

**HOUSEHOLD PROJECTIONS - 2006 BASED****(May 2008)****POPULATION**

- 2004 projected population decline of **1286** up to 2024 revised to a **3547** increase in population based on 2006 figures.
- Population growth from 2006 projections higher than the Scottish average (8.9% compared to 5%), and more pensionable age than Scottish average.

**Projected Population change**

	<b>2004-2024</b>	<b>2006-2031</b>
Scotland	1%	5.0%
Falkirk	7%	8.4%
<b>Clackmannanshire</b>	<b>-1%</b>	<b>8.9%</b>
Stirling	6%	11.6%
Fife	9%	12.6%
Perth & Kinross	6%	22%

**Comparison between 2004 and 2006 Projections by year up to 2024**

	<b>2004 based</b>	<b>2006 based</b>	<b>Difference</b>
<b>2006</b>	48,867	48,900	+33
<b>2011</b>	48,814	49,967	+1153
<b>2016</b>	48,479	50,984	+2505
<b>2021</b>	47,969	51,933	+3964
<b>2024</b>	47,581	52,447	+4866

**HOUSEHOLDS****Table 4.2 Clackmannanshire Housing Growth Target (2004 based)**

Assessed housing need		<b>3619</b>
Assumed completions from base land supply (2004-2009) <sup>1</sup>		<b>-1568</b>
Subtract assumed completions from potential land supply (2009-2017) <sup>1</sup>		<b>-744</b>
Add Flexibility at 15%		<b>196</b>
Subtract Allowance for conversions, windfall and urban capacity sites*		<b>-753</b>
<b>Council specific requirement</b>		<b>750</b>
New Housing Land Target		<b>Circa 2250</b>
White Land Contribution:	Alloa South East	<b>-257</b>
	Alloa North West	<b>-598</b>
	Coalsnaughton	<b>-150</b>
	Eastern Clackmannanshire Growth Area	<b>-1250</b>
		<b>-5</b>

**Table 4.2a Clackmannanshire Housing Growth Target (2006 based)**

Assessed housing need (to 2026)		<b>4949</b>
Assumed completions from base land supply (2006-2011) <sup>2</sup>		<b>-1707</b>
Subtract assumed completions from potential land supply (2011-2017) <sup>2</sup>		<b>-458</b>
Add Flexibility at 15%		<b>418</b>
Subtract Allowance for conversions, windfall and urban capacity sites**		<b>-963</b>
<b>Council specific requirement</b>		<b>2239</b>
White Land Contribution:	Alloa South East	<b>-257</b>
	Alloa North West	<b>-598</b>
	Coalsnaughton	<b>-150</b>
	Eastern Clackmannanshire Growth Area	<b>-1250</b>
		<b>-16</b>

<sup>1</sup> From 2004 Housing Land Audit<sup>2</sup> From 2006 Housing Land Audit

\*UCS Contribution - 75% of total = 363

\*Small sites contribution - 30 p/a therefore 2004-2017 = 390

\*\*Small sites contribution - 30 p/a therefore 2006-2026 = 600

## Clackmannanshire Council Housing Needs Assessment 2006-2031

1. Year	2. Household Projections	3. Vacancies	4. Other Non-Effective Stock	5. Conversions and Demolitions (Net loss of Stock)	6. Housing Stock	7. Assessed Housing Need
2006	21940	702	35	50	22770	-213
2007	22208	711	36	50	22770	63
2008	22476	719	36	50	22770	339
2009	22744	728	36	50	22770	615
2010	23012	736	37	50	22770	892
2011	23280	745	37	50	22770	1168
2012	23540	753	38	50	22770	1436
2013	23800	762	38	50	22770	1704
2014	24060	770	38	50	22770	1971
2015	24320	778	39	50	22770	2239
2016	24580	787	39	50	22770	2507
2017	24828	794	40	50	22770	2763
2018	25076	802	40	50	22770	3018
2019	25324	810	41	50	22770	3274
2020	25572	818	41	50	22770	3529
2021	25820	826	41	50	22770	3785
2022	26046	833	42	50	22770	4018
2023	26272	841	42	50	22770	4251
2024	26498	848	42	50	22770	4484
2025	26724	855	43	50	22770	4716
2026	26950	862	43	50	22770	<b>4949</b>
2027	27136	868	43	50	22770	5141
2028	27322	874	44	50	22770	5333
2029	27508	880	44	50	22770	5524
2030	27694	886	44	50	22770	5716
2031	27880	892	45	50	22770	5908

2. Scottish Government 2006 based household projections.
3. Census 2001 Table UV53 Housing Stock. Vacancy rate of 3.2% (household spaces).
4. Census 2001 Table UV53 Housing Stock. Second residence/holiday accommodation 0.2% (household spaces).
5. Local Authority 'Stock 4' Scottish Government quarterly return.
6. No. of dwellings on the Council Tax register at 04/09/2006. Scottish Executive Statistical Bulletin Housing Series: HSG/2007/5, published May 2007.
7. 2006 to 2031.

### Structure Plan Housing Land Requirement 2006-2026

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
GRO Housing Need target to 2026	Completions & Programmed Effective Land supply 2006/07 – 2011/12	Potential supply (Remaining Est. Land Supply) – 2011/12 – 2017	(1)-(2)+(3)	Flexibility: Add 15% of (4)	Total Land requirement: (4)+(5)	Estimated potential future windfall	New requirement in Local Plan: (6)-(7)
4949	1707	458	2784	418	3202	963	<b>2239</b>

The housing land requirement (expressed in terms of numbers of dwellings to be accommodated) is calculated as follows:

Housing need target @ 2026 (from GRO) plus programmed demolitions (Column 1)  
 Minus identified/programmed land supply (Columns 2 and 3) = Calculated need @ 2025 (Column 4)

Plus Flexibility at 15% (Column 5) = Total Land Requirement (Column 6)

Minus assumed contribution from urban capacity and small sites plus contribution from regeneration areas (Column 7)

= Additional Housing Land Requirement (Column 8)