as published in April 2012. They look forward to 2025 and use ONS trend-based population projections.

2.4.8 The LEFM employment forecasts (which include self-employment for the local authorities) are summarised below.

Figure 10: Employment forecasts for Hastings and Rother (figures in '000s)

	2011	2013	2020	2025	(2028)
Hastings	34.3	33.6	35.1	36.3	(36.7)
Rother	28.8	28.2	30.3	31.9	(32.6)
Total:	63.1	61.8	65.4	68.2	(69.3)

NB: 2028 figures are estimated by extrapolation of a straight line projection of 2011-2025 forecasts; i.e. Hastings = 2,000 ÷ 14 years = 143 jobs per annum; Rother = 3,100 ÷ 14years = 221 jobs per annum.)

2.4.9 Hence, the projected increase in jobs in the area over the period 2011-2028 is:

Hastings	2,400
Rother	3,800
Total:	6,200

2.4.10 Full year-by-year job growth forecasts are presented in Appendix 5.

2.4.11 These levels of jobs growth may be compared with the levels of labour force and job growth associated with projected household and dwelling increases in the Baseline (demographic) Projection and with the jobs growth associated with the local economic regeneration and growth strategy, as set out in the Hastings and Rother Employment Strategy and Land Review (ESLR).

2.4.12 The projected labour force and jobs changes based on population and household projections, as highlighted at Figure 4, are shown in figure 11.

Figure 11: Labour force/jobs growth in baseline demographic projection

2011 Trend-based population and household projections	Hastings	Rother	Hastings and Rother
Household Change	6,589	5,745	12,334
Household Annual Change	388	338	726
Dwelling Change	6,863	6,178	13,041
Dwelling Annual Change	404	363	767
Labour Force Change	3,978	2,672	6,649
Labour Force Annual Change	234	157	391
Jobs Change	3,294	2,082	5,376
Jobs Annual Change	194	122	316

NB: As the 2011 Census data on economic activity rates is not fully available, the model is run using the most recent economic activity rates by broad age group and gender.

2.4.13 These figures assume that the economic activity rate, commuting patterns and migration patterns remain as at present. For example, it is noted that the model assumes a continuation of the existing relatively high rates of unemployment (8.1% for Hastings and 5.7% for Rother). In contrast, the Councils' Hastings and Rother ESLR makes a strong case for increasing economic activity rates by planning for "full" employment and reducing net out-commuting.

2.4.14 There are several factors that suggest potential for such improvements:

- An increase in economic activity from the consolidation of recent business investments in Hastings
- The release of strategic employment sites at Bexhill following construction of the Bexhill to Hastings Link Road
- Policy efforts to maintain and increase the availability of a range of business accommodation
- The availability of more economically active people in the population as a result of the improved supply of jobs, as well as the consolidation of further and higher education institutions, and the economic need for boosting household incomes across age bands.

Economic activity rates

2.4.15 Figure 12 shows current economic activity rates.

Figure 12: Regional and local economic activity rates, 2011

	Economic activity category	
	All economically active[4]	All economically inactive
South East	71.9	28.0
Hastings	67.8	32.2
Rother	63.4	36.6

Source: 2011 Census

[4] Source: ONS; % are for those of working age (16-74)

2.4.16 The former Regional Economic Strategy set a target for the area to achieve the regional average economic activity (EA) rate.

2.4.17 Although still lower than the regional average, the younger workforce profile for Hastings explains the higher EA rate than that of Rother. Detailed data suggests that a factor in the difference with the regional average is the high proportion of people who are described as 'long term sick or disabled' in Hastings. Although there will be clear limitations in bringing such people into economic activity, the Government is currently taking measures to encourage this.

2.4.18 Rother has a strategic objective to avoid an unduly elderly population structure and high 'dependency' ratio. Rother itself is considered to have somewhat greater potential to increase economic activity, although its attractiveness to retired people is expected to continue and limit the scope to achieve the regional average economic activity rate.

Unemployment

2.4.19 In planning for the future need for jobs, it is appropriate to aim to meet the need in full. It is accepted that there will always be a certain level of unemployment, and this is generally taken to be 3%, notably lower than the current rates locally.

Commuting

2.4.20 The trend-based demographic projection carries forward the 2001-based commuting rates, which yield a workers:jobs ratio of 1.11 for Hastings and 1.21 for Rother. This means that there is 1.11 worker for every 1 job located in Hastings, and 1.21 workers for every job located in Rother. This provides a measure of net out commuting from the area.

2.4.21 There is potential for improving the degree of self-sufficiency in employment as a consequence of the factors mentioned at 2.4.14 above. However, achieving nil net out-commuting is regarded as unrealistic, especially given the strengthening of the position of Ashford and London.

2.4.22 It is concluded that a realistic aspiration for a greater degree of employment self-sufficiency would be a workers:jobs ratio of 1:1.05 and 1:1.15 for Hastings and Rother respectively. This is comparable with the ESLR's medium term target, applied over the whole plan period in response to lower economic growth forecasts.

2.4.23 The effects of increasing the economic activity rate, and the combined effects of also reducing unemployment and net out-commuting by 2028 are shown in Figure 13. All figures show increases from 2011 in the Baseline demographic projection.

2.4.24 It can be seen that increasing economic activity rates significantly increases the available labour force, while the combined effect of the economic objectives would yield a requirement for 16,340 jobs across the labour market area.

Figure 13: Increase in Labour force and jobs 2011-2028 under Baseline Projection and Economic Strategy

Increase in Labour force			
	Baseline Projection without economic growth	**Baseline projection with higher EA rates**	**Baseline projection with higher EA rates, full employment less commuting**
Hastings	3,978	6,219	6,219
Rother	2,672	5,081	5,081
Hastings and Rother	6,650	11,300	11,300

Increase in Jobs/demand for jobs			
	Baseline Projection without economic growth	**Baseline projection with higher EA rates**	**Baseline projection with higher EA rates, full employment less commuting**
Hastings	3,293	5,149	9,768
Rother	2,082	3,960	6,573
Hastings and Rother	5,375	9,109	16,340

2.4.25 The Councils have argued that the economic forecast does not take account of the economic potential of the area. This potential has been assessed through the Hastings and Rother ESLR.

2.4.26 Figure 14 compares the jobs that the local economy is forecast to supply with the jobs demanded based on labour force projections.

Figure 14: Supply of jobs under different scenarios

	Economic Forecast (LEFM)	**Baseline Projection**	**Economic Strategy requirement (ESLR)** [5]	**Baseline projection-adjusted for economic strategy**
Hastings	2,400	3,293	6,469	9,768
Rother	3,800	2,082	5,127	6,573
Total	6,200	5,375	11,596	16,340

2.4.27 The inferences to be made from this are:

- the Baseline (trend-based housing growth adjusted for economic strategy) Projection would generate a demand for jobs well above the Economic Forecast (about 2.6 times greater), if economic objectives are to be achieved.

- even with increased jobs to in line with the economic potential of the labour market area, this capacity is still significantly less than that which would be

[5] Hasting & Rother ESLR Update, Aug 2011: Table 23

demanded under demographic housing projection if economic objectives are to be achieved.

- a somewhat lesser amount of housing would be more compatible with the economic potential of the area, (which, in approximate terms, would be some **9,250 dwellings** (based on 11,596/16,340) across the Hastings and Rother area.

2.5 Benchmarking for deliverability

2.5.1 In considering housing targets, it is also important to consider the operation of the housing market. Indeed Paragraph 159 of the Framework refers to 'housing demand', and in a market led system of supply, the level of market demand for new homes is a key factor in how many new homes get built.

2.5.2 Past house building rates are not necessarily a true indicator of housing demand, as supply can be constrained to some degree by planning policies. However, the rate of house building can still provide a valuable barometer of the propensity of house builders to bring new homes to the market, especially if there is a good stock of deliverable sites.

2.5.3 The rates of house building in Hastings and Rother over the last 20 years provide a sufficient time period to indicate the potential of the housing market.

2.5.4 Over the 22 year period 1991/92 to 2012/13, 4,793 new homes have been built in Hastings, an average of 218 new homes pa. In Rother District, 5,167 new homes have been built in the same period, an average of 235 new homes per annum.

2.5.5 Figures 15 and 16 respectively show annual completions in chart form for Hastings and Rother over the period since 1991. Figure 17 shows the annual level of completions in both Hastings and Rother since 1991.

Figure 15: Hastings housing completions April 1991 to March 2013

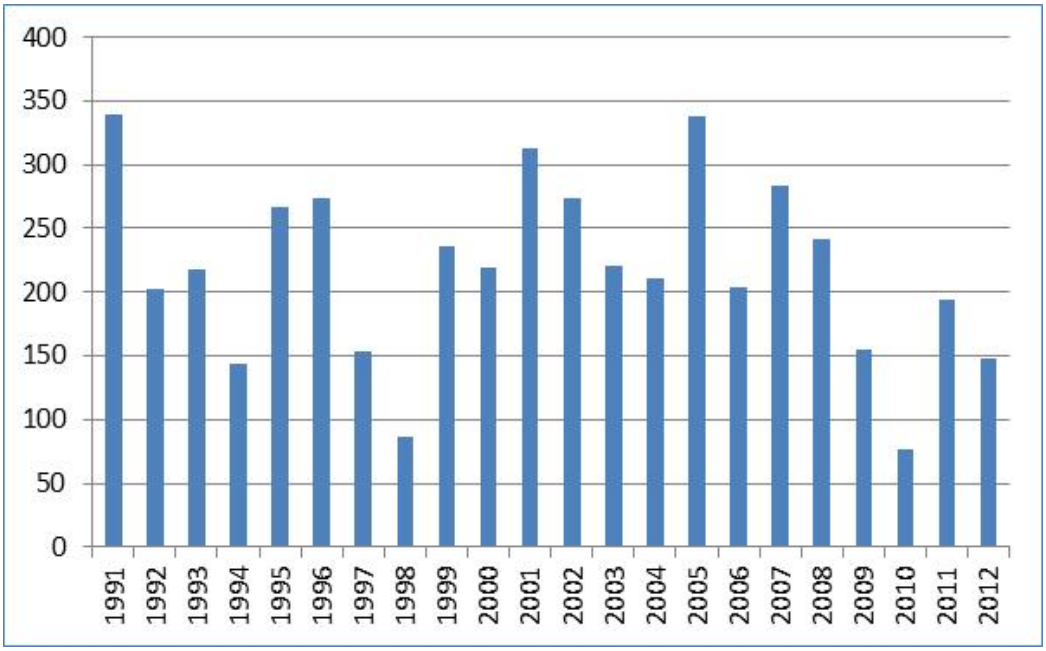


Figure 16: Rother housing completions April 1991 to March 2013

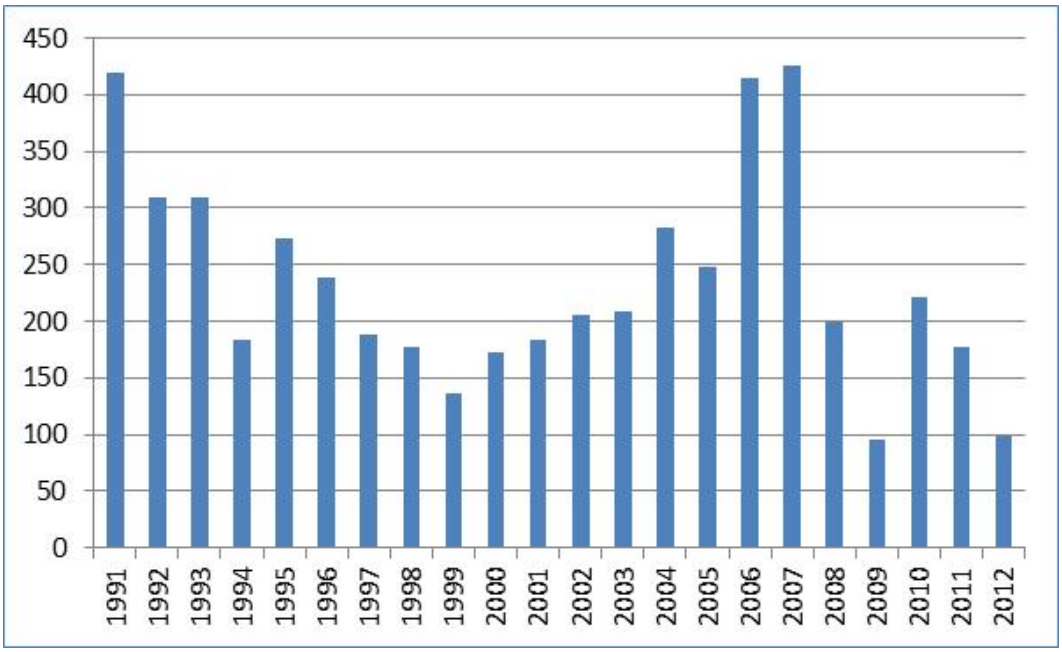
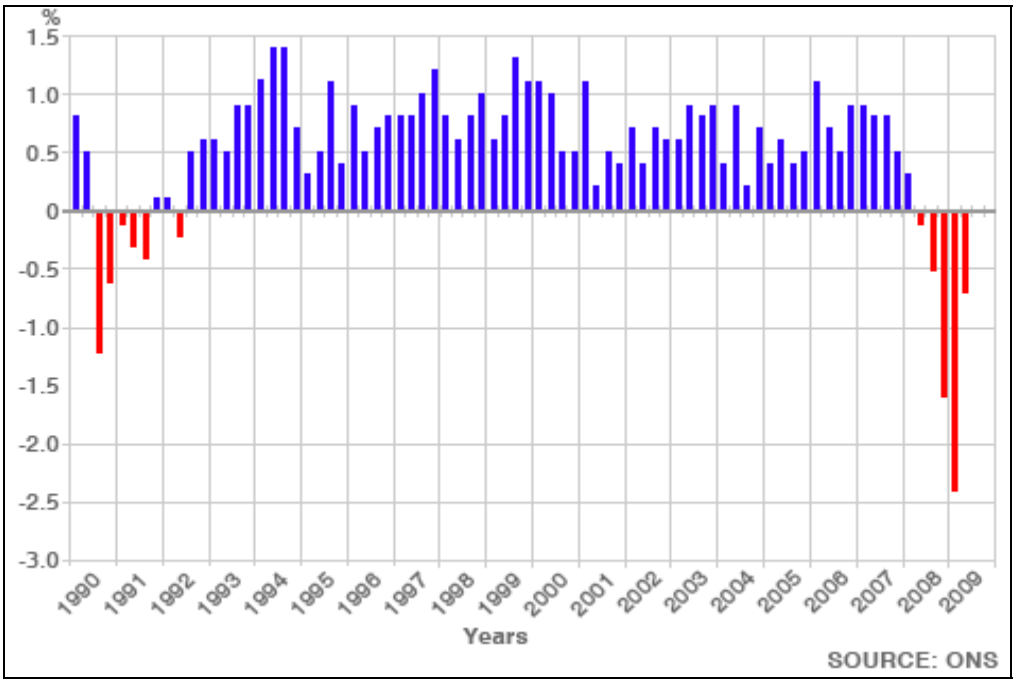


Figure 17: Housing completions April 1991 to March 2013

Year from April	Hastings BC	Rother DC	Hastings and Rother
1991	339	419	758
1992	202	309	511
1993	218	310	528
1994	143	183	326
1995	266	273	539
1996	274	238	512
1997	154	189	343
1998	87	178	265
1999	236	136	372
2000	219	173	392
2001	312	184	496
2002	274	205	479
2003	220	208	428
2004	210	282	492
2005	338	248	586
2006	203	414	617
2007	283	426	709
2008	241	200	441
2009	155	95	250
2010	77	222	299
2011	194	177	371
2012	148	98	246
Total	**4,793**	**5,167**	**9,960**
Average	**218**	**235**	**453**

2.5.6 There is a relationship with the health of the economy and the rate of housing completions. This has been particularly evident in the period since 2008, because the economic crisis was a product of a financial crisis and this has hit credit markets particularly hard. The impact of the late 1980s recession on housing output in the early 1990s is much less apparent.

Figure 18: Economic growth 1990-2010



2.5.7 But comparison of the pattern of Figure 18 and Figures 15 and 16 show that there can be substantial variations in the completion of new homes on an annual basis which are not obviously related to the state of the economy. At the local level, local factors, such as when major sites start to deliver, can have an important influence on completion rates.

2.5.8 Therefore, in interpreting the past rates of housing completions for future supply, due regard must be given to:

- The impact of planning policies
- The nature and location of past building
- Economic forecasts

This is considered further in Chapter 3.

3. ASSESSMENT

3.1 Summary of Scenarios

3.1.1 This final section of the report, reviews the range of analysis undertaken to inform decisions on the level of housing required to meet anticipated demographic growth in the Hastings and Rother area; to meet the requirement for affordable housing; and at the same time to achieve the objectives of both HBC and RDC to boost the performance of the local economy. The section also considers the practical issue of delivery.

3.1.2 In summary, this section sets out which demographic projection is believed to provide the most robust basis for planning, and shows how this is consistent with the achievement of the Councils' objectives both in terms of economic development and in meeting the need for affordable housing.

3.1.3 The section also highlights the considerable practical challenge in the current funding and market environment of delivery of the volume of new housing required to meet the objectively assessed need for new homes.

3.2 The Demographic Projections

3.2.1 The following assessment concludes that the most appropriate basis for planning future housing provision is the most up to date projection of household growth available in the two local authority areas. This, hereafter referred to as the Baseline Scenario, is the 2011-based combined population and household projections prepared by East Sussex County Council on behalf of the two Councils in June 2013.

3.2.2 This projection is based upon the ONS Interim 2011-based subnational population projections for England released on 28th September 2012 for the period 2011 to 2021; and the companion household projections, the CLG 2011-based interim household projections for England released on 9th April 2013. However, where more up-to-date information has been available than in the ONS or CLG projections, these data have been used.

3.2.3 The rationale for basing the analysis on the ONS and CLG 2011-based projections is simply that these capture the Government's most up-to-date assessment of the likely growth in households over the period to 2021. The projections rebase anticipated growth based on the actual population and household numbers derived from the 2011 Census of Population, and make a revised assessment of important issues such as migration flows.

3.2.4 The relevance of this can be simply illustrated. The 2010-based ONS Population Projections underestimated the 2011 population of Hastings and Rother by some 2,100 people; and the 2008-based ONS Population projections (as used in '*How Many Homes?*') similarly underestimated the population of the area, by around 2,200 people. It is clearly important to base new demographic projections on accurate base year data, and the most recent information on population structure and behaviours.

3.2.5 For the purposes of preparing an evidence base for the Local Plans of both Hastings Borough and Rother District it has been necessary to extend the available projections to 2028. The ONS and CLG 2011-based projections only go as far as 2021. This has been done using the POPGROUP demographic model. This model is regularly updated with new data as it emerges and does not therefore replicate identically the results of the ONS and CLG projection model, but it is more current than those projections.

3.2.6 The headline results emerging for the Baseline Scenario in terms of population, households and housing requirement are set out in Figure 19. For comparative purposes the relevant figures for population and households from the combination of the 2011 ONS and CLG projections are also reproduced. It can be seen that the Baseline Scenario has the same 2011 starting point in terms of population and housing as the ONS and CLG projections, but by 2021 the population of Hastings and Rother is expected to have grown less than the ONS projections (by around 3,000 people); and the total number of households are some 1,000 fewer than indicated by the earlier ONS and CLG projections.

Figure 19: Key outputs of the 2011-based ESCC projections and comparison with ONS and CLG 2011-based projections

2011-based ESCC Population and Household Projections, May 2013							
				Total Change		Change pa	
	2011	2021	2028	2011-21	2011-28	2011-21	2011-28
Population							
Hastings	90,173	95,964	99,907	5,791	9,734	579	573
Rother	90,729	96,270	101,210	5,541	10,481	554	617
Total Hastings and Rother	180,902	192,234	201,117	11,332	20,215	1,133	1,189
Households							
Hastings	41,103	44,939	47,691	3,836	6,589	384	388
Rother	40,918	44,038	46,664	3,120	5,745	312	338
Total Hastings and Rother	82,021	88,977	94,355	6,956	12,334	696	726
Dwellings							
Hastings	42,815	46,811	49,678	3,996	6,863	400	404
Rother	43,998	47,353	50,176	3,355	6,178	335	363
Total Hastings and Rother	86,814	94,164	99,855	7,351	13,041	735	767
2011-based Interim ONS and CLG Population and Household Projections 2011-21							
				Total Change		Change pa	
	2011	2021	2028	2011-21	2011-28	2011-21	2011-28
Population							
Hastings	90,173	95,459	na	5,286	na	529	na
Rother	90,729	99,822	na	9,093	na	909	na
Total Hastings and Rother	180,902	195,281	na	14,379	na	1,438	na
Households							
Hastings	41,101	43,990	na	2,889	na	289	na
Rother	40,916	45,988	na	5,072	na	507	na
Total Hastings and Rother	82,017	89,978	na	7,961	na	796	na

Source: East Sussex County Council, June 2013

3.2.7 It is important to emphasise that the Baseline Scenario is based on better and more up to date data than the ONS and CLG projections; there has been no attempt to

suppress the demographic projections by changing key assumptions about migration, birth rates or death rates.

3.2.8 Key points of difference between the two models are as follows:

- The Baseline Scenario incorporates the revised mid-2002 to mid-2010 population estimates that reflect the 2011 Census findings, released by ONS on 30th April 2013. The 2011-based ONS population projections are based on now outdated Mid Year Estimates.

- Since the Mid Year Estimates allow recalibration of the age and sex profile of the local population, this has potentially significant impacts in terms of each component of the demographic model in terms of births, deaths, and household formation, given that these factors are age-dependent

- The 2011-based ESCC projection uses the same methodology as the ONS in terms of calculating migration flows (continuation of the average level of migration at the level of the last 5 years). However the ESCC projection calculates the average for 2006-2011, while ONS 2011-based projections use 2005-10. The two figures derived do not differ significantly.

3.2.9 Given that the POPGROUP model is continually being updated it may be that other elements of the modelling differ, because POPGROUP is using data not available at the time the ONS and CLG projections were prepared. It is worth bearing in mind that the ONS 2011-based projections were issued in September 2012 and there have been a number of new data releases since the work was undertaken on the ONS 2011-based projections.

3.2.10 The official population and household projections that preceded the release of the 2011-based population and household are the 2008-based ONS population projections, released in May 2010; and the 2008-based CLG household projections, released in November 2010. As noted previously, these pre-date the release of 2011 Census data. These projections underestimate the actual population of Hastings and Rother by some 2,100 people, and the number of households by around 515.

3.2.11 Though these projections have now been superseded by more up to date, and hence more reliable, projections, it is worth setting out the population and household projections compared to the 2011-based ESCC projections for completeness. Key data is presented in Figure 20.

Figure 20: Key outputs of the 2011-based ESCC projections and comparison with ONS and CLG 2008-based projections

2011-based ESCC Population and Household Projections, May 2013							
				Total Change		Change pa	
	2011	2021	2028	2011-21	2011-28	2011-21	2011-28
Population							
Hastings	90,173	95,964	99,907	5,791	9,734	579	573
Rother	90,729	96,270	101,210	5,541	10,481	554	617
Total Hastings and Rother	180,902	192,234	201,117	11,332	20,215	1,133	1,189
Households							
Hastings	41,103	44,939	47,691	3,836	6,589	384	388
Rother	40,918	44,038	46,664	3,120	5,745	312	338
Total Hastings and Rother	82,021	88,977	94,355	6,956	12,334	696	726
Dwellings							
Hastings	42,815	46,811	49,678	3,996	6,863	400	404
Rother	43,998	47,353	50,176	3,355	6,178	335	363
Total Hastings and Rother	86,814	94,164	99,855	7,351	13,041	735	767
Average Household Size pph							
Hastings	2.15	2.10	2.05	-0.05	-0.10		
Rother	2.16	2.13	2.11	-0.03	-0.05		
Hastings and Rother	2.15	2.11	2.08	-0.04	-0.07		
2008-based ONS and CLG Population and Household Projections 2011-21							
				Total Change		Change pa	
	2011	2021	2028	2011-21	2011-28	2011-21	2011-28
Population							
Hastings	87,200	92,100	96,200	4,900	9,000	490	529
Rother	91,500	99,800	106,500	8,300	15,000	830	882
Total Hastings and Rother	178,700	191,900	202,700	13,200	24,000	1,320	1,412
Households							
Hastings	39,915	43,425	46,079	3,510	6,164	351	363
Rother	41,590	47,167	51,515	5,577	9,925	558	584
Total Hastings and Rother	81,505	90,592	97,594	9,087	16,089	909	946
Average Household Size							
Hastings	2.18	2.12	2.09	-0.06	-0.09		
Rother	2.20	2.12	2.07	-0.08	-0.13		
Hastings and Rother	na	na	na				

Source: East Sussex County Council, June 2013

3.2.12 Key observations that can be drawn from Figure 20 are as follows:

- The 2008-based ONS projections *under-estimates* the population of the Hastings and Rother area in 2011 by some 2,200 people; but the projections *over-estimate* the population of Rother in 2011 by some 770, and *under-estimates* the population of Hastings by 2,970.

- The same pattern emerges in comparing the household projections for 2011. The 2008-based ONS projection *underestimates* the number of households in

Hastings and Rother by 515 households; but *overestimates* the number in Rother by 670, and *underestimates* the number of households in Hastings by 1,190.

- The projected population of Hastings and Rother in 2028 under both the 2011-based ESCC projection and the 2008-based ONS projection is very similar; 201,100 (2011-based) and 202,700 (2008-based), only a 0.8% difference. This difference is not material.

- However there is a much more substantive difference in projected household numbers in 2028, with the up to date 2011-based household projections anticipating 94,350 households, and the 2008-based projections indicating 97,600, a differential of 3,240 households, a 2.3% differential.

- The major source of the difference in the 2008-based and 2011-based ESCC projections is that the 2008-based projections anticipate a very rapid decline in average household size in Rother by 2028, a decline much more precipitous than the Baseline Scenario.

3.2.13 The key difference between the projections that emerge from the 2008-based ONS and CLG projections and the Baseline scenario is related to average household size. Average household size in Hastings fell from 2.26 persons per household in 2001 to 2.19 persons per household (pph) in 2011[6]. In Rother average household size has fallen from 2.24 pph in 2001 to 2.22 pph in 2011. It is interesting to note that average household size has fallen over the period 2001 to 2011 in Hastings and Rother whilst across England as a whole, average household size has not fallen, and may even have increased slightly over the period 2001-11.

3.2.14 In particular, it is the more rapid decline in average household size assumed for Rother in the 2008-based projections that accounts for the much higher forecast of household growth for the combined Hastings and Rother area generated by the 2008-based projections. This is shown in Figure 20, it is the much higher projected growth of households in Rother under the 2008-based projections (as used in '*How Many Homes?*') that leads to the much higher overall household growth anticipated for Hastings and Rother as a whole.

3.2.15 The most probable cause for the change in the projected growth of households is that the pattern of selective migration into Rother (and to a lesser extent Hastings) has changed; that Rother has become less of a retirement destination and, relatively speaking, families and those of working age have accounted for a larger share of in-migrants.

3.2.16 Large shifts in the composition of the population can easily emerge in relatively short time periods in areas such as Hastings and Rother with relatively large migration flows both in and out. The data on migration flows, and particularly the age profile of migrants, is poor. Thus the overall profile of an area can change significantly in a decade, without this being picked up in the official sources of data that underlie projections.

3.2.17 Support for this hypothesis can be found in comparing the proportion of the population accounted for by different age groups in 2001 and 2011 (see Figure 21).

[6] Calculated by Wessex Economics based on total population divided by total households for both District from 2001 and 2011 Census data through Neighbourhood Statistics portal.

Figure 21 shows, probably contrary to expectations, and certainly contrary to trends in many parts of the country, that the proportion of the population in Hastings and Rother aged 70 and over has *fallen* over the period 2001-11. The proportion of the population aged 50 to 70 and those aged 20-30 has *increased.* The decline in the proportion under 20 and aged 30-50 is quite modest.

Figure 21: Change in composition of the population by age group

Area	Year	Age Group					Total
		0-19	20-30	30-50	50-70	70+	
Hastings	2001	25.8%	10.8%	27.8%	22.0%	13.5%	100%
	2011	23.7%	12.6%	27.1%	24.5%	12.1%	100%
Rother	2001	21.0%	6.9%	23.0%	27.1%	22.0%	100%
	2011	20.1%	7.7%	21.6%	29.5%	21.0%	100%
Hastings and Rother	2001	23.4%	8.9%	25.4%	24.6%	17.8%	100%
	2011	21.9%	10.2%	24.3%	27.0%	16.6%	100%

Source: 2001 and 2011 Census of Population, Wessex Economics

3.2.18 This shift in the composition of the resident population, relative to past expectations, is likely to be associated with a slower pace of decline in average household size. The decline in average household size in many areas is often associated with an increasing proportion of older people. This has not happened in Hastings and Rother over the last decade, and relative to past projections the decline in family households is probably less than anticipated in the 2008 based projections.

3.2.19 While the 2011-based ESCC projections indicate a slower decline in average household size than the 2008-based projections, they do not assume that there will be any reversal in the long term trend of declining average household size. This is despite the fact that in England as a whole average household size has remained largely the same over the period 2001-11, and may even have increased slightly.

Conclusion on Demographic Projections

The 2011-based ESCC Projection is the most up to date and robust assessment of the likely demographically driven requirement for new homes in Hastings Borough and Rother District.

The projections give a need for 6,860 homes in Hastings (c400 pa) and for 6,180 new homes in Rother District (c360 pa), giving a combined requirement for around 13,000 new homes in the period 2011-28 (c770 pa).

The objectives of Hastings Borough and Rother District in terms of delivery of new affordable homes and economic development should be tested against this scenario in the first instance, to determine whether these objectives can be met were the number of homes associated with this scenario to be delivered.

3.3 Affordable Housing Requirements

3.3.1 The analysis presented in Section 2.3 indicates the requirement for around 1,640-1650 affordable homes in Hastings and Rother respectively over the period from April 2013 to March 2028.

3.3.2 Section 2.3 sets out that it might reasonably be expected that affordable housing accounts for 25% of all completions in Hastings over the plan period. If HBC plan for 6,860 new homes, based on the demographic modelling, then 1,715 affordable homes would be provided.

3.3.3 This would meet the estimated need for affordable housing of c1,650 homes over the plan period. For reasons set out in Section 2.3.25, the estimate of the need for affordable housing may be too high; the Housing Register has not been subject to recent review, and therefore may overstate the level of housing need.

3.3.4 In Rother District policy requirements for affordable housing vary across the District. RDC estimate, given the anticipated distribution of new development for new homes across the different parts of the District, there will be a requirement to build a total of some 4,898 new homes, to deliver the identified need for 1,647 affordable homes over the plan period. Hence, if the Baseline Scenario is accepted as the basis for planning, the associated supply of some 6,180 dwellings would readily enable the local housing need to be met over the plan period.

3.3.5 Therefore, in both Hastings Borough and Rother District, if the authorities plan to meet the demographically derived requirement for new homes as set out in the Baseline Scenario, they would readily fulfil the anticipated requirement for affordable housing. This conclusion is robust since the percentage of all new homes that are delivered as affordable units could be lower than assumed and still deliver the required absolute number of new affordable homes. This therefore makes some allowance for the possibility that not all sites or developments will deliver policy compliant levels of affordable homes.

Conclusion on Affordable Housing Requirements

Delivery of the number of new homes identified in Baseline Scenario is consistent with the authorities' objectives to help meet identified need for affordable housing over the plan period.

On reasonable assumptions about the proportion of affordable housing that can be secured in connection with residential development, delivery of 6,860 homes in Hastings (c400 pa), would provide 1,715 new affordable homes against an assessed need of c1,640 new homes.

The proportion of affordable housing that can be secured in connection with delivery of 6,180 homes new homes in Rother District (c360 pa) would provide c2,080 new affordable homes against an assessed need of c1,650 new homes.

3.4 Economic Growth, the Labour Force and Housing Requirements

3.4.1 As noted in Section 2.4 both HBC and RDC wish to promote the economic development of the area. The East Sussex Coast has for many years under-performed in economic terms relative to the South East as a whole, and has been characterised by high unemployment, low economic activity rates and low earnings. These are issues that HBC, RDC, and East Sussex County Council (ESCC) are seeking to address.

3.4.2 It is important that the economic growth of the Hastings and Rother area is not constrained from growing by a shortage of labour. Equally, it is important that a proper balance is maintained between jobs and workforce, so that the area does not simply become a retirement location, or a dormitory area characterised by high levels of out-commuting. An emphasis on sustainable development requires a balance to be struck between economic development and provision of new homes.

3.4.3 As noted in Section 2.4, HBC and RDC estimate that the number of jobs in the Hastings and Rother sub-region will have increased by around 6,200 by 2028, based on economic forecasts prepared by Cambridge Econometrics in summer 2012 using a shift-share approach to the existing industrial base. The Baseline Scenario, which provides the basis for the planned provision of around 13,000 new homes in the period 2011-28, estimates that the labour force will increase by 6,650 in the same period.

3.4.4 Therefore under the baseline scenario for economic and household growth, the anticipated growth of the labour force broadly matches the anticipated growth in jobs, albeit this assumes continuing relatively low economic activity rates, and relatively high out-commuting and high unemployment. The Baseline Scenario is therefore broadly consistent with the anticipated growth in jobs as forecast by the Cambridge Econometrics Local Economic Forecasting Model (some 6,200 in Hastings and Rother area).

3.4.5 HBC, RDC and ESCC are pursuing a growth agenda that seeks to boost levels of job creation above the baseline level forecast by Cambridge Econometrics. This will build upon recent investments in Hastings, and the opening up of major new employment allocations in Bexhill, associated with building of the Bexhill-Hastings Link Road, due for completion in early 2015, which will transform the accessibility of North East Bexhill.

3.4.6 The aspiration of the Councils is to see employment in the area increase by some 11,500 jobs over the plan period. The analysis in Section 2.4 shows that this level of job growth can be achieved without any enhanced requirement for housing over and above the 13,040 new homes identified as being required to meet demographic growth in the Baseline Scenario.

3.4.7 In essence, this enhanced level of job growth can be delivered without the requirement for new homes by mean of increasing labour market participation, and providing local employment for people who currently have to travel out of the area to find work. These mechanisms include:

- reducing unemployment to 3% from current high levels; a 3% level of unemployment is broadly consistent with what people regard as being full employment,

- raising activity rates among the working age population towards the average for the South East[7] as those who are currently inactive, but wish to work or need to work, are drawn back into the labour market

- reducing net out-commuting from Hastings and Rother as it becomes more feasible for local residents to find local employment as the number and range of jobs available locally increases

3.4.8 The analysis undertaken by HBC and RDC shows that, assuming provision of 13,040 new homes, but with the additional adjustment to economic activity rates, the labour force of Hastings and Rother will increase by around 11,300 people. Once allowance is made for net out-commuting and (relatively high) unemployment, this increase in labour supply is enough to provide a sufficient workforce to allow job growth of 16,340 in the Hastings and Rother area over the Plan period.

3.4.9 In reality the Councils' target of creating 11,500 new jobs is already ambitious; a goal of delivering over 16,000 additional jobs in Hastings and Rother in the plan period would not be realistic.

3.4.10 This analysis serves to show that the provision of some 13,000 new homes would not constrain the economic strategy or potential of the area. Indeed this level of housing growth adds to the supply of labour, and therefore potentially works against the Councils' objectives to boost labour market participation by the local residents.

Conclusion on Economic Growth, the Labour Force and Housing Requirements

HBC, RDC and ESCC have an aspiration to increase the number of jobs in the Hastings and Rother area by around 11,500 jobs over the period 2011-28. This compares to baseline forecasts that would see the creation of an additional 6,200 jobs.

Analysis undertaken shows that the achievement of the Councils' target of creating 11,500 new jobs will not be constrained in any way if 13,000 new homes are provided. There will be a more than adequate supply of local labour to accommodate economic growth on this scale.

Indeed, because the development of new homes will itself lead to growth of the local labour force, this level of housing provision implies that it will not be possible for the Councils to achieve fully their aspiration of reducing unemployment, raising economic activity rates, and reducing net out-commuting. If anything, the economic need argues for less housing growth.

[7] EA rates for the 25-49 age group , which at 2011 are below the SE average are raised to the SE average in 2011 by 2028; for those aged 50 and over, half of the gap between the Hastings and Rother EA rates and the South East EA rates is eliminated by 2028. Where Hastings and Rother EA rates are above current SE averages, they are held constant.

3.5 Delivery and Market Capacity

3.5.1 If HBC and RDC were to plan for the level of housing required to meet the 2011-based ESCC household projections this would entail provision of around 13,040 new homes across the combined Hastings and Rother area over the 17 year plan period 2011-28. This represents an average annual rate of delivery of new homes of 767 homes pa.

3.5.2 Over the past 22 years (since 1991) the delivery of new homes in the area has averaged 453 homes pa. The volume of new homes to be delivered if the Councils plan to meet the objectively assessed housing requirement will, on the basis of past performance, be hugely challenging to deliver.

3.5.3 617 new homes have been delivered in the past two years (2011/12 and 2012/13), so the annual requirement for the remaining 15 years of the plan period, has already increased from 767 new homes pa, to 828 new homes pa in the remaining period (13,040 homes less 617 homes = 12,423 homes, divided by 15 years = 828 dwellings per annum).

3.5.4 The housing market is showing some signs of recovery nationally, boosted by government intervention, but transactions volumes remain depressed compared to pre-downturn levels; nationally housing starts are well below pre-downturn levels, even if they are now rising; and mortgage lending will continue to be constrained by funding issues and the new regulatory environment.

3.5.5 Only twice in the past 22 years have annual housing completions in Hastings and Rother exceeded 700 units (see Figure 17); in 1991, a year following the peak of the previous housing market cycle, when there was a need to complete developments that had been started; and in 2007, the effective peak of the last housing market cycle.

3.5.6 It is also possible to benchmark the implied level of delivery against comparable areas. Research undertaken by Savills in 2012 on behalf of Crest Nicholson[8] and presented in representations to the Horsham District Council 'How many homes' consultations identifies two ways of comparing housing delivery between areas.

3.5.7 The first approach is to analyse **net additional dwellings (all tenures) as percentage of total housing stock.** Data for South East England shows that from 2001/02 to 2003/04 delivery averaged between 0.7% and 0.8% of existing 2011 housing stock; rose to between 0.8% and 1.0% of housing stock from 2004/05 to 2008/09; and then fell to 0.6% in 2009/10 and 2010/11.

3.5.8 There are around 86,800 dwellings in Hastings (42,770) and Rother (44,020). Delivery of 767 homes on average represents around 0.88% of the existing housing stock. This is within the range of what has been delivered across the South East from 2001/02 to 2010/11, but this level has only been achieved in the last decade in the period 2004/05 to 2008/09, and not consistently over a decade long period, let alone a 17 year period.

3.5.9 The other benchmark developed by Savills is **new build sales (i.e. excluding affordable housing for rent) as a percentage of all transactions.** Across the South East as a whole in the period 1999 to 2010, new build sales have run at

[8] Housing Requirements and Market Capacity in Horsham, Savills Research, April 2012

between 8% and 11% of all housing transactions; so over the past decade roughly 1 in 10 housing transactions (sales) involves a new build home.

3.5.10 Detailed information on transaction volumes are not readily available at District Council level. However Wessex Economics have assumed that the total volumes of transactions in East Sussex Districts are distributed pro-rata to the private sector housing stock in each district. On the basis of this assumption, sales of new homes in Hastings in the period 2001-08 accounted for around 11.6% of all transactions, and 12.1% of all transactions in 2009-13. In Rother sales of new homes accounted for 11.4% of transactions in 2001-08, and 10.8% of transactions in 2009-13.

3.5.11 Based on these figures the Hastings and Rother new homes market has not been under-performing compared to the South East Indeed new homes sales have accounted for a higher share of transactions in Hastings and Rother than has historically been typical of the South East.

3.5.12 If one in 10 transactions are new homes, then one can calculate just how the volume of transactions needs to grow to maintain historic relationships between new homes sales and transactions volume. Total delivery of 767 new homes pa in Hastings and Rother implies sales of around 575 new homes for sale pa, based on assumption that 25% of new homes will be for rent. This would imply the need for transactions volumes to grow to 5,750 pa from the 4,750 recorded in 2001-8 or the current 2008-13 average of 2,800 transactions pa.

3.5.13 With current funding and institutional arrangements, combined with the restraint on major new development in AONBs, Wessex Economics takes the view that it is highly unlikely that 13,040 new homes would actually be built in Hastings and Rother by 2028. Identification of land for development of this volume of homes is a necessary condition if the aim is to deliver this volume of new homes, but it is a very far from sufficient condition. For this volume of housing to be built, there would need to be some major changes in the model of housing delivery and funding.

3.5.14 A more detailed consideration of delivery issues and the market environment for development of new housing over the period to 2028, is presented in 'Housing Delivery in Hastings and Bexhill' an accompanying report to the this SHMA update prepared by Wessex Economics on behalf of Rother District Council and Hastings Borough Council.

Conclusion on Housing Delivery

The level of housing delivery implied by the Baseline Scenario of demographic requirements (13,040 new homes across the combined Hastings and Rother area over the 17 year plan period 2011-28) will be extremely difficult to deliver.

In no year over the last 22 years has the average number of new homes implied by this requirement been delivered in the Hastings and Rother area; and in only 2 years has delivery exceeded 700 units.

Given relatively low delivery in the past two years the requirement for the next 15 years of the plan period is for 830 new homes pa. This level of housing development would have to be built in an area where much of the open land available falls within the High Weald AONB.

With current funding and institutional arrangements, Wessex Economics takes the

view that it is highly unlikely that 13,040 new homes will actually be built in Hastings and Rother by 2028.

Identification of land for development of this volume of homes is a necessary condition if the aim is to deliver this volume of new homes, but it is a very far from sufficient condition. If this volume of new homes is to be built new funding and delivery models need to be developed.

4. OVERALL CONCLUSIONS

4.1 This report presents an objective assessment of housing need across the Hastings and Rother Housing Market Area. The assessment of housing need should be examined in a variety of ways, including:

- the need that arises from the population growth and the anticipated increase in the number of households
- the requirement to provide affordable housing for those unable to afford market housing
- the requirement to provide housing at a level consistent with the achievement of economic objectives

4.2 This study has examined housing need in each of these ways. Key conclusions are:

- The 2011-based demographic projections prepared by East Sussex County Council as part of this exercise (and referred to in this report as the Baseline Scenario) are the most reliable basis for the assessment of housing need arising out of demographic growth in the area.
- The Baseline Scenario provides the most up to date and robust assessment of future housing need in the area since it is based, unlike all other projections, on the most accurate information available on the existing characteristics of the population of the area, and the most recent data on key trends.
- This Baseline Scenario identifies a demographically driven need for 13,041 new homes in the Housing Market Area in the period 2011-28 (767 new homes pa), broken down into 6,178 new homes in Rother (363 pa) and 6,863 new homes in Hastings (404 pa).
- The housing requirement associated with the Baseline Scenario is consistent with the assessed requirement for affordable homes; that is, if the level of new homes identified in the Baseline Scenario is delivered, this would, subject to viability, be readily sufficient to meet the identified requirement for affordable housing over the plan period.
- The level of housing provision associated with the Baseline Scenario would, however, lead to growth of the local labour force. Even assuming that HBC and RDC achieve their ambitious target for job growth in the plan period (an additional 11,500 jobs), this level of housing growth appears to run ahead of the potential for jobs growth in Hastings and Rother.

4.3 Thus, the overall conclusion is that delivery of the new homes identified as being required in the Baseline Scenario is that which fulfils an expectation to meet all three dimensions of housing need.

4.4 However, the level of housing associated with the Baseline Scenario would to a degree work against the economic objectives of the two Councils to reduce unemployment, increase labour force participation, and reduce net out-commuting; the implication being that a lower level housing could be more beneficial in this respect. A lower level of housing provision than implied by the demographically driven baseline scenario could also meet the requirement for affordable homes.

4.5 It is important to bear in mind that the objective assessment of housing need is only one element of the plan making process that leads to a final decision on the level of housing that the authorities in an area should plan for. Practical considerations such as landscape and heritage designations, areas of flooding etc, need to be taken into consideration. Consideration needs to be given to the fact that Hastings has very limited opportunities for greenfield development and much of Rother is part of the High Weald AONB.

4.6 The NPPF indicates that Local Plans should be '*aspirational but realistic'* (Para 154), and *'deliverable'* (Para 173), though the context of Para 173 discussed deliverability in terms of ensuring that development obligations are not set at a level that means that it is not possible to deliver development (or the required volume of development) profitably. However, the fundamental principle that Plans should be realistic does indicate that it is unwise to plan for that which is, for all intents and purposes, cannot be delivered.

4.7 In this context, it is a matter of concern that the level of new homes implied by the Baseline Scenario (767 new homes pa) is substantially higher than the historic rates of delivery over the past 22 years in the area (453 dwellings pa). The figures for the two authorities are a demographic requirement for 363 new homes pa in Rother compared to a historic delivery rate of 235 new homes pa 1991/92-2012/13; and in Hastings demographic requirement for 404 new homes pa compared to a historic delivery rate of 218 new homes pa 1991/92-2012/13.

4.8 It is important to note that population growth and hence household growth in Hastings and Rother is driven by net in-migration, and not by natural growth. The majority of this in-migration is likely to be domestic in-migration from elsewhere in the London and South East region. The high level of housing requirement is therefore driven by external factors, and in-migrants at the regional level can be expected to consider moving to a wide range of different locations.

4.9 In the light of this, there are not likely to be adverse consequences if provision is made for these moving households elsewhere in the same quadrant of the Greater South East, so long as the scale of housing needed to meet local economic and housing needs are met.

4.10 The demand for new homes in Hastings and Rother could therefore potentially be met in Ashford Borough and in the coastal towns of East Kent, where authorities have identified the capacity to deliver housing in excess of their projected requirements. Such redistribution of demand for housing is consistent with the emphasis of the NPPF on ensuring sustainable development across the whole country.

Appendix 1a - Baseline scenario
2011 Trend-based Demographic Projections (2011-2028)
2011 Economic Activity Rates
ESCC 24 May 2013

5. APPENDICES

Components of Population Change — Hastings & Rother

Year beginning July 1st ……..

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Births																											
Male	756	843	851	872	871	928	977	917	962	982	1,008	928	939	944	949	953	956	960	965	969	970	970	967	962	955	948	942
Female	790	754	754	771	787	899	877	934	934	917	947	875	886	891	896	899	901	906	911	914	915	915	912	908	901	895	889
All Births	1,546	1,597	1,605	1,643	1,658	1,827	1,854	1,851	1,896	1,899	1,955	1,803	1,825	1,835	1,845	1,852	1,857	1,865	1,876	1,883	1,886	1,884	1,879	1,870	1,857	1,843	1,831
TFR	1.66	1.73	1.74	1.79	1.81	2.00	2.03	2.01	2.07	2.05	2.11	1.92	1.92	1.90	1.88	1.85	1.83	1.81	1.80	1.79	1.78	1.77	1.76	1.76	1.75	1.74	1.74
Deaths																											
Male	1,113	1,149	1,121	1,128	1,037	1,121	1,049	1,045	1,079	1,036	1,049	1,167	1,154	1,145	1,136	1,130	1,128	1,128	1,131	1,135	1,142	1,150	1,161	1,173	1,186	1,200	1,214
Female	1,527	1,553	1,510	1,373	1,313	1,353	1,301	1,238	1,256	1,228	1,225	1,365	1,329	1,295	1,262	1,233	1,214	1,195	1,182	1,172	1,164	1,159	1,157	1,158	1,162	1,169	1,178
All deaths	2,640	2,702	2,631	2,501	2,350	2,474	2,350	2,283	2,335	2,264	2,274	2,532	2,483	2,439	2,398	2,364	2,341	2,323	2,313	2,307	2,306	2,309	2,318	2,331	2,348	2,369	2,392
SMR: males	125.4	127.3	123.3	123.4	112.0	119.0	108.7	107.4	109.4	102.6	101.0	109.9	107.1	104.4	101.8	99.3	97.0	94.9	92.9	91.0	89.2	87.6	86.0	84.6	83.1	81.8	80.5
SMR: females	126.0	127.5	125.0	114.4	109.4	113.6	109.1	103.1	104.0	100.4	99.4	110.3	107.9	105.5	103.0	100.5	98.2	96.1	94.0	92.0	90.0	88.2	86.5	84.8	83.2	81.6	80.2
SMR: male & female	125.7	127.4	124.3	118.3	110.5	116.0	108.9	105.0	106.5	101.4	100.1	110.1	107.5	105.0	102.4	99.9	97.6	95.5	93.5	91.5	89.6	87.9	86.3	84.7	83.2	81.7	80.3
Expectation of life	79.0	78.9	79.6	79.3	80.3	79.8	80.3	81.1	80.3	80.9	80.8	80.1	80.3	80.4	80.6	80.8	81.0	81.1	81.3	81.4	81.5	81.7	81.8	81.9	82.0	82.1	82.2
In-migration																											
Male	8,417	8,296	8,282	8,370	8,321	8,580	8,620	8,499	8,553	8,612	8,905	8,971	9,041	9,104	9,158	9,195	9,229	9,266	9,296	9,325	9,343	9,364	9,378	9,392	9,415	9,450	9,485
Female	8,898	8,925	8,777	8,872	8,786	9,075	9,183	9,007	9,127	9,070	9,233	9,296	9,353	9,416	9,448	9,473	9,487	9,490	9,488	9,497	9,530	9,532	9,539	9,548	9,568	9,607	9,641
All	17,315	17,221	17,059	17,242	17,106	17,656	17,803	17,507	17,680	17,682	18,138	18,267	18,394	18,519	18,606	18,669	18,716	18,756	18,784	18,822	18,873	18,896	18,917	18,940	18,983	19,058	19,125
SMigR: males	109.9	106.7	105.2	105.6	103.9	106.7	105.7	103.0	103.2	103.6	106.4	106.1	106.2	106.2	106.2	106.1	106.0	106.2	106.4	106.7	106.9	107.1	107.1	107.0	106.9	107.0	107.0
SMigR: females	107.5	108.1	105.6	106.2	104.1	106.6	106.5	103.0	104.0	102.7	104.2	104.0	104.2	104.6	104.5	104.5	104.6	104.6	104.6	104.9	105.4	105.5	105.5	105.4	105.2	105.1	104.8
Out-migration																											
Male	6,923	7,256	7,462	7,483	7,695	7,506	7,696	8,011	8,027	8,016	8,157	8,221	8,284	8,334	8,378	8,403	8,422	8,445	8,467	8,488	8,503	8,518	8,529	8,532	8,553	8,588	8,622
Female	7,692	7,593	7,848	7,835	8,086	7,953	8,055	8,489	8,429	8,600	8,411	8,474	8,518	8,561	8,586	8,610	8,611	8,603	8,594	8,594	8,629	8,635	8,646	8,660	8,685	8,726	8,761
All	14,615	14,849	15,310	15,318	15,780	15,460	15,751	16,501	16,456	16,616	16,568	16,695	16,803	16,895	16,964	17,013	17,034	17,048	17,061	17,082	17,132	17,153	17,174	17,192	17,238	17,314	17,384
SMigR: males	90.4	93.3	94.8	94.4	96.1	93.3	94.4	97.0	96.8	96.4	97.4	97.2	97.3	97.3	97.2	96.9	96.8	96.8	96.9	97.2	97.3	97.4	97.4	97.2	97.1	97.2	97.3
SMigR: females	92.9	91.9	94.4	93.8	95.9	93.4	93.5	97.0	96.0	97.3	94.9	94.8	94.9	95.1	95.0	95.0	94.9	94.8	94.7	94.9	95.5	95.6	95.7	95.6	95.5	95.5	95.3
Migrants input																											
Summary of population change																											
Natural change	-1,094	-1,105	-1,026	-858	-692	-647	-496	-432	-439	-365	-319	-728	-658	-604	-553	-511	-484	-457	-437	-424	-421	-425	-439	-461	-491	-526	-561
Net migration	+2,700	+2,372	+1,749	+1,924	+1,326	+2,196	+2,052	+1,006	+1,224	+1,066	+1,570	+1,572	+1,592	+1,624	+1,642	+1,656	+1,683	+1,707	+1,724	+1,740	+1,742	+1,743	+1,743	+1,749	+1,745	+1,743	+1,742
Net change	+1,606	+1,267	+723	+1,066	+634	+1,549	+1,556	+574	+785	+701	+1,251	+844	+934	+1,020	+1,088	+1,144	+1,199	+1,250	+1,287	+1,315	+1,321	+1,318	+1,304	+1,288	+1,253	+1,218	+1,181

Summary of Population estimates/forecasts

Population at mid-year

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
0-4	9,350	8,891	8,619	8,439	8,257	8,359	8,715	9,106	9,293	9,534	9,620	9,820	9,790	9,815	9,792	9,664	9,555	9,614	9,659	9,704	9,747	9,785	9,818	9,838	9,837	9,815	9,777	9,727
5-10	12,523	12,625	12,559	12,527	12,272	12,049	11,689	11,276	10,939	10,729	10,733	10,864	11,237	11,547	11,852	12,280	12,511	12,566	12,558	12,597	12,576	12,445	12,338	12,415	12,479	12,541	12,597	12,644
11-15	10,595	10,982	11,183	11,130	11,215	11,140	11,083	11,029	11,081	10,826	10,615	10,368	9,851	9,440	9,217	9,087	9,212	9,510	9,863	10,115	10,443	10,703	10,930	10,896	10,923	10,888	10,743	10,628
16-17	4,074	4,210	4,243	4,446	4,528	4,571	4,671	4,679	4,536	4,534	4,539	4,188	4,185	4,213	4,028	3,817	3,659	3,449	3,336	3,435	3,494	3,667	3,856	3,956	4,005	4,042	4,222	4,314
18-59Female, 64Male	89,238	90,576	91,981	92,787	93,964	94,594	95,243	96,058	96,220	96,488	96,585	96,972	97,279	97,602	98,147	98,647	99,025	99,292	99,431	99,472	99,513	99,573	99,459	99,457	99,445	99,455	99,360	99,379
60/65 -74	23,409	23,461	23,607	23,756	23,916	24,149	25,018	25,865	26,565	27,185	27,772	28,738	29,444	30,111	30,704	31,368	31,826	32,113	32,389	32,580	32,759	32,159	32,127	32,424	32,828	33,402	34,186	34,799
75-84	14,920	14,970	14,999	14,982	14,756	14,380	14,168	14,028	13,893	13,876	13,950	14,043	14,156	14,140	14,138	14,061	14,267	14,677	15,155	15,622	16,122	17,439	18,343	19,003	19,587	20,094	20,301	20,474
85+	6,332	6,332	6,123	5,970	6,195	6,495	6,699	6,801	6,889	7,029	7,088	7,159	7,055	7,064	7,074	7,115	7,129	7,162	7,242	7,394	7,580	7,784	8,000	8,189	8,360	8,480	8,751	9,152
Total	**170,441**	**172,047**	**173,314**	**174,037**	**175,103**	**175,737**	**177,286**	**178,842**	**179,416**	**180,201**	**180,902**	**182,153**	**182,997**	**183,931**	**184,951**	**186,039**	**187,184**	**188,382**	**189,632**	**190,919**	**192,234**	**193,556**	**194,873**	**196,177**	**197,465**	**198,718**	**199,936**	**201,117**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Households																												
Number of Households	75,730	76,564	77,239	77,678	78,379	78,782	79,593	80,395	80,896	81,515	82,021	82,764	83,309	83,936	84,526	85,183	85,914	86,686	87,514	88,226	88,977	89,827	90,679	91,451	92,206	92,965	93,644	94,355
Change over previous year		+834	+675	+439	+701	+402	+811	+803	+501	+619	+506	+743	+545	+627	+590	+657	+731	+772	+827	+713	+751	+850	+852	+772	+755	+759	+679	+711
Number of dwellings	82,331	83,237	83,969	84,446	85,206	85,645	86,529	87,402	87,943	88,615	86,814	87,600	88,174	88,836	89,458	90,151	90,923	91,740	92,616	93,370	94,164	95,063	95,964	96,781	97,580	98,383	99,101	99,855
Change over previous year		+906	+733	+477	+760	+439	+884	+873	+541	+673	-1,802	+786	+575	+661	+623	+693	+772	+817	+875	+755	+794	+899	+902	+817	+800	+802	+719	+753
Labour Force																												
Number of Labour Force	73,545	74,328	75,125	75,527	76,192	76,447	77,003	77,599	77,613	77,686	77,652	78,201	78,771	79,287	79,766	80,216	80,531	80,808	81,074	81,363	81,462	81,465	81,674	82,103	82,493	83,016	83,726	84,302
Change over previous year		+783	+797	+402	+665	+255	+557	+596	+14	+73	-34	+549	+570	+515	+479	+451	+315	+278	+266	+288	+99	+3	+210	+428	+390	+523	+710	+575
Number of jobs	60,304	60,956	61,620	61,955	62,508	62,715	63,175	63,668	63,691	63,756	62,562	63,007	63,470	63,887	64,276	64,641	64,898	65,124	65,340	65,575	65,656	65,662	65,831	66,176	66,490	66,909	67,477	67,937
Change over previous year		+653	+664	+335	+552	+208	+460	+493	+23	+65	-1,194	+446	+462	+417	+389	+365	+258	+226	+216	+235	+81	+6	+170	+344	+314	+420	+567	+461

Appendix 1b - Baseline scenario
2011 Trend-based Demographic Projections (2011-2028)
2011 Economic Activity Rates
ESCC 24 May 2013

Components of Population Change — Hastings

Year beginning July 1st ……..

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Births																											
Male	449	514	499	515	545	577	624	575	586	604	617	572	578	581	583	584	584	585	586	586	585	581	577	571	564	557	550
Female	489	446	453	478	469	552	527	578	560	543	585	540	546	548	550	551	551	552	553	553	552	548	544	539	532	525	519
All Births	938	960	952	993	1,014	1,129	1,151	1,153	1,146	1,147	1,202	1,111	1,124	1,128	1,132	1,135	1,135	1,137	1,139	1,139	1,136	1,130	1,121	1,109	1,096	1,082	1,070
TFR	1.71	1.76	1.74	1.82	1.84	2.07	2.10	2.08	2.07	2.06	2.15	1.96	1.96	1.94	1.92	1.89	1.87	1.85	1.84	1.83	1.82	1.81	1.80	1.79	1.79	1.78	1.78
Deaths																											
Male	475	468	473	468	424	505	454	425	475	409	469	487	481	476	472	469	468	468	470	472	476	480	485	490	495	502	508
Female	687	657	648	579	553	592	551	531	530	522	519	564	546	529	514	501	493	485	480	476	474	473	473	475	478	482	488
All deaths	1,162	1,125	1,121	1,047	977	1,097	1,005	956	1,005	931	988	1,051	1,027	1,005	986	970	961	954	950	948	950	953	958	965	974	984	996
SMR: males	141.2	136.1	137.0	134.7	120.0	140.9	125.1	116.6	128.6	108.6	120.4	122.7	119.7	116.8	113.9	111.2	108.7	106.4	104.2	102.1	100.2	98.4	96.7	95.0	93.4	91.9	90.5
SMR: females	141.2	136.1	136.9	123.8	118.8	128.2	120.2	117.2	116.4	114.1	112.8	123.2	120.6	118.0	115.3	112.5	110.0	107.7	105.4	103.1	101.0	99.0	97.1	95.2	93.4	91.7	90.0
SMR: male & female	141.2	136.1	137.0	128.4	119.3	133.8	122.4	116.9	121.9	111.6	116.3	123.0	120.2	117.4	114.6	111.9	109.4	107.0	104.8	102.6	100.6	98.7	96.9	95.1	93.4	91.8	90.3
Expectation of life	78.0	78.3	78.9	78.2	79.2	78.4	78.9	79.9	79.0	79.6	79.5	79.2	79.4	79.6	79.8	79.9	80.1	80.3	80.4	80.6	80.7	80.9	81.0	81.1	81.2	81.4	81.5
In-migration																											
Male	4,475	4,467	4,426	4,502	4,399	4,529	4,611	4,634	4,613	4,689	4,816	4,848	4,879	4,902	4,928	4,938	4,949	4,961	4,975	4,980	4,984	4,985	4,986	4,990	4,988	4,997	5,006
Female	4,727	4,715	4,635	4,722	4,640	4,761	4,838	4,850	4,844	4,890	5,035	5,070	5,094	5,117	5,117	5,123	5,119	5,112	5,101	5,094	5,093	5,083	5,081	5,080	5,085	5,088	5,096
All	9,202	9,182	9,061	9,224	9,039	9,290	9,449	9,485	9,458	9,579	9,851	9,918	9,973	10,019	10,045	10,062	10,069	10,073	10,076	10,074	10,077	10,068	10,067	10,070	10,073	10,085	10,102
SMigR: males	107.6	105.1	102.2	103.1	99.9	102.4	102.8	101.9	100.7	102.2	104.1	104.0	104.0	104.0	104.1	103.9	103.9	104.1	104.3	104.5	104.7	104.8	104.8	104.7	104.5	104.5	104.6
SMigR: females	105.0	105.1	102.7	103.8	100.8	102.9	103.3	102.1	101.3	101.3	104.0	104.0	104.3	104.5	104.2	104.3	104.3	104.3	104.4	104.6	105.0	105.1	105.2	105.2	105.2	105.0	104.7
Out-migration																											
Male	3,846	4,033	4,241	4,228	4,412	4,318	4,367	4,458	4,545	4,484	4,630	4,661	4,688	4,710	4,733	4,739	4,744	4,752	4,763	4,765	4,769	4,770	4,771	4,774	4,773	4,781	4,791
Female	4,278	4,261	4,393	4,377	4,567	4,496	4,530	4,652	4,723	4,761	4,814	4,847	4,869	4,887	4,888	4,895	4,891	4,885	4,878	4,872	4,874	4,867	4,868	4,872	4,878	4,882	4,892
All	8,124	8,294	8,634	8,605	8,979	8,814	8,897	9,111	9,269	9,245	9,444	9,508	9,557	9,597	9,621	9,634	9,635	9,637	9,641	9,637	9,643	9,637	9,639	9,645	9,652	9,664	9,683
SMigR: males	92.5	94.9	97.9	96.9	100.2	97.6	97.3	98.1	99.3	97.8	100.1	100.0	100.0	100.0	100.0	99.7	99.6	99.7	99.9	100.0	100.2	100.2	100.3	100.2	100.0	100.0	100.1
SMigR: females	95.0	94.9	97.3	96.2	99.2	97.1	96.7	97.9	98.7	98.7	99.4	99.4	99.6	99.8	99.5	99.6	99.6	99.7	99.8	100.1	100.5	100.6	100.8	100.9	100.9	100.7	100.5
Migrants input	*	*	*	*	*	*	*	*	*	*																	
Summary of population change																											
Natural change	-224	-165	-169	-54	+37	+32	+146	+197	+141	+216	+214	+60	+97	+123	+147	+165	+174	+183	+189	+191	+186	+177	+163	+144	+122	+98	+74
Net migration	+1,078	+888	+427	+619	+60	+476	+552	+374	+189	+334	+406	+410	+416	+422	+425	+428	+434	+436	+435	+437	+434	+431	+427	+425	+421	+421	+419
Net change	+854	+723	+258	+565	+97	+508	+698	+571	+330	+550	+620	+470	+513	+545	+572	+593	+608	+619	+624	+628	+621	+608	+590	+569	+543	+519	+493

Summary of Population estimates/forecasts

Population at mid-year

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
0-4	5,387	5,114	4,962	4,832	4,763	4,811	5,037	5,282	5,454	5,560	5,570	5,669	5,634	5,614	5,617	5,582	5,517	5,540	5,553	5,564	5,572	5,574	5,569	5,554	5,525	5,483	5,430	5,371
5-10	6,885	6,920	6,843	6,739	6,538	6,421	6,190	5,964	5,855	5,706	5,774	5,832	6,032	6,211	6,314	6,507	6,600	6,610	6,588	6,574	6,580	6,549	6,485	6,510	6,525	6,536	6,541	6,537
11-15	5,686	5,884	5,974	5,918	5,948	5,875	5,738	5,688	5,642	5,502	5,367	5,251	4,997	4,809	4,734	4,689	4,749	4,905	5,086	5,208	5,360	5,419	5,517	5,484	5,465	5,468	5,434	5,369
16-17	2,187	2,270	2,321	2,428	2,425	2,426	2,509	2,495	2,383	2,332	2,306	2,187	2,200	2,190	2,088	1,959	1,911	1,838	1,760	1,834	1,842	1,927	2,050	2,089	2,129	2,109	2,132	2,204
18-59Female, 64Male	47,511	48,394	49,283	49,771	50,564	50,799	51,155	51,629	51,976	52,195	52,507	52,770	52,978	53,203	53,538	53,842	54,016	54,192	54,339	54,398	54,440	54,558	54,551	54,579	54,637	54,693	54,736	54,780
60/65 -74	9,358	9,367	9,397	9,478	9,502	9,537	9,860	10,230	10,575	10,917	11,184	11,594	11,933	12,286	12,579	12,900	13,180	13,330	13,490	13,612	13,778	13,589	13,581	13,751	13,964	14,239	14,556	14,802
75-84	5,597	5,511	5,500	5,466	5,379	5,224	5,080	4,991	4,963	4,965	5,025	5,062	5,119	5,130	5,154	5,110	5,213	5,376	5,569	5,783	5,970	6,469	6,850	7,163	7,397	7,624	7,733	7,848
85+	2,408	2,413	2,316	2,222	2,300	2,423	2,455	2,443	2,445	2,446	2,440	2,428	2,371	2,334	2,296	2,305	2,299	2,302	2,326	2,363	2,423	2,500	2,589	2,654	2,712	2,744	2,853	2,996
Total	**85,019**	**85,873**	**86,596**	**86,854**	**87,419**	**87,516**	**88,024**	**88,722**	**89,293**	**89,623**	**90,173**	**90,793**	**91,263**	**91,776**	**92,321**	**92,893**	**93,485**	**94,093**	**94,712**	**95,337**	**95,964**	**96,585**	**97,193**	**97,783**	**98,353**	**98,896**	**99,414**	**99,907**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Households																												
Number of Households	37,625	38,064	38,462	38,695	39,146	39,280	39,587	39,961	40,373	40,699	41,103	41,492	41,834	42,204	42,550	42,943	43,364	43,768	44,191	44,545	44,939	45,383	45,831	46,232	46,610	47,015	47,360	47,691
Change over previous year		+439	+397	+234	+451	+134	+306	+374	+412	+326	+403	+390	+342	+370	+346	+394	+420	+404	+423	+354	+394	+444	+448	+401	+378	+405	+345	+331
Number of dwellings	40,457	40,929	41,357	41,608	42,092	42,237	42,566	42,969	43,412	43,763	42,815	43,221	43,577	43,962	44,322	44,733	45,171	45,591	46,032	46,401	46,811	47,274	47,741	48,158	48,552	48,974	49,333	49,678
Change over previous year		+472	+427	+251	+485	+145	+329	+402	+443	+351	-947	+406	+356	+386	+360	+410	+438	+421	+441	+368	+411	+463	+467	+417	+394	+421	+360	+345
Labour Force																												
Number of Labour Force	38,466	39,097	39,719	40,050	40,544	40,649	41,008	41,406	41,654	41,792	41,995	42,363	42,737	43,056	43,382	43,659	43,913	44,104	44,292	44,494	44,572	44,643	44,771	44,988	45,187	45,427	45,719	45,973
Change over previous year		+631	+622	+331	+495	+104	+360	+398	+248	+138	+203	+368	+374	+319	+327	+277	+254	+191	+189	+202	+78	+71	+127	+217	+199	+240	+292	+254
Number of jobs	32,429	32,961	33,485	33,764	34,181	34,269	34,573	34,908	35,117	35,233	34,773	35,077	35,387	35,651	35,921	36,151	36,361	36,519	36,675	36,842	36,906	36,965	37,071	37,251	37,416	37,614	37,856	38,066
Change over previous year		+532	+524	+279	+417	+88	+303	+335	+209	+116	-461	+304	+310	+264	+270	+229	+210	+158	+156	+167	+64	+59	+106	+180	+165	+199	+242	+210

Appendix 1c - Baseline scenario
2011 Trend-based Demographic Projections (2011-2028)
2011 Economic Activity Rates
ESCC 24 May 2013

Components of Population Change — Rother

Year beginning July 1st ……..

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Births																											
Male	307	329	352	357	326	351	353	342	376	378	391	356	361	364	367	369	372	375	379	383	386	388	390	391	392	392	392
Female	301	308	301	293	318	347	350	356	374	374	362	336	341	343	346	348	351	354	358	361	364	366	368	369	370	369	370
All Births	608	637	653	650	644	698	703	698	750	752	753	692	701	707	712	718	722	729	737	744	749	754	758	761	761	761	761
TFR	1.59	1.69	1.74	1.76	1.75	1.89	1.92	1.90	2.06	2.04	2.05	1.86	1.85	1.84	1.82	1.79	1.77	1.76	1.75	1.74	1.73	1.72	1.71	1.70	1.69	1.69	1.68
Deaths																											
Male	638	681	648	660	613	616	595	620	604	627	580	680	673	669	665	662	660	660	661	663	666	670	676	683	690	698	706
Female	840	896	862	794	760	761	750	707	726	706	706	800	783	765	748	732	721	709	703	696	690	686	683	683	684	686	690
All deaths	1,478	1,577	1,510	1,454	1,373	1,377	1,345	1,327	1,330	1,333	1,286	1,480	1,456	1,434	1,413	1,394	1,381	1,369	1,363	1,359	1,356	1,357	1,360	1,366	1,374	1,384	1,396
SMR: males	115.8	121.9	114.9	116.5	107.0	105.5	98.8	101.9	97.9	99.0	89.4	102.2	99.6	97.1	94.7	92.3	90.1	88.1	86.3	84.5	82.8	81.2	79.8	78.4	77.0	75.7	74.5
SMR: females	115.8	121.9	117.3	108.4	103.4	104.3	102.2	94.6	96.5	92.2	91.4	102.6	100.5	98.3	96.0	93.7	91.5	89.5	87.6	85.6	83.8	82.0	80.4	78.8	77.3	75.8	74.4
SMR: male & female	115.8	121.9	116.3	111.9	105.0	104.8	100.6	97.9	97.1	95.3	90.4	102.5	100.1	97.7	95.4	93.0	90.9	88.9	86.9	85.1	83.3	81.6	80.1	78.6	77.2	75.8	74.5
Expectation of life	79.8	79.3	80.0	80.5	81.3	81.0	81.7	82.1	81.3	82.1	81.8	80.8	81.0	81.2	81.3	81.5	81.7	81.8	82.0	82.1	82.2	82.3	82.5	82.6	82.7	82.8	82.9
In-migration																											
Male	3,942	3,829	3,856	3,868	3,922	4,051	4,010	3,865	3,940	3,923	4,089	4,123	4,162	4,202	4,230	4,257	4,279	4,304	4,322	4,345	4,359	4,379	4,392	4,402	4,427	4,454	4,479
Female	4,171	4,210	4,142	4,150	4,146	4,315	4,345	4,157	4,283	4,180	4,198	4,226	4,259	4,299	4,331	4,350	4,368	4,378	4,387	4,403	4,437	4,449	4,458	4,467	4,483	4,520	4,545
All	8,113	8,039	7,998	8,018	8,068	8,366	8,354	8,022	8,223	8,103	8,287	8,349	8,422	8,501	8,561	8,607	8,648	8,683	8,709	8,748	8,796	8,828	8,850	8,870	8,910	8,973	9,023
SMigR: males	112.6	108.6	109.0	108.6	108.9	111.9	109.3	104.2	106.2	105.2	109.1	108.7	108.8	109.0	108.8	108.7	108.6	108.8	109.0	109.4	109.6	109.8	109.8	109.7	109.8	109.9	109.9
SMigR: females	110.4	111.6	109.0	109.1	108.2	111.0	110.4	104.0	107.2	104.3	104.5	104.0	104.2	104.7	104.8	104.7	104.9	104.8	104.8	105.2	106.0	106.1	105.9	105.5	105.2	105.3	105.0
Out-migration																											
Male	3,077	3,223	3,221	3,255	3,283	3,188	3,330	3,553	3,482	3,532	3,527	3,560	3,596	3,624	3,646	3,664	3,678	3,693	3,704	3,723	3,734	3,748	3,758	3,758	3,780	3,807	3,831
Female	3,414	3,332	3,455	3,458	3,519	3,458	3,525	3,837	3,706	3,839	3,597	3,627	3,650	3,675	3,698	3,715	3,720	3,718	3,716	3,722	3,755	3,768	3,777	3,788	3,807	3,844	3,869
All	6,491	6,555	6,676	6,713	6,802	6,646	6,854	7,390	7,188	7,371	7,123	7,187	7,246	7,299	7,344	7,379	7,399	7,411	7,420	7,445	7,489	7,516	7,535	7,546	7,586	7,651	7,700
SMigR: males	87.9	91.4	91.0	91.4	91.1	88.1	90.7	95.8	93.8	94.8	94.1	93.8	94.0	94.0	93.7	93.5	93.3	93.4	93.4	93.7	93.8	94.0	93.9	93.7	93.8	94.0	94.0
SMigR: females	90.4	88.4	91.0	90.9	91.8	89.0	89.6	96.0	92.8	95.7	89.5	89.2	89.3	89.5	89.5	89.5	89.3	89.0	88.8	89.0	89.7	89.8	89.7	89.5	89.3	89.6	89.4
Migrants input	*	*	*	*	*	*	*	*	*	*																	
Summary of population change																											
Natural change	-870	-940	-857	-804	-729	-679	-642	-629	-580	-581	-533	-789	-755	-727	-700	-676	-658	-640	-626	-615	-607	-602	-602	-605	-613	-623	-635
Net migration	+1,622	+1,484	+1,322	+1,305	+1,266	+1,720	+1,500	+632	+1,035	+732	+1,164	+1,162	+1,176	+1,202	+1,217	+1,228	+1,249	+1,271	+1,289	+1,303	+1,307	+1,312	+1,315	+1,323	+1,323	+1,322	+1,323
Net change	+752	+544	+465	+501	+537	+1,041	+858	+3	+455	+151	+631	+374	+421	+475	+517	+552	+591	+631	+662	+688	+701	+709	+714	+718	+710	+699	+688

Summary of Population estimates/forecasts

Population at mid-year

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
0-4	3,963	3,777	3,657	3,607	3,494	3,548	3,678	3,824	3,839	3,974	4,050	4,151	4,156	4,201	4,174	4,082	4,038	4,074	4,105	4,140	4,175	4,212	4,249	4,284	4,312	4,333	4,347	4,356
5-10	5,638	5,705	5,716	5,788	5,734	5,628	5,499	5,312	5,084	5,023	4,959	5,032	5,204	5,336	5,538	5,773	5,911	5,956	5,970	6,023	5,996	5,896	5,854	5,905	5,954	6,005	6,057	6,107
11-15	4,909	5,098	5,209	5,212	5,267	5,265	5,345	5,341	5,439	5,324	5,248	5,117	4,855	4,631	4,483	4,399	4,462	4,605	4,777	4,907	5,083	5,283	5,413	5,412	5,458	5,421	5,309	5,258
16-17	1,887	1,940	1,922	2,018	2,103	2,145	2,162	2,184	2,153	2,202	2,233	2,001	1,985	2,023	1,939	1,858	1,749	1,611	1,576	1,601	1,652	1,741	1,807	1,868	1,876	1,933	2,090	2,110
18-59Female, 64Male	41,727	42,182	42,698	43,016	43,400	43,795	44,088	44,429	44,244	44,293	44,078	44,202	44,301	44,399	44,609	44,805	45,009	45,100	45,092	45,074	45,073	45,015	44,908	44,878	44,809	44,762	44,624	44,599
60/65 -74	14,051	14,094	14,210	14,278	14,414	14,612	15,158	15,635	15,990	16,268	16,588	17,144	17,511	17,825	18,125	18,468	18,646	18,783	18,899	18,968	18,982	18,570	18,546	18,672	18,864	19,164	19,630	19,997
75-84	9,323	9,459	9,499	9,516	9,377	9,156	9,088	9,037	8,930	8,911	8,925	8,981	9,038	9,010	8,984	8,951	9,054	9,301	9,586	9,839	10,153	10,970	11,493	11,840	12,190	12,470	12,568	12,626
85+	3,924	3,919	3,807	3,748	3,895	4,072	4,244	4,358	4,444	4,583	4,648	4,732	4,683	4,730	4,778	4,810	4,830	4,860	4,916	5,031	5,157	5,284	5,411	5,535	5,649	5,736	5,898	6,155
Total	**85,422**	**86,174**	**86,718**	**87,183**	**87,684**	**88,221**	**89,262**	**90,120**	**90,123**	**90,578**	**90,729**	**91,360**	**91,733**	**92,155**	**92,630**	**93,146**	**93,698**	**94,289**	**94,920**	**95,583**	**96,270**	**96,971**	**97,680**	**98,394**	**99,112**	**99,823**	**100,522**	**101,210**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Households																												
Number of Households	38,105	38,500	38,778	38,983	39,233	39,501	40,006	40,434	40,523	40,816	40,918	41,272	41,476	41,732	41,976	42,239	42,550	42,919	43,323	43,682	44,038	44,443	44,848	45,219	45,596	45,950	46,284	46,664
Change over previous year		+394	+278	+205	+250	+268	+505	+428	+89	+293	+102	+354	+204	+257	+244	+263	+311	+368	+404	+359	+356	+405	+404	+371	+377	+354	+334	+379
Number of dwellings	41,874	42,307	42,613	42,839	43,114	43,408	43,962	44,433	44,530	44,853	43,998	44,379	44,598	44,874	45,136	45,419	45,753	46,149	46,583	46,970	47,353	47,789	48,223	48,623	49,028	49,409	49,768	50,176
Change over previous year		+433	+306	+226	+275	+294	+555	+471	+97	+322	-854	+380	+219	+276	+263	+283	+334	+396	+434	+386	+383	+436	+435	+399	+406	+381	+359	+408
Labour Force																												
Number of Labour Force	35,079	35,230	35,406	35,477	35,647	35,798	35,995	36,193	35,959	35,894	35,657	35,838	36,035	36,231	36,383	36,557	36,618	36,704	36,782	36,868	36,890	36,821	36,904	37,115	37,306	37,590	38,007	38,329
Change over previous year		+151	+176	+71	+170	+151	+197	+198	-234	-65	-237	+181	+196	+196	+152	+174	+61	+87	+77	+87	+21	-68	+82	+211	+191	+284	+417	+322
Number of jobs	27,875	27,995	28,135	28,191	28,326	28,446	28,603	28,760	28,574	28,523	27,789	27,930	28,083	28,236	28,355	28,490	28,538	28,605	28,665	28,733	28,750	28,696	28,760	28,925	29,074	29,295	29,620	29,871
Change over previous year		+120	+140	+56	+135	+120	+156	+158	-186	-52	-734	+141	+153	+153	+119	+135	+47	+68	+60	+68	+17	-53	+64	+165	+149	+221	+325	+251

Appendix 2 - House price and earnings distribution

Annual survey of hours and earnings - resident analysis

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area type	Local authorities: district / unitary
area name	Hastings
date	2012
sex	Full Time Workers
confidence	Standard error as a percentage of the figure

Item	Weekly pay - gross		Annual pay - gross		Rents (LHA level - 30th percentile)		
	number	conf %	number	conf %	per week	annual	Income needed to afford (assuming household spends up to third of income on rent)
10 percentile	280.7	3.3	14,194	6.7	£92	£4,784	£15,931
20 percentile	306.6	4.0	16,110	5.6			
25 percentile	324.0	5.0	17,099	5.8			
30 percentile	349.5	5.7	18,469	6.5			
40 percentile	385.8	4.8	20,789	5.4			
60 percentile	448.7	7.9	23,682	10.0			
70 percentile	525.9	10.0	26,792	12.0			
75 percentile	574.8	11.0	30,408	13.0			
80 percentile	608.2	15.0	#	#			
90 percentile	#	#	#	#			
Median	419.3	4.2	21,890	5.4			
Mean	474.9	3.9	24,585	4.6			

These figures are suppressed as statistically unreliable.

Results for 2003 and earlier exclude supplementary surveys. In 2006 there were a number of methodological changes made. For further details goto : http://www.nomisweb.co.uk/articles/341.aspx.

Estimates for 2011 and subsequent years use a weighting scheme based on occupations which have been coded according to Standard Occupational Classification (SOC) 2010 that replaced SOC 2000. Therefore care should be taken when making comparisons with earlier years.

annual survey of hours and earnings - resident analysis

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area type	Local authorities: district / unitary
area name	Rother
date	2012
sex	Full Time Workers
confidence	Standard error as a percentage of the figure

Item	Weekly pay - gross		Annual pay - gross		Rents (LHA level - 30th percentile)		
	number	conf %	number	conf %	per week	annual	Income needed to afford (assuming household spends up to third of income on rent)
10 percentile	298.3	5.7	14,094	11.0	£92	£4,784	£15,931
20 percentile	339.1	6.1	15,941	9.3			
25 percentile	353.1	7.5	17,529	9.6			
30 percentile	394.4	6.5	19,395	9.6			
40 percentile	431.9	7.9	22,374	11.0			
60 percentile	594.6	13.0	29,467	15.0			
70 percentile	#	#	#	#			
75 percentile	#	#	#	#			
80 percentile	#	#	#	#			
90 percentile	#	#	#	#			
Median	486.6	11.0	24,626	12.0			
Mean	661.9	7.9	33,668	10.0			

These figures are suppressed as statistically unreliable.

Results for 2003 and earlier exclude supplementary surveys. In 2006 there were a number of methodological changes made. For further details goto : http://www.nomisweb.co.uk/articles/341.aspx.

Estimates for 2011 and subsequent years use a weighting scheme based on occupations which have been coded according to Standard Occupational Classification (SOC) 2010 that replaced SOC 2000. Therefore care should be taken when making comparisons with earlier years.

Appendix 3: Net re-lets of affordable housing stock per annum

	Hastings	Rother
Total housed pa	433pa	175pa
Less transfers	-116pa	- 38pa
Less new build	-51pa	-18pa
Annual re-lets	**266pa**	**119pa**

Therefore, over the next 15 years, the newly arising need would be:

266 x 15 years = 3,990 households

119 x 15 years = 1,785 households

Appendix 4: Local housing need in Rother based on affordable housing needs

	Bexhill	Battle	Rye	Rural Areas	Total
Population	44,000	5,000	5,000	36,000	90,000
% Population	48%	6%	6%	40%	100%
Distribution of affordable housing need	791	99	99	659	1,647
Affordable housing % requirements	30%	35%	30%	40%	
Implied total housing requirement	2,637	283	330	1,648	**4,898**

Appendix 5: Year-by-year job growth forecasts for Hastings and Rother

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Employment in Rother (000s)																		
Total	28.8	28.1	28.2	28.3	28.4	28.6	29.1	29.5	29.9	30.3	30.6	30.9	31.3	31.6	31.9	32.2	32.4	32.6
Employment in Hastings (000s)																		
Total	34.3	33.6	33.6	33.7	33.8	33.9	34.3	34.6	34.9	35.1	35.4	35.6	35.8	36.1	36.3	36.5	36.6	36.8
Employment in Rother and Hastings (000s)																		
Total	63.1	61.7	61.8	62.0	62.1	62.6	63.3	64.1	64.7	65.4	66.0	66.5	67.1	67.7	68.3	68.6	69.0	69.4