Appeal by Richborough Estates Ltd

Land north of Braeburn Way, Cranfield

LOCAL HOUSING NEED (LHN) PROOF OF EVIDENCE OF

Jonathan Lee

ON BEHALF OF

CENTRAL BEDFORDSHIRE COUNCIL

PINs Ref: APP/P0240/W/21/3267704

Local Planning Authority reference no. CB/20/03342/OUT

Introduction

i. My name is Jonathan Lee and I am Managing Director of Opinion Research Services (ORS), an independent social research practice that was founded at the University of Wales Swansea and has specialised in social and housing research for more than 25 years. I have a BSc degree in Computer Science (with Honours) awarded by the University of Wales (Swansea) in 1996.

ii. I first joined ORS in 1994 and have been responsible for Strategic Housing Market Assessments undertaken for more than 100 local authorities across England and Wales, all of which require advanced knowledge of statistics and demographic modelling. I have also worked on numerous Housing Needs Assessments, Housing Requirement Studies, Stock Condition Surveys and Health Impact Assessments.

iii. I am instructed by Central Bedfordshire Council to give evidence in relation to this Appeal. My evidence in this case deals specifically with housing need. I was the Project Director for the "Luton & Central Bedfordshire Strategic Housing Market Assessment Update 2015" (examined as part of the Luton Plan Examination evidence base), the "Initial Strategic Housing Market Assessment for Luton & Central Bedfordshire (May 2017)" that superseded it, and the current study: "Luton & Central Bedfordshire Strategic Housing Market Assessment (December 2017)" (the SHMA, CD6.2).

iv. I took responsibility for the analysis and modelling on all of these studies and was the lead author of their reports. All of the studies fully comply with the original National Planning Policy Framework (Original NPPF, March 2012) and the approach used is well-established and consistent with the associated Planning Practice Guidance (PPG) on the Assessment of housing and economic development needs (PPG ID 2a).

v. The revised National Planning Policy Framework (Revised NPPF, February 2019) and the associated PPG introduced a standard method for assessing Local Housing Need (LHN). Whilst the Council does not intend to update its SHMA at this stage, I have been asked to advise the council on the use of the standard method in Central Bedfordshire in the context of the detailed analysis that I have undertaken for the sequence of housing assessments previously prepared for the area.

vi. The evidence which I have prepared and provide for this appeal reference APP/P0240/W/21/3267704 (in this proof of evidence) is true and I confirm that the opinions expressed are my true and professional opinions. Planning and site assessment details relating to the Appeal are considered by other witnesses.

Summary of Housing Need Evidence

1. This Appeal is being considered under the revised National Planning Policy Framework (Revised NPPF, February 2019). Paragraph 73 of the Revised NPPF states that:

> *Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies[36], or against their local housing need where the strategic policies are more than five years old[37].*

2. In Central Bedfordshire, the strategic policies are more than five years old and therefore the supply of specific deliverable sites should be based on local housing need. Given this context, footnote 37 states:

> *Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.*

3. Planning Practice Guidance [ID 2a-004-20201216] sets out the standard method based on a four-step approach.

» Step 1 sets the baseline using the CLG 2014-based household projections for the area;

» Step 2 applies an adjustment to take account of local affordability;

» Step 3 caps the level of any increase depending on the current status of relevant policies;

» Step 4 applies a 35% uplift for those authorities in the top 20 cities and urban centres list.

4. For Central Bedfordshire, the household projections identify an increase from 124,594 households in 2021 to 141,432 households in 2031; growth of 16,838 households over 10 years, an average of 1,684 per year. The most recent median workplace-based affordability ratio is 10.19 for 2020, and the PPG calculation yields an adjustment factor of 1.3869 at step 2. Applying this adjustment factor to the household growth identifies a local housing needs figure of 2,335 dpa. Neither step 3 or step 4 of the standard method currently apply in this area.

5. The Council agrees that this is the local housing need figure that national policy provides would normally be used for assessing whether a five-year housing land supply exists; but neither I nor the Council believe that this figure should be relied upon in Central Bedfordshire. In my view, the official population estimates for Central Bedfordshire are wrong and numerous Inspectors have accepted my evidence to this effect. This

means that the official projections do not provide a realistic assessment of demographic growth and as a consequence, the housing need for Central Bedfordshire calculated using the standard method set out in national planning guidance is not realistic either.

6. Whilst the changes to the NPPF introduced in February 2019 mean that it does not expressly provide for departures from the standard method set out in national planning guidance when strategic policies are more than five years old, the NPPF is of course only policy (as opposed to statute) and it would be wrong to follow such policy blindly when there is clear evidence that demonstrates inaccuracies in the data. Planning policy necessarily admits that there will sometimes be exceptions; for example where it would be irrational to apply a general policy given the specific local circumstances. This position has been accepted by Inspectors at a number of Central Bedfordshire appeals since the February 2019 revision of the NPPF; and has also been endorsed by the High Court in the context of legal proceedings.

7. The CLG 2014-based household projections, in which the standard method is grounded, do not provide a realistic assessment of demographic growth for Central Bedfordshire. This is due to problems with the ONS mid-year population estimates. The SHMA considered these issues in detail and established independent population estimates and household projections based on local evidence. The Council does not rely on an individual source to justify the adjustments to the population estimates, but considers the wide range of factors summarised below which collectively support the downward adjustment made in the SHMA:

i) The 2014-based sub-national population projections (on which the CLG starting point is based) indicate that Central Bedfordshire would fall well within the top 10% of all local authorities in England in terms of population growth. While such growth does not necessarily indicate an error, it warrants further investigation;

ii) The ONS has recognised that there was a discrepancy with the mid-year estimates (MYE) in Central Bedfordshire between 2001 and 2011 of around 7,200 people. In 2011 it made a downward UPC adjustment for Central Bedfordshire;

iii) This adjustment was needed despite the ONS Migration Statistics Improvement Programme (MSIP) having improved the reliability of migration data nationally. The effect of MSIP in Central Bedfordshire was to exacerbate the inaccuracies;

iv) It is likely that the overestimate was in the period 2005-11 when MSIP adjustments substantially increased net migration, which then had to be adjusted downwards to reflect reality;

v) The post-2011 MYEs show net migration to be exceptionally high in Central Bedfordshire. Between 1991 and 2011, net inward migration exceeded 2,000 in only one year. From 2012 the MYEs show it exceeding that figure in every year;

vi) The untested MYE for the 4-year period 2011-15 suggested growth equal to 85% of the total for the previous 10 years: the figures bear little resemblance to trends calibrated to Census data;

vii) At the time that the SHMA was prepared, there had been no change in the methodology behind the MYE since the 2011 Census, and the problem that caused the overestimate up to 2011 had not been resolved;

viii) The ONS themselves recognised the ongoing uncertainty with the MYE for Central Bedfordshire. They place the estimates within a very wide range and confirm that most of their uncertainty is a consequence of migration;

ix) Given that the 2001-2011 MYE were too high, and, given the MSIP-adjusted MYEs were higher still, the SHMA considered other administrative data, including the Patient Register, school census and pensions data. All of the administrative data suggested that the population was not growing as fast as suggested by the MYEs;

x) House-building rates for the period 2011-15 also indicate that the population is not growing as fast as the MYEs suggest;

xi) More recently, the ONS has issued revised mid-year estimates for the period 2012-2016 following further improvements to the methodology, and this has reduced the official population estimate for mid-2016 by 2,206 persons;

xii) There is also an ONS research project ongoing to provide population estimates based on administrative data. For Central Bedfordshire, the method (which is currently known to typically overestimate population) identifies considerably fewer people than the MYE.

8. Critically, it is not only one factor that is cause for concern. There are many factors, all of which consistently identify that the MYEs for the period since 2011 are inaccurate. It is evident that it would be wrong to rely on the latest MYE in Central Bedfordshire uncritically.

9. The ONS has twice revised the official estimates. Central Bedfordshire had the seventh largest reduction to the 2016 MYE (within the top 2.5% of all England LAs outside London) and the twelfth largest UPC reduction (within the top 5% of LAs). There is no area outside London with larger adjustments on both measures; and although the problems are not unique, the area is exceptional. Furthermore, despite the ONS having made two substantial downward adjustments, the estimates remain higher than those based on the new method using administrative data and hence may continue to over-state population growth.

10. Given this context, I have significant concerns about the Government's standard method (which adopts a prescriptive calculation with specified data sources, without any scope for variation) in terms of its

conclusions for Central Bedfordshire. The calculations identify a need for 2,335 dwellings annually from 2021 to 2031; a total of 23,350 additional dwellings over the 10-year period. Given an existing stock of 123,969 dwellings, this represents an increase of 19%. The LHN figure based on the standard method is extreme and it cannot sensibly be relied upon **because of problems with the data**.

11. The SHMA has recently been tested at the Central Bedfordshire Local Plan Examination, and the same methodology was tested previously at the Luton Local Plan Examination. At both examinations, the Council argued that the official population estimates for the area cannot be relied upon and as a consequence the official projections do not provide a robust starting point. This was accepted by the Luton Local Plan Inspector, and the Inspectors examining the emerging Central Bedfordshire Local Plan have not raised any concerns about this in their interim views and the Main Modifications do not propose any changes to the OAN or the housing requirement.

12. The SHMA has also been tested at several planning appeals. In each case, the Council has consistently argued that the official population estimates for the area cannot be relied upon. The Council's position has consistently been endorsed by numerous Inspectors (including seven appeals heard under the 2019 NPPF) and none of the Inspectors that have considered the Council's evidential package prepared by ORS have found it appropriate to use an alternative housing need figure to that found in the SHMA.

13. One of these appeals was subject to a High Court challenge, where the appellant sought to contest the Inspector's decision to accept the Council's position (and so not apply the standard method in assessing housing need), arguing that departure from the standard method was not justified or lawful. The Secretary of State elected to defend his Inspector's decision and resist the legal challenge, specifically endorsing the departure from the standard method in the context of the circumstances in Central Bedfordshire on the basis that it was correct and lawful to do so. Permission to review the Inspector's decision was refused by one High Court Judge on the papers and another High Court Judge after an oral hearing. Neither Judge felt that the criticisms of the Inspector's approach were even arguable.

14. The reliability of the local population data has been tested extensively and the Council's arguments have routinely been found to be sound. **The official household projections for Central Bedfordshire do not provide a realistic assessment of demographic growth. As a consequence, the standard method set out in national planning guidance provides an inappropriate measure of housing need for this area.**

15. The SHMA provides the only robust and reliable assessment of housing need for Central Bedfordshire at 1,600 dpa. This is based on a well-established, recognised methodology, and provides the basis for assessment of Local Housing Need using a justified alternative approach to the Government's standard method which ensures consistency with the emerging Local Plan.

1. Background Context

1.1 ORS was commissioned by Central Bedfordshire and Luton Councils to undertake a Strategic Housing Market Assessment ("the SHMA") to support the Councils in objectively assessing and evidencing development needs for housing (both market and affordable) and to provide evidence to inform local policies and plan making over the 20-year period 2015-2035. This work supersedes earlier studies undertaken previously by ORS for the Councils to provide evidence for the 20-year period 2011-2031. However, it is relevant to note that these studies have been based on a consistent methodology.

1.2 The SHMA forms part of the evidence base for the Central Bedfordshire Emerging Local Plan, and fully complies with the original National Planning Policy Framework (NPPF, March 2012). The approach used is also consistent with the associated Planning Practice Guidance on the Assessment of housing and economic development needs (PPG, March 2014 and all subsequent updates which pre-date the revised Framework).

1.3 The SHMA identifies the full, objectively assessed needs (OAN) of the Central Bedfordshire and Luton housing market area (HMA) for the 20-year period 2015-2035: a total of 51,000 dwellings. The SHMA also apportions this need between Central Bedfordshire (32,000 dwellings) and Luton (19,000 dwellings), ensuring that the full needs of the housing market area have been counted. This assessment updates the figures in the previous SHMA, which covered the 20-year period 2011-2031 and identified an overall need of 47,237 dwellings (rounded to 47,300) comprising 29,500 dwellings in Central Bedfordshire and 17,800 dwellings in Luton.

1.4 The SHMA provides the only robust and reliable assessment of Housing Need for Central Bedfordshire based on a well-established, recognised methodology. This provides the basis for the Local Housing Need using a justified alternative approach to the Government's standard method, given that this cannot be relied upon in Central Bedfordshire as discussed further in Section 2 and 3 of this proof. It also ensures consistency with the emerging Local Plan.

2. LHN Standard Method

2.1 This appeal is being considered under the revised National Planning Policy Framework (Revised NPPF, February 2019). Paragraph 73 of the Revised NPPF states that:

> *Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies[36], or against their local housing need where the strategic policies are more than five years old[37].*

2.2 In Central Bedfordshire, the strategic policies are more than five years old and therefore national policy directs that the supply of specific deliverable sites should be based on local housing need. Given this context, footnote 37 states that:

> *"Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance."*

2.3 On 6 August 2020, the government published "Changes to the current planning system".[1] The consultation paper set out proposals to change the standard method for assessing local housing need. The Government's response to the consultation was published on 16 December 2020,[2] and this stated that:

> *"We do not propose to proceed with the specific changes to the standard method that were consulted on … Having taken the responses into account, we have decided the most appropriate approach is to retain the standard method in its current form. However, in order to meet our principles of delivering more homes on brownfield land we will apply a 35 per cent uplift to the post-cap number generated by the standard method to Greater London and to the local authorities which contain the largest proportion of the other 19 most populated cities and urban centres in England."*

2.4 On the same date, the Planning Practice Guidance that sets out the standard method was updated to include the uplift for authorities in the top 20 cities and urban centres list as part of the calculation.

[1] https://www.gov.uk/government/consultations/changes-to-the-current-planning-system

[2] https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system

2.5 Planning Practice Guidance [ID 2a-004-20201216] now sets out the standard method based on a four-step approach.

- » Step 1 sets the baseline using the CLG 2014-based household projections for the area;
- » Step 2 applies an adjustment to take account of local affordability;
- » Step 3 caps the level of any increase depending on the current status of relevant policies;
- » Step 4 applies a 35% uplift for those authorities in the top 20 cities and urban centres list.

2.6 For Central Bedfordshire, the household projections identify an increase from 124,594 households in 2021 to 141,432 households in 2031; an overall growth of 16,838 households over the 10-year period, equivalent to an average of 1,684 households per year. This provides the baseline at step 1 of the calculation.

2.7 The most recent median workplace-based affordability ratio is 10.19 for 2020, and based on the PPG calculation set this yields an adjustment factor of 1.3869 at step 2. Applying this adjustment factor to the household growth yields a local housing needs figure of 2,335 dwellings per annum.

2.8 Based on the current status of relevant policies, step 3 of the calculation would cap the level of any increase to 40% (equivalent to an adjustment factor of 1.40 at step 2). As the adjustment factor is currently lower than the cap, there is no cap currently applied at step 3.

2.9 The newly introduced step 4 does not apply in Central Bedfordshire, as the local authority is not one of those which contains the largest proportion of population for any of the 20 cities or urban centres in England within the ONS list of major towns and cities. As a consequence, none of the changes to this paragraph of the PPG that were published on 16 December 2020 had any impact on the way in which local housing need was calculated using the standard method in Central Bedfordshire. In this area, the standard method calculation published on 16 December 2020 is identical to the previous version of the calculation published on 20 February 2019.

2.10 The Council agrees that this is the local housing need figure that national policy provides would normally be used for assessing whether a five-year housing land supply exists; but neither I nor the Council believe that this figure should be relied upon in the case of Central Bedfordshire.

2.11 In my view, the official household projections for Central Bedfordshire are wrong and numerous Inspectors have accepted this position.

Views from Local Plan Inspectors

2.12 The SHMA has recently been tested at the Central Bedfordshire Local Plan Examination. At the hearings, the Inspectors requested that ORS produce a detailed comparison of the various revisions to the population and household projections that were discussed at the Examination as part of Matter 2 (Housing Need). This document (EXAM 33 - ORS Housing & Employment Note; CD6.8) demonstrates that the SHMA projection (based on the SHMA population estimates and migration trends for the period 2005-15) was broadly consistent with the ONS 2016 10-year migration variant population projection (based on the revised MYEs and migration trends for the period 2006-16) and the associated household projection.

2.13 Having considered the detailed evidence submitted by all parties, the Local Plan Inspectors' letter to the Council states (EXAM 69 para 87; CD6.7):

> *The OAN for housing in the Luton & Central Bedfordshire Strategic Housing Market Assessment (December 2017) ('SHMA') is based on a downward adjustment due to concerns regarding the accuracy of midyear estimates and the resulting household projections. In the event that new national household projections had been published, any reconvened hearing sessions would have to consider whether the change was meaningful, as required by the PPG. There would also need to be a further assessment to see if the downward adjustments in the SHMA remained relevant.*

2.14 There is clearly no criticism of the downward adjustment, although the Inspectors rightly note that there would *"need to be a further assessment to see if the downward adjustments in the SHMA remained relevant"* (emphasis added) in the event that new national household projections are available when hearing sessions reconvene. On this basis, it is reasonable to conclude that the Inspectors accepted that the downward adjustments in the SHMA was relevant at their time of writing.

2.15 Following the publication of the ONS 2018-based household projections in June 2021, the Inspectors wrote to the Council to ask whether the latest projections represented a meaningful change to the housing situation. In their response (EXAM 119; CD6.6) the Council confirmed that the change to the OAN was less than 1% and that this did not represent a meaningful change. The new projections were discussed at a hearing in December 2020, and the Inspectors did not request any further work.

2.16 Whilst the Inspectors have yet to issue their final report, the proposed Main Modifications were consulted on from 19 March until 5 May 2021 and no changes are proposed to the OAN or the housing requirement. On this basis, it is apparent that the Central Bedfordshire Local Plan Inspectors will endorse the SHMA figures in due course.

2.17 The previous SHMA (based on the same methodology, and which raised the same concerns about the official population estimates) was tested at the Luton Local Plan examination. The Inspector's report considers the housing number at length (CD12.1, paras 76-109). His report endorses the OAN figure of 47,237 dwellings as being reasonable (para 92) and confirms that the SHMA apportionment of 17,800 for Luton borough (and therefore the balance of 29,500 for Central Bedfordshire) is also reasonable (para 96).

2.18 Whilst the Luton Local Plan Inspector rightly notes that evidence from the new SHMA will need to be considered once available, he did not consider it necessary for the Plan to refer to "at least" 17,800 dwellings (para 109), although he did recommend an early review to take account of the latest information (para 107).

2.19 The current SHMA is based on the same methodology as the approach endorsed by the Luton Local Plan Inspector, and the Central Bedfordshire Plan Inspectors.

Appeal Decisions

2.20 The SHMA has also been considered by Inspectors at numerous appeals. Whilst all of these decisions pre-date the revisions to PPG published on 16 December 2020, the six most recent planning appeals were considered under the version of the PPG published on 20 February 2019. As all of these decisions are recent and specifically address the issue of 5-year housing land supply in Central Bedfordshire (with the Council's written evidence essentially being the same as at this appeal) and I believe they should be given very significant weight at this Inquiry. In this context, it is important to recognise that the newly introduced fourth step of the calculation does not apply in Central Bedfordshire. As such, **the December 2020 standard method calculation is exactly the same as the February 2019 calculation** in this area, and the approach/reasoning of those Inspectors remains directly applicable.

2.21 The most recent decision was the redetermination of the Langford Road, Henlow inquiry (April 2020, CD9.26). The appeal was dismissed, and the Inspector's discussion of the issues relating to Housing Need is set out at paragraphs 82 to 109, which lead to the following conclusion (emphasis added):

> *102. In conclusion, **there are clear reasons for not applying the standard method** in Central Bedfordshire (the legal test). There is the evidence to show that the circumstances are exceptional when compared to many other local authority areas (the policy test).*
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> *103. The Council relies on its SHMA as the only robust and reliable assessment of housing need for Central Bedfordshire. It uses the CLG 2014-based household projections as the starting point with adjustments to reflect local demography. As an alternative to the standard method, **this approach***

***has several advantages within Central Bedfordshire**. The SHMA is informing the emerging Local Plan and so brings consistency of approach within the local authority area. It is in accordance with the transitional provisions made through national policy and is **based on a recognised approach**. The Inspectors examining the plan raised a number of questions related to the SHMA in the hearings last year. Most recently, whilst reserving their position, they have indicated that reconvened hearing sessions will be used to discuss the new evidence related to the review of the Sustainability Appraisal. At the present time there is little indication that the housing requirement will be substantially revisited. The SHMA was endorsed by the Inspector in the Luton Local Plan, a neighbouring local authority area. There is consistency in approach.*

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*107. With all the considerations above in mind, at the present time and for the purposes of this appeal **the Council's assessment of local housing need based on the SHMA provides the appropriate figure to use in considering whether a 5YHLS can be demonstrated**.*

2.22 The above decision follows on from decisions for the Sunderland Road inquiry (March 2020, CD9.33) and Langford Road, Langford inquiry (February 2020, CD9.25).

2.23 The Sunderland Road decision letter (CD9.33) discusses the issues relating to Housing Need at some length over six pages, at paragraphs 79 to 106 (pages 13 to 18). This discussion leads to the following conclusion (emphasis added):

Housing Need Conclusion

104. If the Council's position on OAN, as set out in appendix 3 of ID19, is assumed then this gives a deliverable supply of around 5.72 years. If the appellants' position, as set out in the same appendix, is assumed then this gives a deliverable supply of around 5.36 years. The latter differs in that over supply was not banked and completions north of Houghton Regis were excluded from the calculation.

*105. Although a deliverable supply of 3.64 years is only present when the SM is applied, **I find clear and convincing justification for the application of a tried and tested method, as defined in the SHMA, for the reasons I have already given**. I do not consider a hybrid approach that includes a different affordability adjustment to be tenable under the circumstances. **Consequently, the weight attributable to the SM in deriving the LHN is greatly reduced**.*

106. Accordingly, in line with paragraph 11(d) of the Framework the 'tilted balance' is not engaged. Consequently, my assessment of the proposal in the planning balance will proceed against the policies of the extant development plan.

2.24 The Langford Road, Langford decision letter (CD9.25) sets out the issues relating to Housing Need at paragraphs 19 to 35, leading to the following conclusion (emphasis added):

*35. Whilst acknowledging the importance of the Government's priority to deliver more housing I conclude on this issue that **the Council's use of the SHMA to identify the level of housing demand is appropriate**. One Council adopting a different method from the norm which is **based on sound evidence** to that advocated in national guidance would not in itself undermine or threaten the delivery of the Government's stated objective of achieving 300,000 completions per annum. The Framework allows the setting aside of the standard method in exceptional circumstances. I consider that the Council has in this instance demonstrated 'exceptional' circumstances why this should be so in this case. For these reasons, based on the evidence before me, **I consider that the Councils housing target of 1,600 dwellings per annum (dpa) provides an appropriate figure for the housing requirement across the District for the purposes of this appeal**.*

2.25 All three of these decisions were based on inquiries with evidence presented by expert 'housing needs' witnesses and where that evidence was tested under cross-examination. A further three decisions have been published that support the Council's approach following appeal hearings considered under the February 2019 NPPF and associated PPG: the Park Farm decision (October 2019, CD9.48), the Clophill Road, Maulden decision (July 2019, CD9.47) and the New Road, Clifton decision (June 2019, CD9.46).

2.26 The Park Farm decision letter (CD9.48) sets out a discussion of the Housing Need context at paragraphs 8 to 16 with discussion of the issues relating to Housing Need at paragraphs 67 to 79, which conclude (emphasis added):

*74. **For Central Bedfordshire it appears that the five year housing need, derived by using the SM and the addition of a 5% buffer, yields an inappropriate figure**. So, while the Framework and the PPG are important material considerations, I consider the inaccuracy of the MYEs, and associated implications for the 2014 household projections for Central Bedfordshire, is also an important material consideration. Accordingly, for the purposes of the determination of this appeal, I consider that **the weight to be attached to the use of the SM should be greatly reduced**. In that regard I am mindful of the Court of Appeal's judgement concerning the Secretary of State for Communities and Local Government and West Berkshire District Council and Reading Borough Council [2016] EWCA*

Civ 441 (the West Berkshire judgement). That judgement having been referred to by both the appellant and the Council in their written evidence.

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*79. So, having found that the use of the SM yields an inappropriate figure, that leaves the FOAHN figure of 1,600 dpa that the Council has identified through the preparation of its SHMA. While that housing requirement figure has been calculated using a methodology no longer favoured by the Government, **it is based on the application of a previously recognised methodology**. Given the evidence put to me, I therefore consider that **a requirement of 1,600 dpa represents the most appropriate need figure to be used in connection with the determination of this appeal**. That finding is consistent with the approach taken by a number of Inspectors in determining other recent appeals drawn to my attention by the Council.*

2.27 The Clophill Road, Maulden decision (CD9.47) sets out the issues relating to Housing Need at paragraphs 20 to 27, leading to the following conclusion (emphasis added):

*27. Noting the extensive information, including other appeal decisions, I conclude that, **the Council's approach is reasonable and has been sufficiently justified**. I therefore find that the Council can currently demonstrate in excess of a five year housing land supply. I acknowledge that this matter will be subject to closer scrutiny as part of the Local Plan examination process. Whilst I note that the proposed development would provide up to 42 houses towards the housing land supply, in any event, had I concluded that the Council could not demonstrate a five-year HLS, and the tilted balance was therefore triggered, I find that the landscape harm arising from the development would not be significantly and demonstrably outweighed by the provision of housing in this instance.*

2.28 The New Road, Clifton decision was the first to consider the issue of Housing Need in Central Bedfordshire under the 2019 NPPF. That appeal was determined following a hearing which took place in May 2019, some three months after the most recent revisions to the NPPF. The decision letter (CD9.46) sets out a discussion of the issues at paragraphs 51 to 62, which lead to the following conclusion (emphasis added):

*57. Prior to the most recent revisions to the Framework and the PPG being published, the Government undertook a technical consultation and the Council made representations to the Government. However, given the very specific concerns that the Council has about the use of the MYEs in its area and the consequences of their use when the SM is applied, I consider it unsurprising that the Government did not introduce caveats into the Framework and the PPG to address statistical errors affecting a very small number of Councils. I consider therefore **the absence of any***

caveats in the national policy and guidance to address the Council's very particular concerns about the reliability of the MYEs and the household projections founded on them, does not diminish the concern that the Council has put to me. In this regard the SM's application in the Council's area generates a LHN figure that instinctively does not feel right. *That is because to achieve the LHN derived through the SM's application the housing stock in Central Bedfordshire would need to grow by the order of 20% between 2019 and 2029.*

58. ***Given that the use of the SM yields a LHN figure that seems doubtful, I consider this is an instance when reliance on the SM favoured in the national policy and guidance would be misplaced.*** *So while the Framework and the PPG are important material considerations, I consider the inaccuracy of the MYEs, and associated implications for the 2014 household projections for Central Bedfordshire, is also an important material consideration. Accordingly, for the purposes of the determination of these appeals,* ***I consider that the weight attributable to the SM to derive a LHN should be greatly reduced.***

59. The appellant has put to me that should I reach a finding that the 'text book' three step SM set out in the PPG should not be applied for the purposes of establishing the LHN in this instance, then a mix and match (hybrid) approach could adopted. The hybrid application of the SM could entail at step 1 the use of the 2016 household projections in substitution for the 2014 household projections or applying the SHMA figure of 1,600 to SM's second and third steps. However, ***calculating the LHN on a hybrid basis would not follow a tried and test methodology*** *and would introduce the kind of uncertainty in calculating the 5yrHLS that the Government has sought to avoid through the SM's introduction. I am therefore disinclined to accept that a hybrid approach to SM's application would be appropriate.*

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61. That leaves the LHN figure of 1,600 dwellings per annum that the Council has identified through the preparation of its SHMA. While that housing requirement figure has been calculated using a methodology no longer favoured by the Government, ***it is based on the application of a previously tried and tested methodology****. Given the evidence put to me, I therefore consider that* ***a requirement of 1,600 dwellings per year represents a reasonable level of LHN*** *to be used in connection with the determination of the appeals before me. My finding in this regard, as was put to me on the Council's behalf at the hearing, is consistent with the approach taken by a number of Inspectors who have determined other recent appeals in the Council's area. I feel I should stress that my use of a LHN figure of 1,600 dwellings per year should not be taken as having any bearing on the*

consideration of the housing requirement for Central Bedfordshire that is being undertaken as part of the eLP's examination.

62. Although there is a dispute between the parties about the appropriate LHN, for the purposes of these appeals the appellant has not sought to challenge the Council's identification of a housing supply of 9,187 dwellings. There is therefore agreement that the Council can demonstrate a 5yrHLS if that is calculated against the SHMA LHN figure of 1,600 dwellings per annum. Given that I consider for the purposes of the determination of these appeals that ***it is appropriate to treat 1,600 dwellings per annum as representing the appropriate LHN figure****, it follows that I consider it has been demonstrated that there is a 5yrHLS. The current 5yrHLS position therefore does not warrant the tilted balance being applied for the purposes of paragraph 11 of the Framework.*

2.29 The New Road, Clifton decision was subject to challenge through the courts. The Secretary of State elected to support the decision of the Inspector to depart from the standard method (CD10.15), and permission to challenge the decision was refused by one High Court Judge on the papers (CD10.16) and another High Court Judge after an oral hearing (CD10.17). Neither Judge felt that the criticisms of the Inspector's approach were even arguable (see the discussion at paragraphs 2.40 et seq of my proof). The Council believes that the Inspector reached the correct decision and set out his reasoning very clearly at paragraphs 51-62.

2.30 Whilst the February 2019 revisions to the NPPF established the current national policy context and the associated PPG established the current standard method (for those areas where the newly introduced fourth step of the calculation does not apply), the robustness of the SHMA evidence and the problems with the CLG 2014-based household projections had been tested extensively at numerous previous appeals. These include the decision letter for an appeal at Biggleswade Road, Potton (January 2018, CD9.41) which set out a discussion of Housing Need at paragraphs 13 to 26 and paragraph 32, concluding (emphasis added):

17. In this respect, ***I am persuaded that the evidence of the local planning authority should be used in preference to that of the appellant. The reasons for this include the fact that the Council's evidence builds upon the SHMA Update 2015****. Whilst the outturns are different; for example increasing 'need' across the SHMA, the overall methodology was not dissimilar. What is more, the Examining Inspector (considering the Luton Local Plan) found that* ***'the approach taken in the SHMA to arrive at these figures appear as reasonable'****. Whilst it is incumbent upon me to use the most up to date figures for this appeal,* ***the application of similar methodologies to the SHMA from 2015 to***

2017 to formulate the OAN, lends support to the Council's OAN figure over that of the appellant in this case.

2.31 The Readshill Quarry, Clophill inquiry decision (November 2017, CD9.40) sets out an extensive and detailed analysis of each aspect of the SHMA at paragraphs 29 to 58. Note that this was based on the May 2017 SHMA, which was identical to the equivalent analysis in the December 2017 SHMA (CD6.2). The appeal was dismissed, and the Inspector confirmed that the SHMA represented a robust basis for establishing the 5-year housing requirement (emphasis added):

51. Conclusion on OAHN: In the absence of an up to date housing requirement figure for Central Bedfordshire in an adopted local plan, I have carefully considered the evidence in the Council's latest SHMA and tested it against the alternative OAHN report submitted by the appellant. I am satisfied that the SHMA is a thorough and robust assessment of the housing needs of the HMA. ***Although its baseline household projection is lower that the DCLG 2014-based projection, the downward adjustment in respect of migration estimates due to data quality issues has been fully justified.*** *Likewise, the uplift in the dwelling requirement for market signals is reasonable in the light of the evidence available.*

52. Applying an overall sense check to the figures recommended by both. The SHMA estimate of 32,000 dwellings or 1,600 dpa represents a 27% increase in dwellings over 20 years. This would be higher than for most surrounding areas, except for the growth areas of Milton Keynes and Cambridge, and consistent with growth levels in London. On the other hand the appellant's OAHN figure of 48,540 dwellings or 2,427 dpa represents an average annual growth of 2.1%, which would be the highest proportional housing target of any Local Plan found sound since the publication of the Framework. This compares with the estimated housing requirement of 2,553 dpa for the period 2016-2026 resulting from the DCLG consultation on a standard methodology for calculating local housing need. However, it is agreed between the parties that little weight can be attached to the standard methodology or the figures in the accompanying data table at this appeal, given that they remain subject to consultation and further consideration by the DCLG in the light of any responses.

53. Therefore, on the basis of the evidence before me and without prejudice to the outcome of future more detailed testing via the local plan examination, conclude that ***the figure of 1,600 dpa or 32,000 dwellings in the period 2015-2035 represents a robust estimate of OAHN in Central Bedfordshire for the purposes of this appeal****. Accordingly, it provides a reasonable basis for assessing whether or not the Council can demonstrate a 5-year supply of deliverable housing sites.*

Summary of Appeal Decisions

2.32 Since the publication of the original iteration of the SHMA, ORS have defended the SHMA at a host of appeals in Central Bedfordshire (both inquiries and hearings), as well as the Luton and Central Bedfordshire Local Plan Examinations. There have been **13 Decision Letters where Inspectors have endorsed the Council's housing need position** to date. This includes seven appeals considered under the 2019 NPPF, where the Council argued that the SHMA OAN should be used instead of the standard method. There have been five appeals where the Inspector did not reach a finding on the matter at issue; and a further five where the appellant withdrew their objection to the housing need figure after reviewing the Council's evidence such that the Inspector did not need to provide any view. None of the Inspectors at any of these appeals has found it appropriate to use an alternative housing need figure to that found in the SHMA.

Summary of appeals in Central Bedfordshire where the Council has asked ORS to present evidence

Decision Date	PINS code	Site name	Type	Outcome
06/04/2020	APP/P0240/W/16/3164961	Land Between 103 and 27 Langford Road, Henlow	Inquiry	Endorsed
16/03/2020	APP/P0240/W/19/3228837	Land at 96 Greenfield Road, Flitton, Bedford	Hearing	Withdrawn
16/03/2020	APP/P0240/W/18/3219213	Land to the North of Sunderland Road, Sandy	Inquiry	Endorsed
24/02/2020	APP/P0240/W/19/3236423	Land West of Langford Road, Langford, Bedfordshire	Inquiry	Endorsed
13/12/2019	APP/P0240/W/18/3211229	Land off Broad Street, Clifton	Hearing	No finding
30/10/2019	APP/P0240/W/19/3223970	Land at Clophill Road, Maulden	Written	Endorsed
21/10/2019	APP/P0240/W/18/3204513	Park Farm, Westoning	Hearing	Endorsed
15/10/2019	APP/P0240/W/18/3213352	Sandy Road, Potton	Hearing	No finding
20/09/2019	APP/P0240/W/18/3216675	Back Street, Clophill	Hearing	Withdrawn
10/07/2019	APP/P0240/W/18/3218992	Land at Clophill Road, Maulden	Hearing	Endorsed
25/06/2019	APP/P0240/W/18/3206495 APP/P0240/W/18/3220640	Land West of New Road Clifton	Hearing	Endorsed
21/06/2019	APP/P0240/W/18/3217688	Hillfoot Road, Shillington	Inquiry	No finding
17/10/2018	APP/P0240/W/17/3190687	Land off Sutton Road, Potton	Inquiry	Endorsed
14/05/2018	APP/P0240/W/17/3176387	Land west of Astwick Road, Stotfold	Inquiry	Withdrawn
12/04/2018	APP/P0240/W/17/3170248 APP/P0240/W/17/3172134	Land east of High Street, Silsoe	Inquiry	Withdrawn
20/03/2018	APP/P0240/W/17/3181269	Mill Road, Cranfield	Inquiry	Endorsed
12/03/2018	APP/P0240/W/17/3175605	100 High Street, Meppershall	Inquiry	Withdrawn
03/01/2018	APP/P0240/W/17/3176444	Biggleswade Road, Potton	Inquiry	Endorsed
20/11/2017	APP/P0240/W/16/3152707	Former Readshill Quarry, Back Street, Clophill	Inquiry	Endorsed
21/08/2017	APP/P0240/W/16/3166033	Land between Taylor's Road and Astwick Road, Stotfold	Hearing	Endorsed
19/02/2016	APP/P0240/W/15/3003634	16 Langford Road, Henlow, Bedfordshire	Inquiry	Endorsed
29/06/2015	APP/P0240/A/14/2228154	Land to the East of Station Road, Langford, Bedfordshire	Inquiry	No finding
20/11/2014	APP/P0240/A/14/2215889	Land to the rear of 102 to 126 High Street, Henlow	Inquiry	No finding

2.33 Indeed, since the publication of the SHMA, only two decisions have utilised an alternative to the SHMA: Limbersey Lane and Cobbitts Road (APP/P0240/W/18/3211551 and APP/P0240/W/19/3219983). However, both of these appeals were determined based on written representations, and the Council's position on housing need relied exclusively on the January 2019 edition of their Five Year Land Supply Statement (which predated the February 2019 revision of the NPPF). In neither case did the Council submit an evidential package from ORS – such as at this Appeal – demonstrating why it was inappropriate to assess Five Year Land Supply with reference to Local Housing Need calculated by the standard method. The totality of the Council's housing need evidence submitted to the Limbersey Lane appeal is provided in Appendix 1 to my proof; the Cobbits Road evidence was essentially identical.

2.34 Furthermore, whilst the Inspectors rejected the Council's arguments concerning its ability to demonstrate a 5-year housing land supply, both appeals were dismissed. This means that there was no opportunity for the Council to challenge either decision on this point. Given this context, no material weight should be afforded to either of these decisions.

2.35 In conclusion, the latest SHMA evidence has been endorsed by Inspectors at numerous section 78 appeals, and the Main Modifications that have been agreed with the Inspectors examining the emerging Local Plan do not propose any changes to the OAN or the housing requirement. Previous iterations of the SHMA have also been tested in the context of both section 78 appeals (both prior to and subsequent to the introduction of the new NPPF) and Local Plan Examination. In each case, the conclusions of the SHMA have been accepted by the Inspector. Furthermore, the SHMA has been accepted as an appropriate basis for establishing Local Housing Need (LHN) given the specific problems associated with the standard methodology in Central Bedfordshire.

2.36 The Council has consistently argued that the official population estimates for the area cannot be relied upon and as a consequence the official projections do not provide a robust starting point. The reliability of the local population data has been tested extensively and the Council's arguments have routinely been found to be sound. **The official household projections for Central Bedfordshire do not provide a realistic assessment of demographic growth. As a consequence, the housing need for Central Bedfordshire calculated using the standard method set out in national planning guidance is not realistic either.**

Exceptions to National Policy

2.37 Whilst the changes to the NPPF introduced in February 2019 do not expressly allow for any departures from the standard method set out in national planning guidance when strategic policies are more than five years old, the NPPF is of course only policy (as compared to statute) and it would be wrong to follow such policy blindly when there is clear evidence that demonstrates inaccuracies in the underlying data.

2.38 Planning policy necessarily admits that there will sometimes be exceptions; where it would be irrational to apply a general policy given the specific local circumstances.

2.39 In my view, the official CLG 2014-based household projections for Central Bedfordshire are wrong. As a consequence of these errors, these projections do not provide a realistic assessment of demographic growth. Given that the data underlying the standard method is demonstrably incorrect, the housing need for Central Bedfordshire calculated using the standard method set out in national planning guidance is not realistic either – so the methodology is not fit for purpose in this particular case. Given this context, the conclusions on 5-year housing land supply that are based on the standard method cannot be relied upon in this area.

2.40 The need to depart from national planning policy was considered in various of the appeal decisions referred to above. It is my view that such an approach is also applicable in the present case. As already noted, the appellant in the New Road Clifton appeal sought to contest the Inspector's decision in the High Court arguing that the departure from the standard method was not justified.

2.41 The Secretary of State elected to defend his Inspector's decision and resist the legal challenge, specifically endorsing the departure from the standard method in the context of the circumstances in Central Bedfordshire on the basis that it was correct and lawful to do so. This can be seen from the Secretary of State's Summary Grounds of Defence (CD10.15, emphasis added):

> *25. The Inspector took into account the housing need figure derived from the standard method, but gave it greatly reduced weight because he accepted the Council's evidence that it was derived from data which included an inaccurate input when applied in the Central Bedfordshire area [DL58]. He did not use it to test whether the Council could demonstrate a five year supply of deliverable housing sites [DL58}, but instead used the housing need figure from the SHMA [DL61-62].*
>
> *26. The Inspector did this because he accepted the Council's case that the standard method, when applied in the Central Bedfordshire area, led to an inappropriate housing need figure due to its use of one particular input, namely the census mid-year estimates for that area [DL54-55, DL57-58].*

The Inspector concluded that the housing need figure of 1,600 dpa from the SHMA should be used instead, as the figure derived from that tried and tested methodology provided a more appropriate and reasonable housing need figure against which to test whether the Council could demonstrate a five year supply of deliverable housing sites *[DL61-62].*

27. ***The Inspector was entitled to depart from national policy in the NPPF and the PPG in relation to the method by which housing need was to be calculated.*** *National planning policy is a material consideration which must be taken into account (2019 NPPF para 2). It is not a rule of law.*

28. ***The application of an unqualified policy must allow for the possibility of exceptions.*** *A decision-maker has to bring his mind to bear on every case and cannot blindly follow a policy without considering anything said to persuade him that the case in hand is an exception. Planning policy is not a rule but a guide. The legal position was summarised in EC Gransden vs SSE (1987) 54 P&CR 86 as follows:*

> *"the fact that a body has to have regard to the policy does not mean that it needs necessarily to follow the policy. However, if it is going to depart from the policy, it must give clear reasons for not doing so in order that the recipient of its decision will know why the decision is being made as an exception to the policy and the grounds upon which the decision is taken"*

In this case, the reasons given by the Inspector in DL 51-64 provide "clear reasons" for making an exception to the policy in this case and applying a different method to calculate the housing need. Those reasons were, in essence, because ***the standard method, when applied in the Central Bedfordshire area, led to an inappropriate housing need figure due to its use of a particular input (the census mid-year estimates for the area), whereas the figure from the SHMA provided a more appropriate and reasonable housing need figure for the area at this time.*** *These reasons are sufficient to meet the standard required by Grandsden.*

2.42 At the High Court, Mr Justice Cranston refused permission to bring the case based on the papers (CD10.16), and when the arguments were renewed at an oral hearing, Mrs Justice Lang again refused permission to bring the case (CD10.17). The High Court has not only rejected the criticism but has determined that such criticism isn't even arguable, with clear support for the Inspector's decision given at paragraph 2 of the notification of the first Judge's Decision (CD10.16):

2. On my reading of the DL the Inspector indicated that in line with the Council's submissions and for sound and clear-cut reasons he was departing from national policy on assessing housing need. It is not arguable that he misinterpreted or misapplied national policy. ***Nor is it arguable that (i) he was not entitled to depart from national policy*** *— a basic principle of public law is that pubic bodies*

must not fetter their discretion (indeed the claimant accepts that in certain circumstances national policy may be departed from provided cogent reasons are given); and that (ii) instead of the standard method he could not use the figure from the Strategic Housing Market Assessment given his assessment that there were shortcomings in the former (ground 2).

2.43 On the basis of the Secretary of State's submission to the High Court, and the conclusions of two High Court Judges, the Council considers that its approach to the issue of departure from the standard method is robust.

3. Concerns About the Data

3.1 I have specific concerns about the standard method conclusions for Central Bedfordshire. As set out in section 2, Inspectors at numerous appeals have agreed with the Council's arguments that the official projections (the CLG 2014-based household projections) , which underpin the standard method, do not provide a realistic assessment of demographic growth for Central Bedfordshire. This is due to problems with the ONS 2014-based sub-national population projections (SNPP) caused by errors in the ONS mid-year population estimates. The SHMA considered these issues in detail and established independent population estimates and household projections which took account of all of the local evidence and provide a realistic assessment of demographic growth.

3.2 The Council does not rely on an individual source to justify the adjustments that the SHMA makes to the population estimates for Central Bedfordshire. Instead, it considers the wide range of factors summarised below which collectively support the downward adjustment made in the SHMA:

i) The 2014-based sub-national population projections (on which the CLG starting point is based) indicate that Central Bedfordshire would fall well within the top 10% of all local authorities in England in terms of its population growth, with a rate of growth that is more than double the average. While that level of growth does not necessarily indicate an error in the projections, at the very least it warrants further investigation (See chart following para 4.36);

ii) The ONS has recognised that there was a problem with the mid-year estimates (MYE) between 2001 and 2011, which show a discrepancy of around 7,200 people. In 2011 it made a downward UPC adjustment for Central Bedfordshire. The SHMA concluded that it was most likely that this related to overstatement of net migration during this period (SHMA paras 3.23-3.27);

iii) This adjustment was needed despite the ONS Migration Statistics Improvement Programme (MSIP) having improved the reliability of migration data nationally. The effect of MSIP in Central Bedfordshire has in fact been to exacerbate the inaccuracies. This is plain to see from the divergence of the MSIP-informed migration estimates post-2005 from the previous MYE (SHMA figure 37);

iv) It is highly unlikely that the error in migration data relates solely to the earlier part of the decade. It is far more likely that the overestimate is attributable to the period from 2005-11 when the MSIP adjustments substantially increased estimated net migration, which then had to be adjusted downwards to reflect reality after the 2011 Census (See figure following para 4.5);

v) The post-2011 MYEs show net migration to be exceptionally high in Central Bedfordshire. Between 1991 and 2011, net inward migration exceeded 2,000 in only one year. From 2012 the MYEs show it exceeding that figure in every year (SHMA figure 38);

vi) In the 10 years between 2001 and 2011 there was an increase of 21,600 people, or on average, 2,160 per year. According to the MYE, there was growth of 18,400 people between 2011 and 2015, which equates to 4,590 per year. Taken at face value, the MYE suggest that growth in those four years was equal to 85% of the total growth for the previous 10 years. The untested MYE for Central Bedfordshire since 2011 bear very little resemblance to the actual population trends it has seen up to 2011, which benefit from calibration against reliable Census data;

vii) At the time that the SHMA was prepared, there had been no change in the methodology behind the MYE since the 2011 Census. Any systematic error causing the overstatement in population estimates prior to 2011 would persist in projections of future population. In short, the problem that caused the overestimate up to 2011 has not been resolved;

viii) The ONS themselves recognise the ongoing uncertainty with the MYE for Central Bedfordshire. They place the latest estimates within a very wide range and confirm that most of their uncertainty is a consequence of the migration data. The 2015 MYE suggest 274,022 but ONS' uncertainty measure indicates that the Central Bedfordshire population range is likely to lie between 268,167 and 279,877. The majority (51%) of the uncertainty over the population relates to international migration data which means that there is uncertainty as to the international migration data to the tune of 5,972 people. ONS uncertainty in its estimates appears to be increasing year-on-year. In 2016 the uncertainty relating to net international migration in Central Bedfordshire amounts to 8,647 people[3];

ix) In light of the fact that the MYE for 2001-2011 are known to have been too high, and, given the MSIP-adjusted MYEs were higher still, consideration was given to other administrative data, including the Patient Register, school census and pensions data. Each piece of administrative

[3] Research-based statistical measure of uncertainty for local authority mid-year population estimates from 2012 to 2016 for England and Wales – ONS 2017

data suggests that the population is not growing as fast as suggested by the MYEs. While the Patient Register is not a measure of population (it is normally higher than the actual population), one would expect it to normally grow in proportion with the population. The Patient Register indicates a 2011-2015 population growth of 16,010 which is close to the growth of 15,885 in the SHMA (SHMA figure 43);

x) House-building rates for the period 2011-15 also indicate that the population is not growing as fast as the MYEs suggest. In that 4-year period, 5,062 dwellings were delivered[4]. Allowing for a vacancy rate of 4% and an average household size of 2.41 persons per dwelling, this suggests that some 11,711 (5,062 x 96% x 2.41) have been accommodated in those new homes, rather than the 18,350 shown in the MYEs. In light of the administrative data showing slower growth rates than anticipated by the MYE, the housing delivery rates further indicate that the MYEs for the period since 2011 are too high;

xi) More recently, the ONS has issued revised mid-year estimates for the period 2012-2016 following further improvements to the methodology (the most significant change relating to international out migration), and this has reduced the official population estimate for mid-2016 by 2,206 persons. Further improvements are planned in relation to the treatment of students in domestic migration estimates;

xii) There is also an ONS research project ongoing to provide population estimates based on administrative data without depending on Census data being rolled-forward from year-to-year. Whilst the Admin-Based Population Estimate (ABPE) does not yet provide official population estimates, it is likely that this will become the preferred measure for population estimates once it is fully developed. Currently, the methodology tends to over-estimate population in certain age groups, in particular males of working age. For Central Bedfordshire, the ABPE (v2) identified a population of 271,974 persons in mid-2015, a figure that is broadly consistent with the base population of 271,529 persons assumed by the SHMA. This compares to the original MYE of 274,022 persons and the revised MYE of 272,421 persons for the same year. In other words, the ABPE (which is currently known to typically overestimate population) identifies considerably fewer people than the official estimates[5]

[4] http://www.centralbedfordshire.gov.uk/Images/annual-monitoring-report-2014-2015_tcm3-12364.pdf

[5] https://www.ons.gov.uk/census/censustransformationprogramme/administrativedatacensusproject/administrativedatacensusresearchoutputs/sizeofthepopulation/researchoutputsestimatingthesizeofthepopulationinenglandandwales2016release

3.3 Critically, it is not only one factor that is cause for concern in Central Bedfordshire. There are many factors, all of which consistently identify that the MYEs for the period since 2011 are inaccurate. Taken in the context of the ONS already having corrected the MYEs from 2001-2011 with a substantial downward adjustment following the 2011 Census, it is evident that it would be wrong to rely on the MYE in Central Bedfordshire uncritically. This is particularly evident given that the MYE figures from 2011-2016 that were available at the time that the SHMA was prepared (and which were used to produce the CLG 2014-based household projections) have now been withdrawn and the ONS has now issued updated data following improvements to the methodology, which incorporates a further substantial downward adjustment to the official estimates for Central Bedfordshire.

3.4 It is also important to recognise that although the ONS has now twice reduced the official estimates, they remain higher in this area than the figures published based on the new method for estimating population using administrative data sources that the ONS is currently developing. Given that this new method tends to over-estimate the population (whilst the figures it produces for Central Bedfordshire are lower than the latest revision of the official estimates), I consider that the revised MYEs are still too high for this area with the figures continuing to over-state population growth.

3.5 The SHMA gave careful consideration to the accuracy of the MYE and the resulting CLG projections; and reached the conclusion that a downward adjustment was required. The adjustment is based on reasonable and plausible assumptions that are supported by robust evidence explained in the SHMA. Without these adjustments, any household projections (including the official household projections) would significantly overestimate population growth in Central Bedfordshire. That is the problem with the CLG 2014-based projections. **The approach taken in the SHMA to adjusting the CLG projections is reasonable and must be preferred**.

3.6 I have completed local housing need analysis for over 50 local authorities, and I have only found this kind of systematic error in the Mid-Year Estimates in two of these areas: Central Bedfordshire and Aylesbury Vale (and the errors identified in Central Bedfordshire are larger than those in Aylesbury Vale). Adjustments to the Aylesbury Vale Mid-Year Estimates equivalent to those I am now suggesting in Central Bedfordshire have been endorsed by the Inspector examining the Vale of Aylesbury Local Plan.

3.7 The circumstances in Central Bedfordshire are not unique, but they are exceptional, and it is likely that the household projections for very few local authority areas will be affected in this way.

ONS revisions to the MYE: the national context

3.8 Appendix 2 to my proof sets out the changes that ONS has made to the MYE figures for all local authorities in England. This considers the latest revisions to the MYE for the period 2011-2016 and the earlier revisions for the period 2001-2011 and shows the changes in absolute terms (based on the number of persons) and as a percentage of the overall population:

- Table 1 shows the difference in population between the Unrevised 2016 MYE and the Revised 2016 MYE, with the data ranked on this basis.
- Table 2 shows the difference between the Unrevised 2016 MYE and the Revised 2016 MYE as a percentage of the Revised 2016 MYE, which is then used to rank the data.
- Table 3 shows the change recorded between 2011 and 2016 based on the Unrevised 2016 MYE and the Revised 2016 MYE; and calculates these as a percentage of the 2011 MYE base. The table is ranked based on the percentage point difference between the two percentage figures.
- Table 4 shows the difference between the 2011 MYE rolled forward from the 2001 Census (i.e. excluding UPC) and the 2011 MYE rebased to the 2011 Census (i.e. including UPC), with the data ranked on this basis.
- Table 5 shows the difference between the 2011 MYE excluding and including UPC as a percentage of the rebased 2011 MYE, which is then used to rank the data.
- Table 6 shows the change recorded between the 2001 MYE and the 2011 MYE both excluding and including UPC; and calculates these as a percentage of the 2001 MYE base. The table is ranked based on the percentage point difference between the two percentage figures.

3.9 This is the most appropriate way in which to consider the revisions to the data. Note that the London Boroughs have been highlighted given the particular difficulties associated with producing reliable population estimates in this region, and ranks exclude these areas for the same reason.

3.10 The six tables collectively show the exceptional nature of the data for Central Bedfordshire.

3.11 The area had the seventh largest reduction to the 2016 MYE (within the top 2.5% of all England LAs outside London) which represented the 14th largest percentage reduction and the 13th largest reduction to population change 2011-16 (both within the top 5% of LAs). The area also had the twelfth largest UPC reduction (again within the top 5% of all England LAs outside London) which represented the 24th largest percentage reduction and the 21st largest reduction to population change 2001-11 (both well within the top 10% of LAs).

3.12 There is no area outside London (and only Westminster and Kingston-upon-Thames within London) which ranks higher than Central Bedfordshire on all six of these measures. Even when considering the percentage measures in isolation (Tables 2, 3, 5 and 6) only four areas outside London rank above Central Bedfordshire (Charnwood, Forest Heath, Lancaster and Welwyn Hatfield). Whilst the problems that the ONS has recognised and incorporated within revisions to the official MYE for Central Bedfordshire are not unique, they are clearly exceptional.

Alternative approaches

3.13 The Government's standard method intrinsically relies on the CLG 2014-based household projections. Indeed, PPG makes references to the specific table from which data should be sourced [ID 2a-004-20201216]:

> *Set the baseline using national household growth projections (**2014-based household projections in England, table 406 unitary authorities and districts in England**) for the area of the local authority. (emphasis added)*

3.14 It continues by emphasising that it is the national projections that should be used in the application of the standard method:

> ***Using these projections**, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). (emphasis added)*

3.15 On this basis, it is clear that the Government considers that the 2014-based household projections form an intrinsic part of the standard method calculation. The standard method adopts a prescriptive calculation with specified data sources that are clearly set out in PPG, with no scope for any variation.

3.16 This was confirmed by the Inspector in the Land West of New Road, Clifton (CD9.46), where the decision letter considered the Appellant's proposal to vary the standard method using an untested, hybrid approach:

> *"59. The appellant has put to me that should I reach a finding that the 'text book' three step SM set out in the PPG* [Paragraph 004 ID 2a-004-20190220] *should not be applied for the purposes of establishing the LHN in this instance, then a mix and match (hybrid) approach could adopted. The hybrid application of the SM could entail at step 1 the use of the 2016 household projections in substitution for the 2014 household projections or applying the SHMA figure of 1,600 to SM's second and third steps. However, **calculating the LHN on a hybrid basis would not follow a tried and test***

methodology and would introduce the kind of uncertainty in calculating the 5yrHLS that the Government has sought to avoid through the SM's introduction. *I am therefore disinclined to accept that a hybrid approach to SM's application would be appropriate."* (emphasis added)

3.17 The standard method is intended to be a straightforward calculation that uses a recognised methodology that can be readily understood. In the view of ORS, the Inspector was right to dismiss the use of a hybrid approach to the standard method's application.

3.18 However, given the specific circumstances in Central Bedfordshire, the standard method cannot be relied upon, given its embedded reliance on the CLG 2014-based household projections, which are demonstrably wrong for this area. An alternative approach is therefore necessary.

3.19 The only alternative approach for assessing housing need that has been recognised by the Government, and for which national planning policy guidance has been published, is the previous approach that was endorsed by original NPPF and which formed the basis of the methodology used by the SHMA.

3.20 This previous approach is well-established and the SHMA on which it is based is currently being used to inform the emerging Local Plan. Furthermore, the SHMA has been tested in the context of this recognised approach and endorsed by the Luton Local Plan Inspector and considered an appropriate basis for establishing housing requirement for assessing 5-year housing land supply by Inspectors at numerous planning appeals (see Section 2) – including six decisions for appeals that were heard after the publication of the latest revision of the NPPF in February 2019 (Appendices 6 to 11).

3.21 The SHMA provides the only alternative to the standard method which is based on a recognised approach. This also used the CLG 2014-based household projections as a starting point, but justified adjustments to those figures when establishing the overall housing need. **The SHMA provides the only robust and reliable assessment of housing need for Central Bedfordshire at 1,600 dpa**.

3.22 Central Bedfordshire has identified a deliverable supply of 8,897 dwellings as of 1 January 2021. Allowing for the agreed 5% buffer leaves a total of 8,473 dwellings delivered over 5 years, equivalent to an average of 1,695 dpa. That represents a growth of 1.37% annually which is higher than the rate of growth used for assessing 5-year housing land supply in the substantial majority of local planning authority areas under the standard method: 82% of all areas outside Greater London (excluding National Parks and other LPAs that are not part of a local council).

4. Overview of the SHMA

4.1 The SHMA adopts the CLG 2014-based household projections as the starting point for establishing OAN, an average of 1,792 households per year over the 20-year period 2015-35. However, PPG has previously recognised that *"the household projections published by the Department for Communities and Local Government … have not been tested"* [ID 3-030-20140306]; and that this starting point estimate of overall housing need may require adjustment to reflect factors affecting local demography [ID 2a-015-20140306] (emphasis added).

> *Household projections published by the Department for Communities and Local Government should provide the **starting point** estimate of overall housing need. The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics … The household projection-based estimate of housing need **may require adjustment to reflect factors affecting local demography***

4.2 Chapter 3 of the SHMA reviews the official population estimates in detail, and taking full account of all of this information, the SHMA establishes alternative household projections for Central Bedfordshire in the context of local demography.

Population Trends

4.3 The CLG household projections which provide the starting point estimate of overall housing need are based on the Office for National Statistics (ONS) Sub-National Population Projections (SNPP). This data in turn is based on data from the ONS Mid-Year Estimates (MYE). However, in Central Bedfordshire the MYE component of population change data suggested a net gain of 28,800 people over the 10-year period 2001-2011, but the population of Central Bedfordshire did not actually increase by 28,800 people. In fact, Census data shows that the population increase was only 21,600 people over this period – a difference of 7,200 persons.

4.4 The ONS take account of this difference through an "accountancy" adjustment known as "Unattributable Population Change" (UPC) in the Mid-Year Estimate data; however, 7,200 "missing" persons cannot simply be ignored when projecting the future population – this is a critical factor affecting local demography.

Given the fundamental importance of population trends, the SHMA considered this issue in detail for Central Bedfordshire (pages 42-46).

4.5 As the SHMA demonstrates, in the case of Central Bedfordshire the data quality issues not only persist post Census but in fact compound to increase inaccuracy as time goes on, as the evidence points to the error being explicitly associated with enumeration of migration. PPG explicitly allows for adjustment at a local level, and this would include investigation and correction for 7,200 "missing" persons in establishing robust demographic projections.

4.6 It is generally accepted that data recorded on births and deaths are broadly accurate, therefore either fewer people moved to Central Bedfordshire or more people moved away than the flow data suggests – so the remaining "missing" people must be associated with net migration (in its broadest sense).

4.7 A difference of 7,200 persons over a 10-year period implies that, on average, net migration recorded in the MYE component of population change data has been 720 persons too high each year. This is equivalent to more than a third of the population change associated with net migration recorded by the MYE.

4.8 In July 2013, the House of Commons Public Administration Select Committee (PASC) published a report on Migration Statistics (HC 523, July 2013).[6] This report concludes that *"Migration estimates based on the International Passenger Survey* [IPS] *… do not provide accurate estimates of international migration to and from local areas"*. The IPS is a key input to the international migration component of the Mid-Year Estimate. Furthermore, the report cites views from other experts about the quality of this data:

> *Despite these recent improvements migration statistics are still not fully adequate for the task of producing robust population estimates or understanding patterns of migration*
> *(Royal Statistical Society)*
>
> *The statistics on migration to and from the UK and its constituent parts are inadequate*
> *(British Society of Population Studies)*
>
> *The international migration data are not fit for purpose (Royal Geographical Society)*

[6] https://publications.parliament.uk/pa/cm201314/cmselect/cmpubadm/523/523.pdf

4.9 Chapter 3 of the PASC report deals with local area migration estimates – i.e. estimates of international migration to and from local authority areas. The report quotes the Royal Statistical Society:

> *There is a continued problem with the quality and quantity of migration data available at a local level. Improvements have been made through the Migration Statistics Improvement Programme by allocating international migrants to local authority areas using administrative data, but the local-level estimates of migration are not robust, particularly for areas with high population turnover. For some local authority areas the Census has shown that the ONS population estimates have misrepresented the level of population growth, a problem caused by inaccurate internal and international migration estimates.*

4.10 In addition, the report notes that the UK Statistics Authority has concluded:

> *The IPS sample size is too small to enable the production of reliable international migration estimates at a local authority level.*

4.11 The chapter concludes (emphasis added):

> ***The International Passenger Survey does not provide accurate estimates of international migration in local areas. The Census provides the most accurate data on the number and characteristics of migrants at the local level**, but it is too infrequent to act as a routine source of data. The future of the Census is also uncertain. As **the only reliable source of data on migrant populations in local areas**, the potential loss of the Census is a concern. Accurate estimates of migration in local authorities must be available independent of the Census. The ONS should develop new sources of data on international migration that are robust enough to provide accurate estimates of annual migration flows to and from local authority areas, even if the Census continues.*

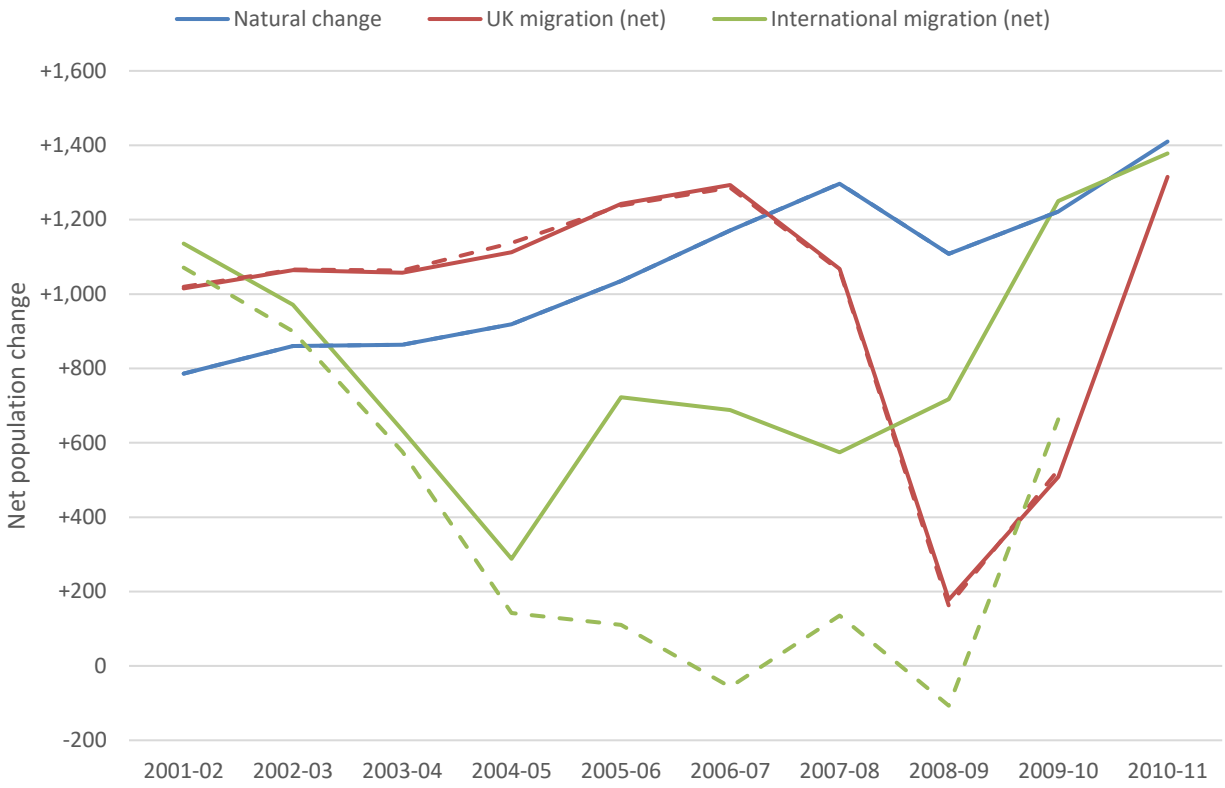
4.12 Migration is critically important to future population projections, and the SHMA found clear evidence of not just past, but also current issues with the migration trends for both Luton and Central Bedfordshire through the analysis of patients' registration records and also school pupil number records.

4.13 The SHMA did not rely exclusively on the MYE data, partly due to its inherent weaknesses recognising that short-term migration trends can fluctuate substantially, but also due to evidence of flaws in the MYE data for both authorities.

Impact of the ONS Migration Statistics Improvement Programme

4.14 The individual components of population change are estimated by the ONS each year when deriving the MYE, however the original estimates for 2001-02 to 2009-10 were revised in the light of the ONS Migration Statistics Improvement Programme (MSIP).

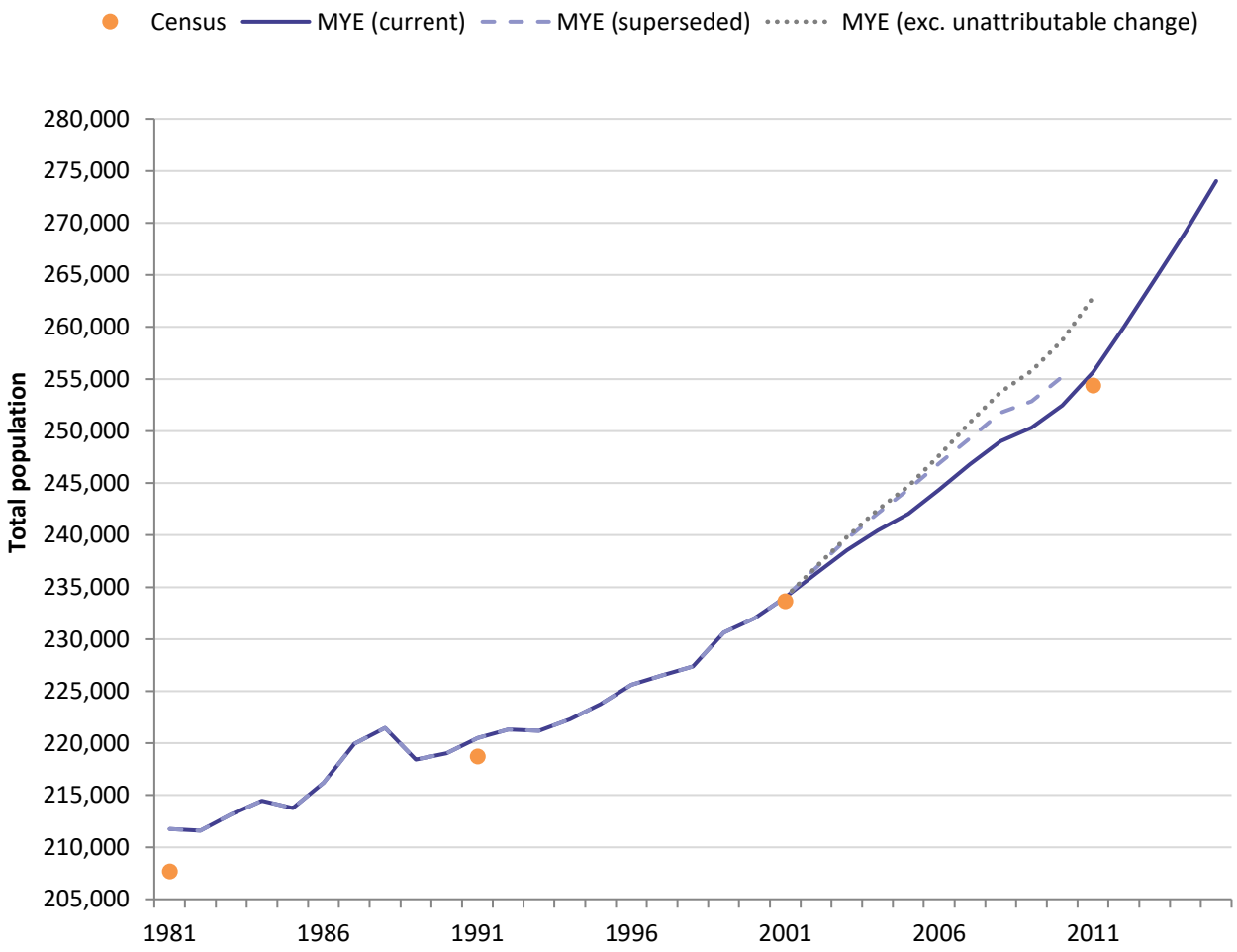
4.15 The chart below shows the estimates for Central Bedfordshire. The dashed lines show the original ONS estimates and the solid lines show the MSIP revised estimates. It is evident that the estimates for natural change and UK migration did not change substantively, however international migration estimates changed marginally for the period 2001-04 and were fundamentally revised from 2005-06 onwards.



4.16 The original estimates for international migration identified a net gain of around 3,500 persons over the period 2001-10 whereas the revised figures identified a notably higher gain of around 7,000 persons over the same period. This change led to an additional 3,500 persons being incorporated in the population estimate for mid-2010, which increased from 255,200 to 258,700 persons as illustrated in the chart overleaf.

4.17 It is evident that the original estimate (represented by the MYE (superseded) series on the chart) was much closer to the population estimate based on Census data. The MSIP revised estimate (represented by the MYE (exc. UPC) series on the chart) was actually less accurate as it suggested a far higher rate of population

growth than was actually experienced. In other words, whilst the ONS Migration Statistics Improvement Programme improved the population estimates in most local authority areas, the estimates got far worse in Central Bedfordshire.



4.18 Any systematic problem with the "MSIP improved" population estimates prior to the 2011 Census would continue to affect more recent estimates based on the same methodology. On this basis, the SHMA considered the net population change in the component of change data for 2011-12, 2012-13, 2013-14 and 2014-15 in the context of a range of administrative data (SHMA, figure 14). All identified that the MYE was continuing to overstate population growth.

4.19 Alternative population data for Central Bedfordshire is carefully considered in the SHMA (figure 40) and in summary, over the 4-year period 2011-15:

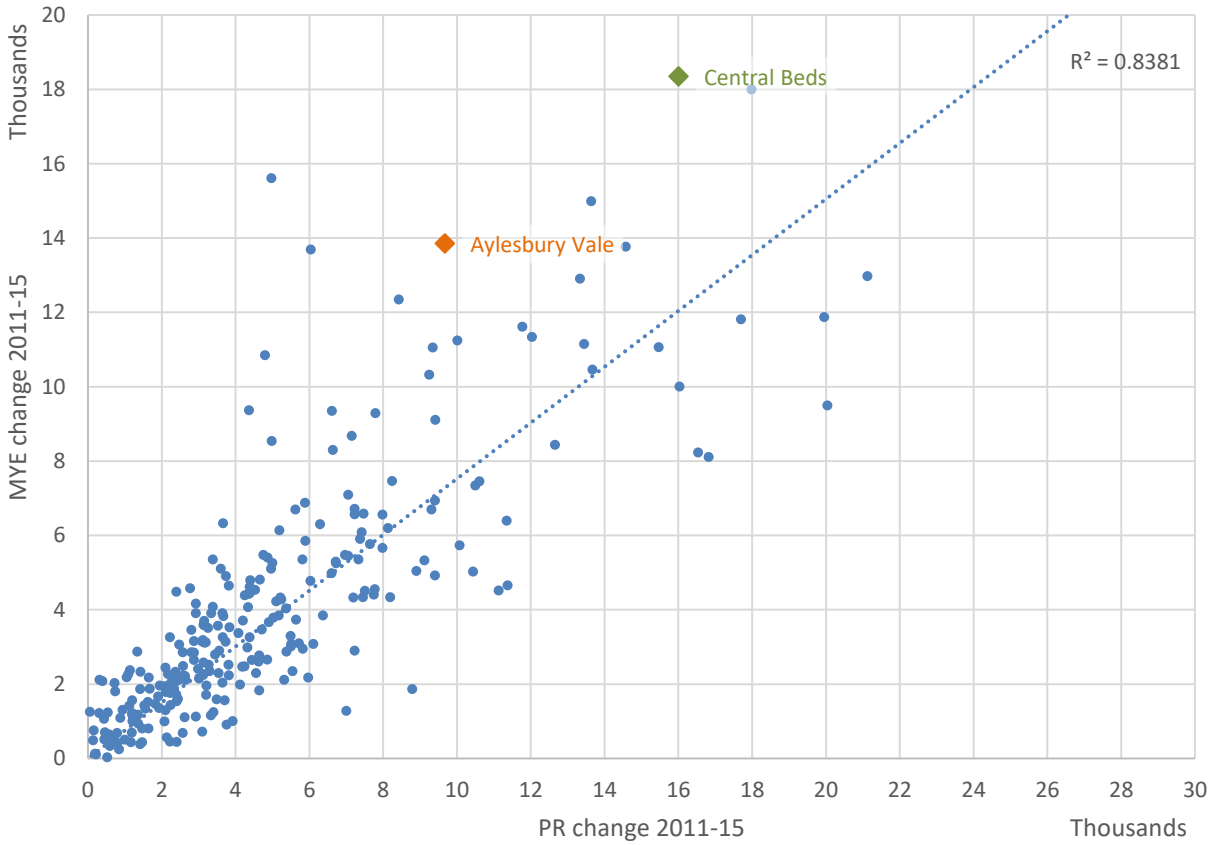
» The mid-year estimates suggest a population increase of 18,350 persons, which is **15% higher** than the 16,010 increase recorded on the NHS patient register;

» The mid-year estimates suggest an increase of 2,270 children aged 5-14, which is **46% higher** than the 1,550 increase on the school Census; and

» The mid-year estimates suggest an increase of 6,820 people aged 65+, which is **8% higher** than the 6,320 increase in people aged 65+ receiving state pension.

4.20 Alternative administrative data for population is useful because the figures for the patient register and school places are based on real data returns each year while the MYE is based upon a combination of data returns and a model which also incorporates trend patterns. If trend patterns for an area have been wrong in the past then there is a high probability that they will continue to be wrong in the future.

4.21 The following chart clearly shows that Central Bedfordshire is an outlier when compared to other areas when comparing Patient Register change and the change in Mid-Year Estimates for the period 2011-15.



4.22 Any systematic error that existed at the time that the mid-2011 estimates were produced will continue to impact on more recent estimates, and therefore cannot be ignored.

4.23 All of the administrative data sources that ONS identified for validating the population estimates suggest that the population is increasing slower than suggested by the estimates for the period mid-2011 to mid-2015, especially for those younger age groups that are particularly impacted by migration. On this basis, it

can be concluded that the methodological improvement to estimating migration that the ONS introduced from 2004-05 onwards has created a systematic problem in Central Bedfordshire which has persisted beyond 2011, and it therefore isn't appropriate to adopt this data uncritically. The administrative data clearly justifies the continued need for an adjustment to the MYE in Central Bedfordshire.

4.24 Whilst the MYE data identified a population of 274,000 persons in 2015, the SHMA concluded that adjustments to migration estimates consistent with those needed to reconcile the data for the period 2001-11 would reduce this to an overall population of 271,500 persons (paras 2.33-34). This is consistent with the growth recorded on the patient register (16,010 persons) which is typically higher than the overall population growth.[7]

4.25 This approach used in the SHMA was consistent with the PPG relating to the 2012 NPPF that was applicable at that time, which stated that alternative assumptions may be adopted provided that they were clearly explained, justified and based on robust evidence [ID 2a-017-20140306] (emphasis added).

> *Plan makers may consider sensitivity testing, specific to their local circumstances, based on **alternative assumptions in relation to the underlying demographic projections** and household formation rates. Account should also be taken of the most recent demographic evidence including the latest Office of National Statistics population estimates. Any local changes would need to be **clearly explained and justified on the basis of established sources of robust evidence**.*

Revision to the Mid-Year Estimates

4.26 In March 2018, the ONS revised the Mid-Year Estimates for England and Wales and reissued data for the period 2012-2016. This was due methodological improvements being implemented. The net effect of this change in Central Bedfordshire has been to reduce the population estimate for 2015 (the base year of the plan) by 1,601 persons. In 2016, the adjustment is a reduction of 2,206 persons.

4.27 In terms of the components of change data underlying the Mid-Year Estimates in Central Bedfordshire, the largest single revision was to International Emigration, which the revised MYEs estimate to be 99% higher[8] than that seen in the pre-revision MYEs that inform the 2014-SNPP and therefore the 2014-CLG Household Projections. As such, the nature of this revision agrees with the SHMA's analysis of the pre-revision MYEs being an overestimate, and also that the chief component of change lying behind the data quality issue is

[7] Over the period 2011-15 the patient register increased by 1.90 million persons nationally whereas the ONS population estimates identified an increase of 1.68 million persons over the same period

[8] Over 2012-2016 the pre-revision MYEs suggest an International Emigration of 2,368. In the revised MYEs this is 4,719, a 2,351 difference

one of migration, specifically the enumeration of International Migration that was profoundly affected by the introduction of the MSIP, as illustrated in the graph following paragraph 4.15 above.

4.28 On May 24th the 2016-based Sub-National Population Projections were released, with a projection based on the newly revised Mid-Year Estimates that projects a lower population 2015-35 in Central Bedfordshire than the 2014-version.

4.29 In short, the recent revisions to international migration in the Central Bedfordshire Mid-Year Estimates of Population and the associated reduction in the change in population enumerated by the 2016-based Sub National Population Projection for the plan period (population growth is now estimated to be approximately 9,400 fewer than that calculated using the pre-revision MYEs[9]), all serve to confirm the SHMA's position that the 2014-CLG Household Projections overestimate housing need.

4.30 Since the revision to the Mid-Year Estimates in 2016, there have been three further sets of estimates released by the ONS (2017, 2018 and 2019[10]). These benefitted from a further set of refinements to the ONS methodology concerning migration. The ONS consider these improvements to the methodology significant; and have decided it would be inappropriate for the 2018-based Sub-National Population Projections to use data from prior to the introduction of this new methodology in its principal projection. They have released details[11] explaining that 2018-based SNPP principal projection is therefore based on a two-year migration trend derived purely from the 2017 and 2018 data because of this inherent incompatibility. As a consequence, the principal 2018-based SNPP for Central Bedfordshire demonstrates a significantly lower population growth than in previous years.

Admin-Based Population Estimate

4.31 The ONS is developing a new Admin-Based Population Estimate (ABPE) and local authority outputs were published with the version 2.0 release. This data represents outputs from cutting edge research by ONS into a methodology that is intended to be more accurate than that currently used in the production of population statistics. A key aim of this research project is to produce a robust methodology that improves upon the current estimates; ultimately replacing the need for a Census. By way of disclaimer, it should be noted from the outset that these are not official statistics on the population, however they are relevant insofar as they represent the ONS' current best attempt to correct well understood (see paragraphs 4.8 to 4.11 above) shortcomings in it's the existing methodology, as are extant in Central Bedfordshire.

[9] 2014-SNPP C Beds 2015-35 = 70,600 persons. 2016-SNPP C Beds 35 – 2015 revised MYE = 62,209 persons

[10] Released June 2020

[11] https://content.govdelivery.com/accounts/UKONS/bulletins/26c3c03

4.32 The ABPE "links" individuals (through their name, date of birth, gender and postcode) as they appear in administrative data, for example connecting a given patient on the Patient Register with their associated record with the Department of Work and Pensions, along with other similar national datasets[12]. The table below shows the latest ABPE (v2) statistics (for population 2015) in comparison with the ONS 2014-based Sub-National Population Projections (upon which the CLG 2014-based household projections are based), the 2015 Mid-Year Estimate and the SHMA:

Source	Estimate of Central Bedfordshire 2015 starting population	Difference from SHMA Estimate of 2015 starting population
2014-based Sub-National Population Projection	273,191	+1,662
Original Mid-Year Estimate (now superseded)	274,022	+2,493
Revised Mid-Year Estimate	272,421	+892
Admin-Based Population Estimate (v2)	271,974	+445
ORS SHMA	271,529	-

4.33 It can be readily seen that the ONS Admin-Based Population Estimate (v2) is far more closely aligned with the SHMA population estimate than either the original or revised ONS Mid-Year Population Estimate. For 2015 the difference was a matter of 445 persons, or 0.16% of the total population. By contrast, the 2015 Original Pre-Revision MYE (which has since been superseded) exhibits more than five times the deviation from the SHMA estimate than the ABPE (v2).

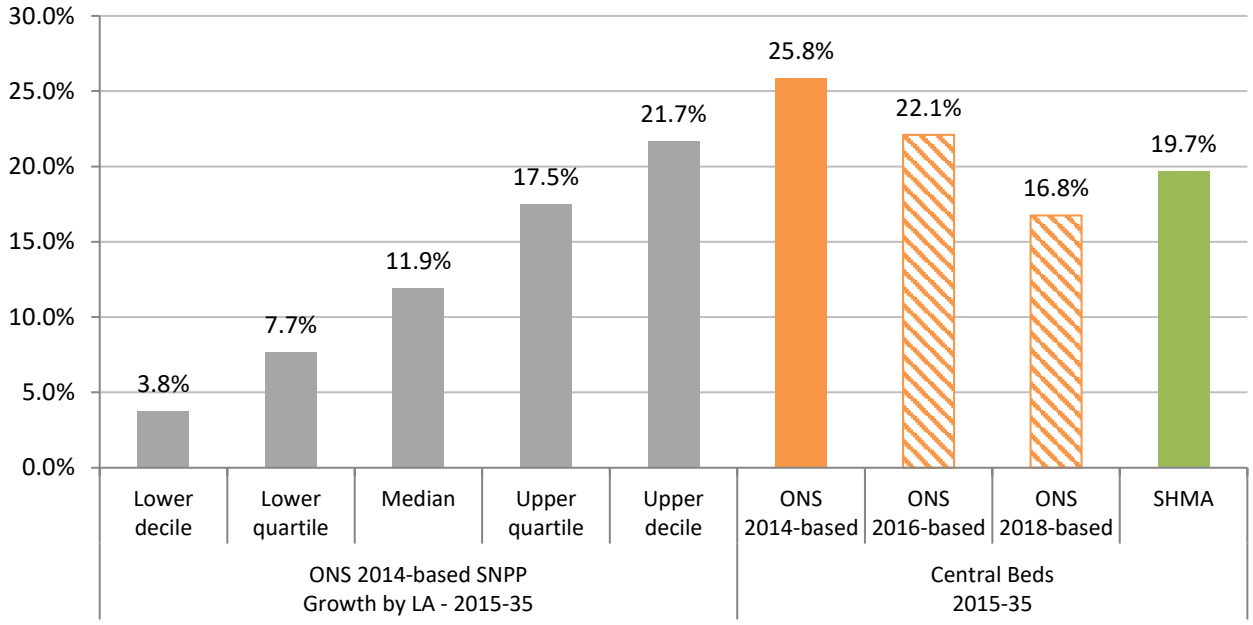
4.34 Although the ABPE do not constitute official statistics, the long-term aim is ultimately to establish a methodology which meets the government-stated ambition "*that censuses after 2021 will be conducted using other sources of data*". To date, the research has been very successful in estimating the resident population in most gender-age groups; but it is currently prone to over-estimating the number of working age males to some extent – so the estimates for England are currently too high.

4.35 Whilst we cannot be certain that the estimates will be high in every area, there will be more areas that over-estimate than under-estimate the population and the ABPE gives further reason to doubt the MYE in Central Bedfordshire.

[12]https://www.ons.gov.uk/census/censustransformationprogramme/administrativedatacensusproject/methodology/methodologyofstatisticalpopulationdatasetv20

Migration Assumptions: Reviewing the Outputs

4.36 The following chart considers the actual population projections for Central Bedfordshire in the context of all local authority areas.



4.37 The SHMA (which takes full account of data quality issues that affect local demography) projects that population growth will be 19.7% over the 20-year period 2015-35. This remains within the upper quartile, so is higher than more than three quarters of all local authority areas in England; but it identifies a level of growth that is realistic when compared to the exceptionally high ONS 2014-based SNPP. It is also notable that the more recent official projections show lower rates of growth, albeit still very high.

4.38 The ONS 2014-based Sub-National Population Projections (2014-based SNPP, the population projection that informs the most recent DCLG 2014-based Household Projections) suggested that the population was likely to increase by 25.8% over the period 2015-35 based on 5-year migration trends. This was in the context of median growth across all local authority areas being 11.9% (half of local authorities had growth above this rate, half below this rate); the upper quartile being 17.5% (quarter of local authorities had growth above this rate) and the upper decile being 21.7% (only 10% of local authorities were projected to grow at or above this rate).

4.39 It is notable that the 2016-based SNPP show a lower rate of growth, albeit still very high due to the problems with the underlying mid-year estimate data. The projections are very high because the underlying data is wrong. The latest 2018-based SNPP shows an even lower rate of growth. These projections are based exclusively on mid-year estimate data for mid-2017 and mid-2018, which cover the

periods 2016-17 and 2017-18, as this are the only years which use the ONS latest methodology for population estimates. Whilst we cannot be certain that all of the problems seen in previous estimates for Central Bedfordshire have been fully resolved, it is evident that the latest figures project a far less extreme rate of growth for the area. Indeed, they suggest that the SHMA projections might overstate the likely rate of population growth.

4.40 The SHMA projections (which take account of the data quality issues affecting local demography) identify that population growth will be 19.7% over the 20-year period 2015-35. This remains within the upper quartile, so is higher than more than three quarters of all local authority areas in England; but it identifies a level of growth that is realistic when compared to the 2014-based SNPP for all local authority areas.

Population Projections: Summary

4.41 The Mid-Year Estimates have over-estimated the population in Central Bedfordshire. This was most clear in 2011 when the ONS needed to make an "Unattributable Population Change" correction to the Mid-Year Estimates of 7,200 persons in light of the census. It is likely that this issue is lies with components of change due to migration, as is evidenced by the effect of the "Migration Statistics Improvement Programme" (MSIP) in causing the population estimate to deviate substantially from the subsequent census enumeration. Since 2011, the methodology for establishing the Mid-Year Estimates has not changed. As a result, any systemic issue with the quality of data in Central Bedfordshire persists beyond 2011.

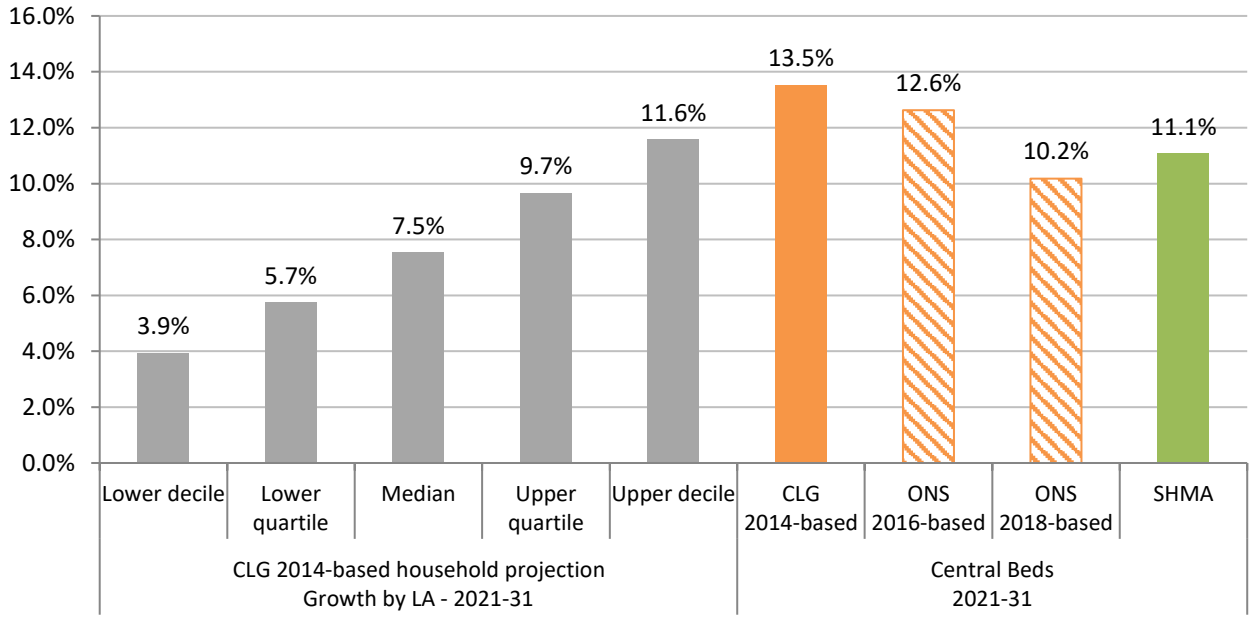
4.42 In the absence of a Census beyond 2011, the use of administrative data to establish change in population shows that the Mid-Year Estimates continue to over-estimate the population in Central Bedfordshire, resulting in the 2014-based SNPP population projection (based on the previous 5 and 6 years of MYEs) showing one of the highest projected proportional population changes of any authority in the country.

4.43 Mid-Year Estimates beyond 2014 continue to exhibit the issue, themselves estimating an even higher population than that projected by SNPP. The current methodology's difficulties with accurately enumerating migration are well understood, and the ONS are attempting to improve on it. The most recent ONS Admin-Based Population Estimate for 2015 is in very close alignment with the SHMA estimate.

4.44 The SHMA adjusts for all of these identified issues, and thus yields a robust and reasonable assessment of population change over the plan period. The SHMA has undergone various iterations as more up-to date information has become available, and these iterations have variously been subject to interrogation at both s78 and EiP, satisfying the Inspector in each instance.

Projecting Future Household Numbers

4.45 The following chart shows the distribution of projected household growth for the 10-year period 2021-31 (currently used for the standard method) for all local authorities outside London. The CLG 2014-based figure for Central Bedfordshire is the third highest rate of growth nationally: 13.5% over the 10-year period, approaching double the median rate. The SHMA growth remains very close to the upper decile nationally.



4.46 Through relying on the CLG 2014-based household projections at step 1, the standard method yields an average housing need of 2,335 dpa which equates to 23,350 dwellings over the 10-year period 2021-2031. This compares to the CLG estimate of 123,969 dwellings for the area in 2020. Therefore, the housing need identified by the standard method implies that the dwelling stock should increase by 19% over the next decade. In other words, there should be around one new dwelling built for every five existing homes. It represents around double the rate of growth needed nationally, where there is a need to provide one new dwelling for around every ten existing homes on average; and is considerably higher than the East of England average, where the LHN identifies a need for one new dwelling for around every eight existing homes on average.

4.47 There will inevitably be differences in the rate of growth for different areas, but I do not accept that any area can require growth at double the national rate in order to meet *local* housing need. The rate of growth that the standard method identifies for Central Bedfordshire is the second highest of all local authority areas nationally (outside London). **I consider it is an unrealistic assessment of demographic growth, because the underlying data is wrong.** The standard method should not be relied upon in this area, on account of the fact that it relies on an embedded dataset which is fundamentally inaccurate.

Establishing Overall Housing Need

4.48 The SHMA sets out the impact of a number of proposed adjustments (figure 92, page 111) and concludes that the overall housing need should be increased from 28,889 dwellings (based on household projections) to 32,000 dwellings (1,600 dpa) over the 20-year period 2015-35. In contrast, the number of dwellings increased by 11,803 between the 2001 and 2011 Census (from 96,889 to 108,692 dwellings), equivalent to 1,180 additional dwellings each year on average. **Therefore, the housing need of 1,600 dpa represents a 36% increase in housing delivery. The SHMA provides the only robust and reliable assessment of housing need for Central Bedfordshire, and this will require a substantial increase in housing delivery.**

4.49 The Council's housing need of 1,600 dpa represents an overall increase in dwellings of 27% over the 20-year Plan period, an average of 1.37% per year. This is a higher housing need than for almost every local plan agreed at examination in the South East and East over recent years, and is of a similar level to areas such as Mid Sussex, Cambridge and East Hertfordshire. It represents a 33% increase on the national delivery rate required to achieve 250,000 homes per year[13]. As such it represents an appropriately ambitious and proportionate target for the Authority.

Assessing Affordable Housing Need

4.50 The SHMA assessment of affordable housing need was fully consistent with the PPG relating to the 2012 NPPF that was applicable at that time. The SHMA identified that there would be an additional 16,518 households needing affordable housing across the market area (i.e. based on the combined administrative areas of Luton and Central Bedfordshire) over the 20-year period 2015-35. This included 7,997 households in Central Bedfordshire, equivalent to an average of 400 households each year (figure 77).

4.51 That analysis was based on a gross unmet need from 6,555 households currently in need of affordable housing across the market area at the 2015 base date of the assessment period, which yielded a net need from 4,775 households after taking account of transfers within the affordable housing stock, together with a future net need from 11,743 households over the 20-year period 2015-35 (figure 76).

4.52 The future needs included 24,245 newly forming households (gross) based on 27% of all newly forming households being unable to afford suitable housing (equivalent to an average of 1,212 per year) and a

[13] Also note that this corresponds to an 11% increase on the national delivery rate required for 300,000 homes per year; but this will be a rate sustained for the 20-year plan period 2015-35 whereas the 300,000 figure is a target to be reached by the mid-2020s and not a rate that would be sustained for a 20-year period

gross total of 14,151 existing households falling into need (an average of 708 per year). That is entirely consistent with PPG, which states that a gross annual estimate should be identified.[14]

4.53 In summary, the SHMA analysis included:

- An allowance for existing need at the start of the plan period (i.e. backlog);
- Needs arising each year over the plan period from:
  - Newly forming households unable to afford suitable housing; but also
  - Inward migrant households unable to afford suitable housing; and
  - Previously established households whose circumstances change such that they are no longer able to afford suitable housing;
- Offset against:
  - Existing affordable housing likely to be vacated; and
  - Other changes in circumstance which led to households whose needs had been counted no longer needing affordable housing.

4.54 The SHMA analysis identifies the gross flows of newly forming and migrant households across all age groups and considers the affordability of each group independently (figure 74). The affordability analysis is based on detailed administrative data published by the Department for Work and Pensions (DWP) about households that are in receipt of housing benefit and resident in the local authority areas. This is used to determine the proportion of different types of household (by age and household composition) who are able and unable to afford their housing costs (figure 70). These proportions are then combined with the demographic projections to assess future affordable housing need.

4.55 Households currently receiving housing benefit are not counted as needing affordable housing by the SHMA (para 4.109). By definition, these households can afford suitable housing in the market. They receive a welfare payment which specifically covers their rent; so would only be unable to afford if that payment was withdrawn. That would be a policy decision, and housing need should be established on a policy neutral basis. It would be wrong for any assessment of housing need to assume that housing benefit was withdrawn. The impact of any change to policy should only be considered when establishing housing requirement.

[14] PPG "Housing and economic needs assessments" March 2014 [ID 2a-025-20140306] and February 2019 [ID 2a-021-20190220]

4.56 Whilst the PPG makes no reference to the use of housing benefit claims when establishing affordability, this provides a reasonable proxy for identifying households who cannot afford to meet their housing needs in the market. Furthermore, as the analysis is based on detailed administrative data informed by the real-life circumstances of households actually resident in the market area, it is considerably more robust than any other approach.

4.57 The use of housing benefit claims was specifically endorsed by the Inspectors that recently examined the Bedford Local Plan. In their report, they concluded (CD12.2):

> *36. The SHMA identifies that, included within the OAN of 14,550 new dwellings, there is a need for 278 affordable homes each year. This figure has been derived broadly in line with the approach advocated in the PPG although notably, amongst a number of differences from the PPG approach, it is informed by housing benefit claims rather than an assessment of the minimum household income required to access lower quartile market housing. However, the PPG is only guidance on how the need for affordable housing can be estimated and* ***receipt of housing benefit is a realistic and reasonable proxy*** *for estimating the number of households "who lack their own home or live in unsuitable housing and who cannot afford to meet their housing needs in the market". **This is, in effect, the PPG's definition of those in need of affordable housing.***

4.58 The Luton & Central Bedfordshire SHMA was based on the same methodology as the Bedford SHMA, and both studies are fully consistent with the PPG relating to the 2012 NPPF that applicable at the time they were produced. However, as noted by the Bedford Inspectors, there are a number of differences from the PPG approach.

4.59 Aside from the use of housing benefit claims, the SHMA also departs from the PPG approach in taking account of established households whose circumstances change such that they can afford suitable housing in the market and therefore no longer need affordable housing. Nevertheless, whilst PPG does not explicitly state that these needs should be discounted, it does state that "*care should be taken … to include only those households who cannot afford to access suitable housing in the market*",[15] so it is evident that counting the needs of households whose circumstances improve such that they can "*afford to access suitable housing in the market*" would be contrary to the PPG.

4.60 The SHMA also takes account of dissolving households and out-migrant households that have been counted within the gross need for affordable housing, and discounts these from the net affordable housing need

[15] This statement is quoted in the PPG section "Housing and economic needs assessments" March 2014 [ID 2a-024-20140306] and February 2019 [ID 2a-020-20190220] and also "Housing needs of different groups" July 2019 [ID 67-006-20190722]

regardless of whether or not they ever occupy affordable housing. Whilst PPG does not explicitly state that these needs should be discounted, it is evident that such households will not need housing in the housing market area, so it stands to reason that they will no longer need affordable housing either – otherwise these households would be counted within the affordable housing need despite not being counted in the overall housing needs, which would be irrational.

4.61 Although PPG does not provide any specific guidance about the treatment of households that no longer need housing in the housing market area that have been counted in the gross need for affordable housing, it is evidently necessary for their needs to be discounted from the overall affordable housing need. It is a simple concept that any household that does not need a dwelling will not need an affordable dwelling – so these needs must be discounted when establishing the total need for affordable housing, which should be based on the "*total net need*".

4.62 As previously noted, the Inspectors examining the Bedford Local Plan explicitly recognised that *"the PPG is only guidance on how the need for affordable housing can be estimated"* and it is entirely appropriate for the SHMA to take account of these factors when assessing the need for affordable housing; implementing the relevant parts of the NPPF and PPG will inevitably depend on professional judgement.

4.63 Such approach was endorsed in the case of Borough Council of Kings Lynn and West Norfolk v Elm Park Holdings Ltd Judgement, where Mr Justice Dove discussed in detail the issue of making an allowance for second homes and vacant dwellings when calculating Objectively Assessed Needs under the original NPPF and previous PPG. He noted that (emphasis added):

> *39 This is all background to answering the question of whether or not the Inspector was correct to include second homes and vacancies in his assessment of the FOAN in this case. I am satisfied that he was. These elements were empirically based from the 2011 census and indicated a trend whereby a certain portion of the housing in the district was not in fact being used by the indigenous population, and therefore was not available to meet housing need. He was therefore entitled to form the view as a matter of judgment based on the empirical material that an allowance should be made for the prospect of that trend continuing. It is true that this involves a judgment about applying the census-based figure as a trend, but that in my view is precisely the kind of statistical judgment which is involved in determining the FOAN and the Inspector was right to countenance it.*
>
> *40. Mr Leader contended that it was in reality the application of a policy, namely the perpetuation of the existing quantum of existing homes and vacancies in the housing stock, and therefore as the implementation of a policy it was not a legitimate exercise pursuant to paragraph 47. That*

argument is ingenious but in my view clearly puts the matter the wrong way round. In the two-stage process envisaged by paragraph 47, (that is to say in summary, firstly, determining the FOAN and secondly applying policy to it), it will be entirely open to the claimant to impose a policy in the second stage to arrest or reverse the number of vacancies or affordable homes in their planned housing stock and that could potentially lead to a reduction in housing requirements. But taking account of the existing extent of vacancy and second homes and projecting it forwards is clearly part of the statistical assessment of housing needs and part and parcel of the FOAN equation at the first stage.

*41. **The PPG does not provide any specific guidance on this point related to vacancies and second homes. That is to my mind unsurprising, as it could not begin to address every conceivable point which might arise in this exercise.** However, I have no doubt that the inclusion of vacancies and second homes is an adjustment based on statistical data of a kind similar to those which are contemplated in the PPG. **The absence of this issue from the PPG does not therefore dissuade me from the view which I have reached.***

4.64 On this basis, Mr Justice Dove acknowledges that national guidance will necessarily not anticipate every eventuality and observes that the implementation of the relevant paragraphs of the NPPF and PPG when assessing housing need will require professional judgement. The PPG does provide an appropriate framework for understanding affordable housing needs, but professional judgments are still required to ensure that the modelled outputs reflect reality.

4.65 The SHMA provides a detailed and robust assessment of affordable housing need that fully accords with the PPG that was applicable at the time that the assessment was produced.

5. In Conclusion

5.1 This Appeal is being considered under the revised National Planning Policy Framework (Revised NPPF, February 2019). Paragraph 73 of the Revised NPPF states that:

> *Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies[36], or against their local housing need where the strategic policies are more than five years old[37].*

5.2 In Central Bedfordshire, the strategic policies are more than five years old and therefore the supply of specific deliverable sites should be based on local housing need. Given this context, footnote 37 states that:

> *Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.*

5.3 Planning Practice Guidance [ID 2a-004-20190220] sets out the standard method based on a four-step approach.

- Step 1 sets the baseline using the CLG 2014-based household projections for the area;
- Step 2 applies an adjustment to take account of local affordability;
- Step 3 caps the level of any increase depending on the current status of relevant policies;
- Step 4 applies a 35% uplift for those authorities in the top 20 cities and urban centres list.

5.4 For Central Bedfordshire, the household projections identify an increase from 124,594 households in 2021 to 141,432 households in 2031; an overall growth of 16,838 households over the 10-year period, equivalent to an average of 1,684 households per year. The most recent median workplace-based affordability ratio is 10.19 for 2020, and based on the PPG calculation set this yields an adjustment factor of 1.3869 at step 2. Applying this adjustment factor to the household growth yields a local housing needs figure of 2,335 dwellings per annum. Neither step 3 or step 4 of the standard method currently apply in this area. The Council agrees that this is the local housing need figure that national policy provides would normally be

used for assessing whether a five-year housing land supply exists; **but this figure cannot be relied upon in Central Bedfordshire.**

5.5 The SHMA provides the only robust and reliable assessment of Housing Need for Central Bedfordshire that is based on a recognised methodology for which national planning guidance has been published. This provides the basis for the Local Housing Need using a justified alternative approach to the Government's standard method which cannot be relied upon in this area. It also ensures consistency with the emerging Local Plan.

5.6 The SHMA forms part of the evidence base for the Central Bedfordshire Emerging Local Plan, and uses the tried and tested method that fully complies with the approach required by the original National Planning Policy Framework (NPPF, March 2012). It is also entirely consistent with the associated Planning Practice Guidance on the Assessment of housing and economic development needs (PPG, March 2014 and all subsequent updates which pre-date the revised Framework).

5.7 The SHMA methodology was tested at the Luton Local Plan Examination and the Inspector considered the approach taken to be justified and reasonable, and that the OAN figure for the combined Luton and Central Bedfordshire area, together with the apportionment between the two local planning authorities, to be appropriate. He recognised the need for the SHMA to take account of the latest information, and the current SHMA provides this update. The SHMA was also tested at the Central Bedfordshire Local Plan examination. The Central Bedfordshire Local Plan Inspectors have yet to issue their final report, but they have not raised any concerns about the OAN or the housing requirement during the course of their examination, and consultation is underway on the proposed Main Modifications which do not propose any changes to the OAN or the housing requirement.

5.8 The current and previous SHMAs have been tested at several planning inquiries in Central Bedfordshire, in which the Council's OAN was consistently considered the most appropriate basis for assessing 5-year housing land supply. In each case, the Council has argued that the official population estimates for the area cannot be relied upon and as a consequence the official projections do not provide a robust starting point. The reliability of the local population data has been tested extensively and the Council's arguments have routinely been found to be sound.

5.9 The Council recognises that 2019 NPPF requires that five-year housing land supply should be judged against housing need calculated using the standard method set out in the planning practice guidance (PPG) and that its approach now represents a departure from national planning policy. However, the Council's position has been explicitly endorsed by Inspectors at six separate planning appeals since May 2019,

including one that was subject to a High Court challenge; the Secretary of State elected to defend that decision and permission for the application was refused by the High Court. Whilst the 2019 NPPF does not provide for departures from the standard method, the Council's approach is legal and justified.

5.10 The CLG 2014-based household projections for Central Bedfordshire do not provide a realistic assessment of demographic growth. This is due to problems with the ONS 2014-based sub-national population projections (SNPP) caused by errors in the ONS mid-year population estimates. The SHMA considered these issues in detail and established independent population estimates and household projections which took account of all of the local evidence and provide a realistic assessment of demographic growth.

5.11 Through relying on the CLG 2014-based household projections at step 1, the standard method yields an average housing need of 2,335 dpa which equates to 23,350 dwellings over the 10-year period 2021-2031. This compares to the CLG estimate of 123,969 dwellings for the area in 2020. Therefore, the housing need identified by the standard method implies that the dwelling stock should increase by 19% over the next decade. In other words, there should be around one new dwelling built for every five existing homes. **The Council believes that the standard method produces an unrealistic assessment of demographic growth, because the underlying data is wrong**.

5.12 Central Bedfordshire has identified a deliverable supply of 8,897 dwellings as of 1 January 2021. Allowing for the agreed 5% buffer leaves a total of 8,473 dwellings delivered over 5 years, equivalent to an average of 1,695 dpa. That represents a growth of 1.37% annually which is higher than the rate of growth used for assessing 5-year housing land supply in the substantial majority of local planning authority areas under the standard method.

5.13 Whilst the changes to the NPPF introduced in February 2019 seek to restrict any departures from the standard method set out in national planning guidance when strategic policies are more than five years old, this is only policy and it would be wrong to follow such policy blindly when there is clear evidence that demonstrates inaccuracies in the underlying data. The standard method cannot be relied upon in this area due to problems with the data on which it depends.

5.14 Planning policy necessarily admits that there will sometimes be exceptions; where it would be irrational to apply a general policy given the specific local circumstances. In my view, the official household projections for Central Bedfordshire are wrong. As previously set out, numerous Inspectors have accepted that the official population estimates cannot be relied upon in this housing market area and the Inspectors examining the Central Bedfordshire Local Plan have not raised any concerns over the course of their

examination, with no changes to the OAN or housing requirement proposed within the Main Modifications. There are problems with the estimates for both Luton and Central Bedfordshire.

5.15 The SHMA prepared demographic projections that took full account of local demographic issues which are complex across the HMA. The household projections are based on the Government's favoured headship rates from the CLG 2014-based household projections which take full account of data from the 2011 Census. The Council's OAN of 32,000 dwellings (1,600 dpa) represents an overall increase in dwellings of 27.3% over the 20-year Plan period, an average of 1.4% per year. This represents an ambitious and realistic target for the area.

5.16 The SHMA provides the only robust and reliable assessment of housing need that is based on a recognised methodology for which national planning guidance has been published. The SHMA identifies the housing need for Central Bedfordshire at 1,600 dpa. This provides the basis for the Local Housing Need using a justified alternative approach to the Government's standard method, which cannot be relied upon in this area. It also ensures consistency with the emerging Local Plan.

5.17 **Due to the problems with the standard method in Central Bedfordshire, a number of appeal Inspectors have already endorsed the Council's position that the SHMA continues to provide the most appropriate basis for establishing Local Housing Need for the purpose of assessing 5-year housing land supply in the context of the February 2019 revision of the NPPF.**

Appendix 1

CBC Response to PINS re. 3219983

Land off Cobbitts Road

11 April 2019

From:	Planning Appeals
To:	west2@pins.gsi.gov.uk
Subject:	RE: Planning Inspectorate APP/P0240/W/18/3211551: Land South of Limbersey Lane MK45 2EA
Date:	11 April 2019 10:04:00

Good morning

The councils response to your email of 8th April 2019 is as follows:-

The NPPF directs that five year supply should be based on the standard method. However, exceptionally in the context of Central Bedfordshire it is both unsafe and perverse to rely on the standard method as a measure of local housing need. Housing need should be based on realistic assumptions of demographic growth. The 2014-based household projections (on which the standard method relies) do not provide a realistic assessment of demographic growth for Central Bedfordshire. This is due to problems with the population estimates for the local area. These shortcomings have been recognised in numerous section 78 appeal decisions (such as Readshill Quarry, Biggleswade Road Potton and Sutton Road Potton). It would therefore be unsound to rely on the standard method in Central Bedfordshire.

The NPPF is only policy, not statute. It is well-established that any policy should not be followed blindly. This is especially important when there are known inadequacies or shortcomings in respect of the particular data/ factual matrix which a policy directs should be applied in a particular instance. The NPPF is a national policy document and does not prohibit discretion as to whether there may be exceptions to its application in particular local circumstances; policy necessarily admits of exceptions.

The Council's SHMA has been recognised as an up to date expression of local housing need in the context of Central Bedfordshire. The Luton Local Plan Inspector endorsed the methodology and s78 appeal Inspectors have consistently endorsed it as the most accurate expression of need in Central Bedfordshire. Therefore, having regard to the SHMA as the expression of local housing need the Council considers that it can demonstrate a five year supply of deliverable housing land.

Kind Regards

Oonagh Stidolph
Customer & Operations Officer
Business Performance & Improvement Service
Regeneration and Business Directorate

Central Bedfordshire Council Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ
Direct dial: 0300 300 4802 | Internal: 74802 | Mobile: 07768278440 Email: oonagh.stidolph@centralbedfordshire.gov.uk

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Information security classification* of this email: **UNCLASSIFIED**

*Information security definitions:
OFFICIAL – Loss could cause some damage to the Authority
OFFICIAL – SENSITIVE – Loss could cause severe damage to the Authority
UNCLASSIFIED – Loss would cause little or no damage to the Authority

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From: west2@pins.gsi.gov.uk <west2@pins.gsi.gov.uk>
Sent: 08 April 2019 13:24
To: Planning Appeals <Planning.Appeals@centralbedfordshire.gov.uk>
Subject: Planning Inspectorate APP/P0240/W/18/3211551: Land South of Limbersey Lane MK45 2EA

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

http://www.planningportal.gov.uk/planninginspectorate
Twitter: @PINSgov

Appendix 2

ORS tables summarising ONS revisions to the official Mid-Year Population Estimates for local authority areas in England 2011-2016 and 2001-2011

August 2019

Table 1
Comparison of Unrevised 2016 MYE and Revised 2016 MYE

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)
1	Cambridge	131,799	124,635	-7,164
-	Haringey	278,451	272,078	-6,373
2	Oxford	161,291	155,292	-5,999
-	Westminster	247,614	241,974	-5,640
-	Lambeth	327,910	323,063	-4,847
3	Bournemouth	197,657	193,653	-4,004
-	Tower Hamlets	304,854	300,943	-3,911
4	Southampton	254,275	250,377	-3,898
-	Lewisham	301,867	298,903	-2,964
-	Hounslow	271,139	268,270	-2,869
5	Newcastle upon Tyne	296,478	293,713	-2,765
-	Hillingdon	302,471	299,899	-2,572
-	Kingston upon Thames	176,107	173,703	-2,404
6	Exeter	129,801	127,522	-2,279
7	**Central Bedfordshire**	**278,937**	**276,731**	**-2,206**
-	City of London	9,401	7,246	-2,155
8	Brighton and Hove	289,229	287,173	-2,056
9	Charnwood	179,389	177,378	-2,011
10	Plymouth	264,199	262,355	-1,844
-	Brent	328,254	326,427	-1,827
11	Kirklees	437,047	435,236	-1,811
12	Lancaster	143,517	141,723	-1,794
13	Bradford	534,279	532,539	-1,740
-	Waltham Forest	275,843	274,222	-1,621
14	Medway	278,542	276,957	-1,585
-	Southwark	313,223	311,655	-1,568
15	Wycombe	176,868	175,363	-1,505
16	Portsmouth	214,832	213,335	-1,497
17	York	208,367	206,920	-1,447
18	Sheffield	575,424	574,050	-1,374
-	Barnet	386,083	384,774	-1,309
19	Norwich	141,041	139,865	-1,176
20	Guildford	148,020	146,845	-1,175
21	Forest Heath	64,447	63,298	-1,149
22	Welwyn Hatfield	121,996	121,007	-989
23	Northampton	225,474	224,499	-975
24	South Gloucestershire	277,623	276,677	-946
25	Warwick	140,411	139,488	-923
26	Luton	216,791	215,914	-877
-	Islington	232,865	232,055	-810
27	Bath and North East Somerset	187,751	186,946	-805
28	Poole	151,500	150,711	-789
29	Preston	141,801	141,023	-778
30	Stockport	290,557	289,821	-736
31	Calderdale	209,770	209,069	-701
-	Richmond upon Thames	195,846	195,187	-659
32	Leeds	781,743	781,087	-656
33	Sunderland	277,962	277,307	-655
34	Maidstone	166,360	165,719	-641
-	Greenwich	279,766	279,139	-627
35	Salford	248,726	248,121	-605
36	Gravesham	106,808	106,215	-593
37	Epsom and Ewell	79,588	78,999	-589
38	Broxtowe	112,671	112,116	-555
39	Fenland	100,182	99,636	-546
40	Runnymede	86,889	86,370	-519
41	Nottingham	325,282	324,779	-503
42	Stafford	134,155	133,664	-491
43	Trafford	234,673	234,210	-463
44	South Cambridgeshire	156,468	156,020	-448
45	Aylesbury Vale	193,113	192,680	-433
46	Dartford	105,543	105,117	-426
47	Worcester	102,338	101,927	-411
48	Lincoln	97,795	97,385	-410
49	Epping Forest	130,321	129,923	-398
50	Oldham	232,724	232,349	-375
51	County Durham	522,143	521,776	-367
52	Reigate and Banstead	145,648	145,284	-364
53	Peterborough	197,095	196,735	-360
54	Newcastle-under-Lyme	128,467	128,126	-341
55	West Lancashire	113,401	113,061	-340
56	Cheltenham	117,530	117,217	-313
-	Hackney	273,526	273,239	-287
57	Ashford	126,151	125,871	-280
-	Sutton	202,220	201,945	-275
58	Wyre	110,261	110,002	-259
59	Dacorum	152,692	152,445	-247
60	Rushmoor	96,327	96,091	-236
61	Lichfield	103,061	102,831	-230

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)
62	South Tyneside	149,418	149,194	-224
63	Hinckley and Bosworth	110,102	109,881	-221
64	Daventry	81,316	81,098	-218
65	North West Leicestershire	98,644	98,436	-208
66	Kingston upon Hull, City of	260,240	260,035	-205
67	Watford	96,773	96,577	-196
68	East Hertfordshire	146,309	146,130	-179
69	Great Yarmouth	99,164	98,992	-172
70	Shepway	111,190	111,024	-166
71	Bury	188,669	188,503	-166
72	Harborough	90,416	90,251	-165
73	North Norfolk	103,752	103,587	-165
74	North Dorset	71,064	70,915	-149
75	Hyndburn	80,537	80,392	-145
76	Blaby	97,703	97,562	-141
77	Tandridge	86,665	86,527	-138
78	Gloucester	128,488	128,355	-133
79	Sevenoaks	119,142	119,011	-131
80	Harlow	85,995	85,867	-128
81	Swale	145,042	144,917	-125
82	Rossendale	69,886	69,787	-99
83	South Northamptonshire	89,959	89,864	-95
84	North Hertfordshire	132,747	132,655	-92
85	Sedgemoor	121,436	121,345	-91
86	Eastleigh	129,635	129,546	-89
87	Chorley	114,351	114,266	-85
88	Vale of White Horse	128,738	128,653	-85
89	Sandwell	322,712	322,631	-81
90	Tameside	223,189	223,109	-80
91	Dudley	317,634	317,558	-76
92	Pendle	90,588	90,515	-73
93	Middlesbrough	140,398	140,326	-72
94	Tewkesbury	88,589	88,518	-71
95	Kettering	99,002	98,947	-55
-	Harrow	248,752	248,697	-55
96	Broadland	127,455	127,402	-53
97	Eastbourne	103,054	103,003	-51
98	North Warwickshire	63,229	63,193	-36
99	Rushcliffe	115,204	115,168	-36
100	Spelthorne	98,902	98,869	-33
101	Derby	256,233	256,203	-30
102	Burnley	87,522	87,496	-26
103	Cannock Chase	98,534	98,513	-21
104	Carlisle	108,409	108,388	-21
105	East Dorset	89,093	89,080	-13
106	South Staffordshire	111,180	111,173	-7
107	Copeland	69,307	69,306	-1
108	Bromsgrove	96,769	96,770	+1
109	Eden	52,639	52,642	+3
110	Purbeck	46,336	46,341	+5
111	Tonbridge and Malling	127,293	127,305	+12
112	South Ribble	110,118	110,136	+18
113	North Lincolnshire	170,786	170,807	+21
114	Castle Point	89,731	89,752	+21
115	Isles of Scilly	2,308	2,331	+23
116	St. Helens	178,455	178,480	+25
117	Forest of Dean	85,385	85,411	+26
118	North East Derbyshire	100,423	100,450	+27
119	North Devon	94,615	94,643	+28
120	Hartlepool	92,817	92,845	+28
121	Ashfield	124,482	124,513	+31
122	Reading	162,666	162,701	+35
123	Craven	56,308	56,343	+35
124	Rochford	85,670	85,708	+38
125	Ribble Valley	58,826	58,864	+38
126	Cheshire West and Chester	335,680	335,724	+44
127	Torridge	66,977	67,022	+45
-	Kensington and Chelsea	156,726	156,773	+47
128	Hambleton	90,537	90,591	+54
129	Tamworth	76,955	77,010	+55
130	Manchester	541,263	541,319	+56
131	High Peak	91,662	91,720	+58
132	Teignbridge	129,856	129,917	+61
133	Bedford	168,751	168,814	+63
134	North Somerset	211,681	211,747	+66
135	Maldon	63,350	63,418	+68
136	West Oxfordshire	108,674	108,748	+74
137	Weymouth and Portland	65,371	65,447	+76
138	Canterbury	162,416	162,502	+86
139	Knowsley	147,915	148,001	+86
140	Chesterfield	104,440	104,527	+87
141	South Derbyshire	100,334	100,421	+87
142	Melton	50,878	50,967	+89

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)
143	Breckland	137,032	137,123	+91
144	Stroud	117,381	117,472	+91
145	Mid Devon	79,789	79,880	+91
146	Redcar and Cleveland	135,404	135,496	+92
147	Chiltern	95,103	95,204	+101
148	Uttlesford	86,188	86,289	+101
149	Broxbourne	96,779	96,881	+102
150	Wyre Forest	99,902	100,007	+105
151	Staffordshire Moorlands	98,069	98,176	+107
152	East Riding of Yorkshire	337,696	337,804	+108
153	Chelmsford	174,089	174,197	+108
154	Corby	68,187	68,295	+108
155	Adur	63,506	63,621	+115
156	Redditch	84,971	85,088	+117
157	West Dorset	101,382	101,505	+123
158	South Norfolk	132,837	132,965	+128
159	Gosport	85,363	85,492	+129
160	South Holland	92,387	92,527	+140
161	Allerdale	96,956	97,099	+143
162	Three Rivers	92,533	92,676	+143
163	Bolsover	78,082	78,225	+143
164	Richmondshire	53,732	53,876	+144
165	Boston	67,564	67,709	+145
166	Amber Valley	124,645	124,802	+157
167	West Devon	54,582	54,742	+160
168	Fylde	77,990	78,153	+163
169	Warrington	208,809	208,973	+164
170	Christchurch	49,481	49,645	+164
171	Oadby and Wigston	55,825	55,991	+166
172	West Lindsey	93,734	93,903	+169
173	West Somerset	34,306	34,475	+169
174	Crawley	111,375	111,546	+171
175	Walsall	278,715	278,887	+172
176	South Bucks	69,636	69,809	+173
177	Thanet	140,652	140,828	+176
178	Wellingborough	78,191	78,367	+176
179	Hertsmere	103,528	103,705	+177
180	Rochdale	216,165	216,350	+185
181	Derbyshire Dales	71,288	71,477	+189
182	Wychavon	122,943	123,144	+201
183	Stevenage	87,081	87,285	+204
184	King's Lynn and West Norfolk	151,589	151,797	+208
185	Barrow-in-Furness	67,321	67,532	+211
186	Rotherham	261,930	262,142	+212
187	Erewash	114,891	115,112	+221
188	Herefordshire, County of	189,309	189,532	+223
189	Braintree	150,999	151,233	+234
190	East Staffordshire	116,701	116,937	+236
191	Gedling	116,501	116,746	+245
192	Lewes	101,381	101,631	+250
193	Havant	123,640	123,891	+251
194	Wakefield	336,834	337,094	+260
195	North Tyneside	203,307	203,575	+268
196	Selby	86,667	86,942	+275
197	Stockton-on-Tees	195,681	195,958	+277
198	Newark and Sherwood	119,570	119,848	+278
199	Bracknell Forest	119,447	119,730	+283
200	Tunbridge Wells	117,069	117,357	+288
201	Arun	156,997	157,287	+290
202	New Forest	179,236	179,529	+293
203	Cherwell	146,338	146,635	+297
204	East Lindsey	138,443	138,743	+300
205	Coventry	352,911	353,215	+304
206	Surrey Heath	88,387	88,705	+318
207	Scarborough	107,824	108,157	+333
-	Bexley	244,760	245,095	+335
208	Rutland	38,606	38,949	+343
209	Dover	114,227	114,572	+345
210	North Kesteven	113,297	113,644	+347
211	East Devon	139,908	140,271	+363
212	East Cambridgeshire	87,825	88,189	+364
213	Bassetlaw	114,847	115,212	+365
214	Cotswold	85,756	86,121	+365
215	Ryedale	53,486	53,861	+375
216	East Northamptonshire	90,999	91,382	+383
217	Brentwood	76,386	76,769	+383
218	Basildon	183,378	183,768	+390
219	Fareham	115,423	115,818	+395
220	Solihull	211,763	212,166	+403
221	Halton	126,903	127,306	+403
222	Rother	93,551	93,966	+415
223	Bolton	283,115	283,536	+421
224	Malvern Hills	76,130	76,555	+425

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)
225	Huntingdonshire	175,666	176,095	+429
226	Stoke-on-Trent	253,226	253,659	+433
227	Mansfield	107,435	107,880	+445
228	Mid Sussex	147,089	147,540	+451
229	St Edmundsbury	112,938	113,389	+451
230	Taunton Deane	115,515	115,969	+454
231	Wigan	323,060	323,526	+466
232	Isle of Wight	139,798	140,264	+466
233	Wealden	157,575	158,054	+479
234	Horsham	138,018	138,523	+505
235	Torbay	133,883	134,406	+523
236	South Hams	84,306	84,834	+528
237	South Lakeland	103,274	103,826	+552
238	Slough	147,181	147,736	+555
239	Mendip	112,545	113,131	+586
-	Havering	252,783	253,371	+588
240	Sefton	274,261	274,853	+592
241	Cheshire East	376,695	377,303	+608
242	Barnsley	241,218	241,847	+629
243	Hart	94,250	94,882	+632
244	Basingstoke and Deane	174,588	175,226	+638
245	Worthing	108,605	109,246	+641
246	Waveney	116,514	117,167	+653
247	Nuneaton and Bedworth	127,019	127,674	+655
248	Hastings	92,236	92,903	+667
249	Swindon	217,905	218,580	+675
250	Darlington	105,646	106,327	+681
251	North East Lincolnshire	159,144	159,828	+684
-	Bromley	326,889	327,580	+691
252	Mid Suffolk	100,014	100,720	+706
253	South Kesteven	140,193	140,900	+707
-	Enfield	331,395	332,127	+732
254	St Albans	146,282	147,025	+743
255	East Hampshire	117,955	118,705	+750
256	Telford and Wrekin	172,976	173,727	+751
257	Babergh	89,498	90,250	+752
258	Tendring	142,598	143,353	+755
259	Test Valley	122,044	122,823	+779
260	Blackpool	139,195	139,983	+788
261	Southend-on-Sea	179,799	180,606	+807
262	Waverley	123,768	124,593	+825
263	Windsor and Maidenhead	148,814	149,689	+875
264	South Somerset	165,645	166,526	+881
265	Chichester	118,175	119,125	+950
266	Doncaster	306,397	307,374	+977
267	Wirral	321,238	322,216	+978
-	Croydon	382,304	383,301	+997
268	Colchester	186,635	187,633	+998
269	Shropshire	313,373	314,392	+1,019
270	South Oxfordshire	138,128	139,156	+1,028
271	Mole Valley	86,223	87,258	+1,035
272	Gateshead	201,592	202,628	+1,036
273	Stratford-on-Avon	122,276	123,345	+1,069
274	Winchester	121,965	123,100	+1,135
275	Leicester	348,343	349,513	+1,170
276	Wokingham	161,878	163,087	+1,209
277	Cornwall	553,687	555,057	+1,370
278	Wolverhampton	256,621	258,017	+1,396
279	Thurrock	167,025	168,428	+1,403
280	Blackburn with Darwen	147,049	148,462	+1,413
281	Northumberland	316,002	317,444	+1,442
282	Rugby	103,815	105,291	+1,476
-	Ealing	343,196	344,802	+1,606
-	Merton	205,029	206,706	+1,677
-	Barking and Dagenham	206,460	208,182	+1,722
283	Woking	99,695	101,421	+1,726
284	West Berkshire	156,837	158,576	+1,739
285	Bristol, City of	454,213	455,966	+1,753
286	Milton Keynes	264,479	266,240	+1,761
287	Suffolk Coastal	125,955	127,836	+1,881
-	Redbridge	299,249	301,328	+2,079
-	Hammersmith and Fulham	179,654	181,783	+2,129
288	Ipswich	135,908	138,515	+2,607
-	Camden	246,181	249,162	+2,981
289	Liverpool	484,578	487,605	+3,027
290	Elmbridge	132,764	136,085	+3,321
291	Harrogate	156,312	159,768	+3,456
292	Birmingham	1,124,569	1,128,077	+3,508
-	Newham	340,978	344,533	+3,555
293	Wiltshire	488,409	492,240	+3,831
-	Wandsworth	316,096	321,497	+5,401

Table 2
Comparison of Unrevised 2016 MYE and Revised 2016 MYE with % change

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)	Difference (%)
-	City of London	9,401	7,246	-2,155	-29.74%
1	Cambridge	131,799	124,635	-7,164	-5.75%
2	Oxford	161,291	155,292	-5,999	-3.86%
-	Haringey	278,451	272,078	-6,373	-2.34%
-	Westminster	247,614	241,974	-5,640	-2.33%
3	Bournemouth	197,657	193,653	-4,004	-2.07%
4	Forest Heath	64,447	63,298	-1,149	-1.82%
5	Exeter	129,801	127,522	-2,279	-1.79%
6	Southampton	254,275	250,377	-3,898	-1.56%
-	Lambeth	327,910	323,063	-4,847	-1.50%
-	Kingston upon Thames	176,107	173,703	-2,404	-1.38%
-	Tower Hamlets	304,854	300,943	-3,911	-1.30%
7	Lancaster	143,517	141,723	-1,794	-1.27%
8	Charnwood	179,389	177,378	-2,011	-1.13%
-	Hounslow	271,139	268,270	-2,869	-1.07%
-	Lewisham	301,867	298,903	-2,964	-0.99%
9	Newcastle upon Tyne	296,478	293,713	-2,765	-0.94%
10	Wycombe	176,868	175,363	-1,505	-0.86%
-	Hillingdon	302,471	299,899	-2,572	-0.86%
11	Norwich	141,041	139,865	-1,176	-0.84%
12	Welwyn Hatfield	121,996	121,007	-989	-0.82%
13	Guildford	148,020	146,845	-1,175	-0.80%
14	**Central Bedfordshire**	**278,937**	**276,731**	**-2,206**	**-0.80%**
15	Epsom and Ewell	79,588	78,999	-589	-0.75%
16	Brighton and Hove	289,229	287,173	-2,056	-0.72%
17	Plymouth	264,199	262,355	-1,844	-0.70%
18	Portsmouth	214,832	213,335	-1,497	-0.70%
19	York	208,367	206,920	-1,447	-0.70%
20	Warwick	140,411	139,488	-923	-0.66%
21	Runnymede	86,889	86,370	-519	-0.60%
-	Waltham Forest	275,843	274,222	-1,621	-0.59%
22	Medway	278,542	276,957	-1,585	-0.57%
-	Brent	328,254	326,427	-1,827	-0.56%
23	Gravesham	106,808	106,215	-593	-0.56%
24	Preston	141,801	141,023	-778	-0.55%
25	Fenland	100,182	99,636	-546	-0.55%
26	Poole	151,500	150,711	-789	-0.52%
-	Southwark	313,223	311,655	-1,568	-0.50%
27	Broxtowe	112,671	112,116	-555	-0.50%
28	Northampton	225,474	224,499	-975	-0.43%
29	Bath and North East Somerset	187,751	186,946	-805	-0.43%
30	Lincoln	97,795	97,385	-410	-0.42%
31	Kirklees	437,047	435,236	-1,811	-0.42%
32	Luton	216,791	215,914	-877	-0.41%
33	Dartford	105,543	105,117	-426	-0.41%
34	Worcester	102,338	101,927	-411	-0.40%
35	Maidstone	166,360	165,719	-641	-0.39%
36	Stafford	134,155	133,664	-491	-0.37%
-	Islington	232,865	232,055	-810	-0.35%
37	South Gloucestershire	277,623	276,677	-946	-0.34%
-	Barnet	386,083	384,774	-1,309	-0.34%
-	Richmond upon Thames	195,846	195,187	-659	-0.34%
38	Calderdale	209,770	209,069	-701	-0.34%
39	Bradford	534,279	532,539	-1,740	-0.33%
40	Epping Forest	130,321	129,923	-398	-0.31%
41	West Lancashire	113,401	113,061	-340	-0.30%
42	South Cambridgeshire	156,468	156,020	-448	-0.29%
43	Daventry	81,316	81,098	-218	-0.27%
44	Cheltenham	117,530	117,217	-313	-0.27%
45	Newcastle-under-Lyme	128,467	128,126	-341	-0.27%
46	Stockport	290,557	289,821	-736	-0.25%
47	Reigate and Banstead	145,648	145,284	-364	-0.25%
48	Rushmoor	96,327	96,091	-236	-0.25%
49	Salford	248,726	248,121	-605	-0.24%
50	Sheffield	575,424	574,050	-1,374	-0.24%
51	Sunderland	277,962	277,307	-655	-0.24%
52	Wyre	110,261	110,002	-259	-0.24%
53	Aylesbury Vale	193,113	192,680	-433	-0.22%
-	Greenwich	279,766	279,139	-627	-0.22%
54	Lichfield	103,061	102,831	-230	-0.22%
55	Ashford	126,151	125,871	-280	-0.22%
56	North West Leicestershire	98,644	98,436	-208	-0.21%
57	North Dorset	71,064	70,915	-149	-0.21%
58	Watford	96,773	96,577	-196	-0.20%
59	Hinckley and Bosworth	110,102	109,881	-221	-0.20%
60	Trafford	234,673	234,210	-463	-0.20%
61	Peterborough	197,095	196,735	-360	-0.18%
62	Harborough	90,416	90,251	-165	-0.18%
63	Hyndburn	80,537	80,392	-145	-0.18%

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)	Difference (%)
64	Great Yarmouth	99,164	98,992	-172	-0.17%
65	Dacorum	152,692	152,445	-247	-0.16%
66	Oldham	232,724	232,349	-375	-0.16%
67	Tandridge	86,665	86,527	-138	-0.16%
68	North Norfolk	103,752	103,587	-165	-0.16%
69	Nottingham	325,282	324,779	-503	-0.15%
70	South Tyneside	149,418	149,194	-224	-0.15%
71	Shepway	111,190	111,024	-166	-0.15%
72	Harlow	85,995	85,867	-128	-0.15%
73	Blaby	97,703	97,562	-141	-0.14%
74	Rossendale	69,886	69,787	-99	-0.14%
-	Sutton	202,220	201,945	-275	-0.14%
75	East Hertfordshire	146,309	146,130	-179	-0.12%
76	Sevenoaks	119,142	119,011	-131	-0.11%
77	South Northamptonshire	89,959	89,864	-95	-0.11%
-	Hackney	273,526	273,239	-287	-0.11%
78	Gloucester	128,488	128,355	-133	-0.10%
79	Bury	188,669	188,503	-166	-0.09%
80	Swale	145,042	144,917	-125	-0.09%
81	Leeds	781,743	781,087	-656	-0.08%
82	Pendle	90,588	90,515	-73	-0.08%
83	Tewkesbury	88,589	88,518	-71	-0.08%
84	Kingston upon Hull, City of	260,240	260,035	-205	-0.08%
85	Sedgemoor	121,436	121,345	-91	-0.07%
86	Chorley	114,351	114,266	-85	-0.07%
87	County Durham	522,143	521,776	-367	-0.07%
88	North Hertfordshire	132,747	132,655	-92	-0.07%
89	Eastleigh	129,635	129,546	-89	-0.07%
90	Vale of White Horse	128,738	128,653	-85	-0.07%
91	North Warwickshire	63,229	63,193	-36	-0.06%
92	Kettering	99,002	98,947	-55	-0.06%
93	Middlesbrough	140,398	140,326	-72	-0.05%
94	Eastbourne	103,054	103,003	-51	-0.05%
95	Broadland	127,455	127,402	-53	-0.04%
96	Tameside	223,189	223,109	-80	-0.04%
97	Spelthorne	98,902	98,869	-33	-0.03%
98	Rushcliffe	115,204	115,168	-36	-0.03%
99	Burnley	87,522	87,496	-26	-0.03%
100	Sandwell	322,712	322,631	-81	-0.03%
101	Dudley	317,634	317,558	-76	-0.02%
-	Harrow	248,752	248,697	-55	-0.02%
102	Cannock Chase	98,534	98,513	-21	-0.02%
103	Carlisle	108,409	108,388	-21	-0.02%
104	East Dorset	89,093	89,080	-13	-0.01%
105	Derby	256,233	256,203	-30	-0.01%
106	South Staffordshire	111,180	111,173	-7	-0.01%
107	Copeland	69,307	69,306	-1	-0.00%
108	Bromsgrove	96,769	96,770	+1	+0.00%
109	Eden	52,639	52,642	+3	+0.01%
110	Tonbridge and Malling	127,293	127,305	+12	+0.01%
111	Manchester	541,263	541,319	+56	+0.01%
112	Purbeck	46,336	46,341	+5	+0.01%
113	North Lincolnshire	170,786	170,807	+21	+0.01%
114	Cheshire West and Chester	335,680	335,724	+44	+0.01%
115	St. Helens	178,455	178,480	+25	+0.01%
116	South Ribble	110,118	110,136	+18	+0.02%
117	Reading	162,666	162,701	+35	+0.02%
118	Castle Point	89,731	89,752	+21	+0.02%
119	Ashfield	124,482	124,513	+31	+0.02%
120	North East Derbyshire	100,423	100,450	+27	+0.03%
121	North Devon	94,615	94,643	+28	+0.03%
-	Kensington and Chelsea	156,726	156,773	+47	+0.03%
122	Hartlepool	92,817	92,845	+28	+0.03%
123	Forest of Dean	85,385	85,411	+26	+0.03%
124	North Somerset	211,681	211,747	+66	+0.03%
125	East Riding of Yorkshire	337,696	337,804	+108	+0.03%
126	Bedford	168,751	168,814	+63	+0.04%
127	Rochford	85,670	85,708	+38	+0.04%
128	Teignbridge	129,856	129,917	+61	+0.05%
129	Canterbury	162,416	162,502	+86	+0.05%
130	Knowsley	147,915	148,001	+86	+0.06%
131	Hambleton	90,537	90,591	+54	+0.06%
132	Walsall	278,715	278,887	+172	+0.06%
133	Chelmsford	174,089	174,197	+108	+0.06%
134	Craven	56,308	56,343	+35	+0.06%
135	High Peak	91,662	91,720	+58	+0.06%
136	Ribble Valley	58,826	58,864	+38	+0.06%
137	Breckland	137,032	137,123	+91	+0.07%
138	Torridge	66,977	67,022	+45	+0.07%
139	Redcar and Cleveland	135,404	135,496	+92	+0.07%
140	West Oxfordshire	108,674	108,748	+74	+0.07%
141	Tamworth	76,955	77,010	+55	+0.07%
142	Wakefield	336,834	337,094	+260	+0.08%

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)	Difference (%)
143	Stroud	117,381	117,472	+91	+0.08%
144	Warrington	208,809	208,973	+164	+0.08%
145	Rotherham	261,930	262,142	+212	+0.08%
146	Chesterfield	104,440	104,527	+87	+0.08%
147	Rochdale	216,165	216,350	+185	+0.09%
148	Coventry	352,911	353,215	+304	+0.09%
149	South Derbyshire	100,334	100,421	+87	+0.09%
150	South Norfolk	132,837	132,965	+128	+0.10%
151	Wyre Forest	99,902	100,007	+105	+0.10%
152	Broxbourne	96,779	96,881	+102	+0.11%
153	Chiltern	95,103	95,204	+101	+0.11%
154	Maldon	63,350	63,418	+68	+0.11%
155	Staffordshire Moorlands	98,069	98,176	+107	+0.11%
156	Mid Devon	79,789	79,880	+91	+0.11%
157	Weymouth and Portland	65,371	65,447	+76	+0.12%
158	Uttlesford	86,188	86,289	+101	+0.12%
159	Herefordshire, County of	189,309	189,532	+223	+0.12%
160	West Dorset	101,382	101,505	+123	+0.12%
161	Thanet	140,652	140,828	+176	+0.12%
162	Amber Valley	124,645	124,802	+157	+0.13%
163	North Tyneside	203,307	203,575	+268	+0.13%
-	Bexley	244,760	245,095	+335	+0.14%
164	King's Lynn and West Norfolk	151,589	151,797	+208	+0.14%
165	Redditch	84,971	85,088	+117	+0.14%
166	Stockton-on-Tees	195,681	195,958	+277	+0.14%
167	Wigan	323,060	323,526	+466	+0.14%
168	Allerdale	96,956	97,099	+143	+0.15%
169	Bolton	283,115	283,536	+421	+0.15%
170	Gosport	85,363	85,492	+129	+0.15%
171	South Holland	92,387	92,527	+140	+0.15%
172	Crawley	111,375	111,546	+171	+0.15%
173	Three Rivers	92,533	92,676	+143	+0.15%
174	Braintree	150,999	151,233	+234	+0.15%
175	Corby	68,187	68,295	+108	+0.16%
176	Cheshire East	376,695	377,303	+608	+0.16%
177	New Forest	179,236	179,529	+293	+0.16%
178	Wychavon	122,943	123,144	+201	+0.16%
179	Hertsmere	103,528	103,705	+177	+0.17%
180	Stoke-on-Trent	253,226	253,659	+433	+0.17%
181	Melton	50,878	50,967	+89	+0.17%
182	West Lindsey	93,734	93,903	+169	+0.18%
183	Adur	63,506	63,621	+115	+0.18%
184	Bolsover	78,082	78,225	+143	+0.18%
185	Arun	156,997	157,287	+290	+0.18%
186	Solihull	211,763	212,166	+403	+0.19%
187	Erewash	114,891	115,112	+221	+0.19%
188	East Staffordshire	116,701	116,937	+236	+0.20%
189	Cherwell	146,338	146,635	+297	+0.20%
190	Havant	123,640	123,891	+251	+0.20%
191	Fylde	77,990	78,153	+163	+0.21%
192	Gedling	116,501	116,746	+245	+0.21%
-	Bromley	326,889	327,580	+691	+0.21%
193	Basildon	183,378	183,768	+390	+0.21%
194	Boston	67,564	67,709	+145	+0.21%
195	Sefton	274,261	274,853	+592	+0.22%
196	East Lindsey	138,443	138,743	+300	+0.22%
-	Enfield	331,395	332,127	+732	+0.22%
197	Wellingborough	78,191	78,367	+176	+0.22%
198	Newark and Sherwood	119,570	119,848	+278	+0.23%
-	Havering	252,783	253,371	+588	+0.23%
199	Stevenage	87,081	87,285	+204	+0.23%
200	Bracknell Forest	119,447	119,730	+283	+0.24%
201	Huntingdonshire	175,666	176,095	+429	+0.24%
202	Tunbridge Wells	117,069	117,357	+288	+0.25%
203	Lewes	101,381	101,631	+250	+0.25%
204	Cornwall	553,687	555,057	+1,370	+0.25%
205	South Bucks	69,636	69,809	+173	+0.25%
206	East Devon	139,908	140,271	+363	+0.26%
207	Barnsley	241,218	241,847	+629	+0.26%
-	Croydon	382,304	383,301	+997	+0.26%
208	Derbyshire Dales	71,288	71,477	+189	+0.26%
209	Richmondshire	53,732	53,876	+144	+0.27%
210	West Devon	54,582	54,742	+160	+0.29%
211	Oadby and Wigston	55,825	55,991	+166	+0.30%
212	Dover	114,227	114,572	+345	+0.30%
213	Wealden	157,575	158,054	+479	+0.30%
214	Wirral	321,238	322,216	+978	+0.30%
215	North Kesteven	113,297	113,644	+347	+0.31%
216	Mid Sussex	147,089	147,540	+451	+0.31%
217	Scarborough	107,824	108,157	+333	+0.31%
218	Swindon	217,905	218,580	+675	+0.31%
219	Birmingham	1,124,569	1,128,077	+3,508	+0.31%
220	Barrow-in-Furness	67,321	67,532	+211	+0.31%

Rank (exc London)	Local Authority	Unrevised 2016 MYE	Revised 2016 MYE	Difference (persons)	Difference (%)
221	Selby	86,667	86,942	+275	+0.32%
222	Halton	126,903	127,306	+403	+0.32%
223	Bassetlaw	114,847	115,212	+365	+0.32%
224	Doncaster	306,397	307,374	+977	+0.32%
225	Shropshire	313,373	314,392	+1,019	+0.32%
226	Christchurch	49,481	49,645	+164	+0.33%
227	Isle of Wight	139,798	140,264	+466	+0.33%
228	Leicester	348,343	349,513	+1,170	+0.33%
229	Fareham	115,423	115,818	+395	+0.34%
230	Surrey Heath	88,387	88,705	+318	+0.36%
231	Basingstoke and Deane	174,588	175,226	+638	+0.36%
232	Horsham	138,018	138,523	+505	+0.36%
233	Slough	147,181	147,736	+555	+0.38%
234	Bristol, City of	454,213	455,966	+1,753	+0.38%
235	Torbay	133,883	134,406	+523	+0.39%
236	Taunton Deane	115,515	115,969	+454	+0.39%
237	St Edmundsbury	112,938	113,389	+451	+0.40%
238	Mansfield	107,435	107,880	+445	+0.41%
239	East Cambridgeshire	87,825	88,189	+364	+0.41%
240	East Northamptonshire	90,999	91,382	+383	+0.42%
241	Cotswold	85,756	86,121	+365	+0.42%
242	North East Lincolnshire	159,144	159,828	+684	+0.43%
243	Telford and Wrekin	172,976	173,727	+751	+0.43%
244	Rother	93,551	93,966	+415	+0.44%
245	Southend-on-Sea	179,799	180,606	+807	+0.45%
246	Northumberland	316,002	317,444	+1,442	+0.45%
-	Ealing	343,196	344,802	+1,606	+0.47%
247	West Somerset	34,306	34,475	+169	+0.49%
248	Brentwood	76,386	76,769	+383	+0.50%
249	South Kesteven	140,193	140,900	+707	+0.50%
250	St Albans	146,282	147,025	+743	+0.51%
251	Gateshead	201,592	202,628	+1,036	+0.51%
252	Nuneaton and Bedworth	127,019	127,674	+655	+0.51%
253	Mendip	112,545	113,131	+586	+0.52%
254	Tendring	142,598	143,353	+755	+0.53%
255	South Somerset	165,645	166,526	+881	+0.53%
256	South Lakeland	103,274	103,826	+552	+0.53%
257	Colchester	186,635	187,633	+998	+0.53%
258	Wolverhampton	256,621	258,017	+1,396	+0.54%
259	Malvern Hills	76,130	76,555	+425	+0.56%
260	Waveney	116,514	117,167	+653	+0.56%
261	Blackpool	139,195	139,983	+788	+0.56%
262	Windsor and Maidenhead	148,814	149,689	+875	+0.58%
263	Worthing	108,605	109,246	+641	+0.59%
264	Liverpool	484,578	487,605	+3,027	+0.62%
265	South Hams	84,306	84,834	+528	+0.62%
266	East Hampshire	117,955	118,705	+750	+0.63%
267	Test Valley	122,044	122,823	+779	+0.63%
268	Darlington	105,646	106,327	+681	+0.64%
269	Milton Keynes	264,479	266,240	+1,761	+0.66%
270	Waverley	123,768	124,593	+825	+0.66%
271	Hart	94,250	94,882	+632	+0.67%
-	Redbridge	299,249	301,328	+2,079	+0.69%
272	Ryedale	53,486	53,861	+375	+0.70%
273	Mid Suffolk	100,014	100,720	+706	+0.70%
274	Hastings	92,236	92,903	+667	+0.72%
275	South Oxfordshire	138,128	139,156	+1,028	+0.74%
276	Wokingham	161,878	163,087	+1,209	+0.74%
277	Wiltshire	488,409	492,240	+3,831	+0.78%
278	Chichester	118,175	119,125	+950	+0.80%
-	Merton	205,029	206,706	+1,677	+0.81%
-	Barking and Dagenham	206,460	208,182	+1,722	+0.83%
279	Thurrock	167,025	168,428	+1,403	+0.83%
280	Babergh	89,498	90,250	+752	+0.83%
281	Stratford-on-Avon	122,276	123,345	+1,069	+0.87%
282	Rutland	38,606	38,949	+343	+0.88%
283	Winchester	121,965	123,100	+1,135	+0.92%
284	Blackburn with Darwen	147,049	148,462	+1,413	+0.95%
285	Isles of Scilly	2,308	2,331	+23	+0.99%
-	Newham	340,978	344,533	+3,555	+1.03%
286	West Berkshire	156,837	158,576	+1,739	+1.10%
-	Hammersmith and Fulham	179,654	181,783	+2,129	+1.17%
287	Mole Valley	86,223	87,258	+1,035	+1.19%
-	Camden	246,181	249,162	+2,981	+1.20%
288	Rugby	103,815	105,291	+1,476	+1.40%
289	Suffolk Coastal	125,955	127,836	+1,881	+1.47%
-	Wandsworth	316,096	321,497	+5,401	+1.68%
290	Woking	99,695	101,421	+1,726	+1.70%
291	Ipswich	135,908	138,515	+2,607	+1.88%
292	Harrogate	156,312	159,768	+3,456	+2.16%
293	Elmbridge	132,764	136,085	+3,321	+2.44%

Table 3
Comparison of population change 2011-16 pre and post revision

Rank (exc London)	Local Authority	2011 MYE	Unrevised 2016 MYE	Change 2011-16 unrevised	Change 2011-16 unrevised (%)	Revised 2016 MYE	Change 2011-16 revised	Change 2011-16 revised (%)	Difference (% points)
-	City of London	7,412	9,401	+1,989	+26.83%	7,246	-166	-2.24%	-29.07%
1	Cambridge	122,725	131,799	+9,074	+7.39%	124,635	+1,910	+1.56%	-5.84%
2	Oxford	150,245	161,291	+11,046	+7.35%	155,292	+5,047	+3.36%	-3.99%
-	Westminster	219,582	247,614	+28,032	+12.77%	241,974	+22,392	+10.20%	-2.57%
-	Haringey	255,540	278,451	+22,911	+8.97%	272,078	+16,538	+6.47%	-2.49%
3	Bournemouth	183,450	197,657	+14,207	+7.74%	193,653	+10,203	+5.56%	-2.18%
4	Exeter	117,063	129,801	+12,738	+10.88%	127,522	+10,459	+8.93%	-1.95%
5	Forest Heath	60,038	64,447	+4,409	+7.34%	63,298	+3,260	+5.43%	-1.91%
6	Southampton	235,870	254,275	+18,405	+7.80%	250,377	+14,507	+6.15%	-1.65%
-	Lambeth	304,481	327,910	+23,429	+7.69%	323,063	+18,582	+6.10%	-1.59%
-	Tower Hamlets	256,012	304,854	+48,842	+19.08%	300,943	+44,931	+17.55%	-1.53%
-	Kingston upon Thames	160,436	176,107	+15,671	+9.77%	173,703	+13,267	+8.27%	-1.50%
7	Lancaster	137,823	143,517	+5,694	+4.13%	141,723	+3,900	+2.83%	-1.30%
8	Charnwood	165,876	179,389	+13,513	+8.15%	177,378	+11,502	+6.93%	-1.21%
-	Hounslow	254,927	271,139	+16,212	+6.36%	268,270	+13,343	+5.23%	-1.13%
-	Lewisham	276,938	301,867	+24,929	+9.00%	298,903	+21,965	+7.93%	-1.07%
9	Newcastle upon Tyne	279,092	296,478	+17,386	+6.23%	293,713	+14,621	+5.24%	-0.99%
-	Hillingdon	275,499	302,471	+26,972	+9.79%	299,899	+24,400	+8.86%	-0.93%
10	Welwyn Hatfield	110,727	121,996	+11,269	+10.18%	121,007	+10,280	+9.28%	-0.89%
11	Norwich	132,158	141,041	+8,883	+6.72%	139,865	+7,707	+5.83%	-0.89%
12	Wycombe	171,958	176,868	+4,910	+2.86%	175,363	+3,405	+1.98%	-0.88%
13	**Central Bedfordshire**	**255,644**	**278,937**	**+23,293**	**+9.11%**	**276,731**	**+21,087**	**+8.25%**	**-0.86%**
14	Guildford	137,580	148,020	+10,440	+7.59%	146,845	+9,265	+6.73%	-0.85%
15	Epsom and Ewell	75,191	79,588	+4,397	+5.85%	78,999	+3,808	+5.06%	-0.78%
16	Brighton and Hove	272,952	289,229	+16,277	+5.96%	287,173	+14,221	+5.21%	-0.75%
17	York	197,783	208,367	+10,584	+5.35%	206,920	+9,137	+4.62%	-0.73%
18	Portsmouth	205,433	214,832	+9,399	+4.58%	213,335	+7,902	+3.85%	-0.73%
19	Plymouth	256,589	264,199	+7,610	+2.97%	262,355	+5,766	+2.25%	-0.72%
20	Warwick	137,736	140,411	+2,675	+1.94%	139,488	+1,752	+1.27%	-0.67%
21	Runnymede	80,501	86,889	+6,388	+7.94%	86,370	+5,869	+7.29%	-0.64%
-	Waltham Forest	259,742	275,843	+16,101	+6.20%	274,222	+14,480	+5.57%	-0.62%
22	Medway	264,885	278,542	+13,657	+5.16%	276,957	+12,072	+4.56%	-0.60%
-	Brent	312,245	328,254	+16,009	+5.13%	326,427	+14,182	+4.54%	-0.59%
23	Gravesham	101,766	106,808	+5,042	+4.95%	106,215	+4,449	+4.37%	-0.58%
24	Fenland	95,461	100,182	+4,721	+4.95%	99,636	+4,175	+4.37%	-0.57%
25	Preston	140,054	141,801	+1,747	+1.25%	141,023	+969	+0.69%	-0.56%
-	Southwark	288,717	313,223	+24,506	+8.49%	311,655	+22,938	+7.94%	-0.54%
26	Poole	148,075	151,500	+3,425	+2.31%	150,711	+2,636	+1.78%	-0.53%
27	Broxtowe	109,749	112,671	+2,922	+2.66%	112,116	+2,367	+2.16%	-0.51%
28	Northampton	212,492	225,474	+12,982	+6.11%	224,499	+12,007	+5.65%	-0.46%
29	Bath and North East Somerset	175,538	187,751	+12,213	+6.96%	186,946	+11,408	+6.50%	-0.46%
30	Lincoln	93,085	97,795	+4,710	+5.06%	97,385	+4,300	+4.62%	-0.44%
31	Dartford	97,604	105,543	+7,939	+8.13%	105,117	+7,513	+7.70%	-0.44%
32	Luton	203,641	216,791	+13,150	+6.46%	215,914	+12,273	+6.03%	-0.43%
33	Kirklees	422,970	437,047	+14,077	+3.33%	435,236	+12,266	+2.90%	-0.43%
34	Worcester	98,679	102,338	+3,659	+3.71%	101,927	+3,248	+3.29%	-0.42%
35	Maidstone	155,764	166,360	+10,596	+6.80%	165,719	+9,955	+6.39%	-0.41%
-	Islington	206,285	232,865	+26,580	+12.89%	232,055	+25,770	+12.49%	-0.39%
36	Stafford	130,895	134,155	+3,260	+2.49%	133,664	+2,769	+2.12%	-0.38%
-	Barnet	357,538	386,083	+28,545	+7.98%	384,774	+27,236	+7.62%	-0.37%
37	South Gloucestershire	263,417	277,623	+14,206	+5.39%	276,677	+13,260	+5.03%	-0.36%
-	Richmond upon Thames	187,527	195,846	+8,319	+4.44%	195,187	+7,660	+4.08%	-0.35%
38	Calderdale	204,170	209,770	+5,600	+2.74%	209,069	+4,899	+2.40%	-0.34%
39	Bradford	523,115	534,279	+11,164	+2.13%	532,539	+9,424	+1.80%	-0.33%
40	Epping Forest	124,880	130,321	+5,441	+4.36%	129,923	+5,043	+4.04%	-0.32%
41	West Lancashire	110,617	113,401	+2,784	+2.52%	113,061	+2,444	+2.21%	-0.31%
42	South Cambridgeshire	149,842	156,468	+6,626	+4.42%	156,020	+6,178	+4.12%	-0.30%
43	Daventry	78,070	81,316	+3,246	+4.16%	81,098	+3,028	+3.88%	-0.28%
44	Newcastle-under-Lyme	123,878	128,467	+4,589	+3.70%	128,126	+4,248	+3.43%	-0.28%
45	Cheltenham	115,645	117,530	+1,885	+1.63%	117,217	+1,572	+1.36%	-0.27%
46	Reigate and Banstead	138,375	145,648	+7,273	+5.26%	145,284	+6,909	+4.99%	-0.26%
47	Stockport	283,253	290,557	+7,304	+2.58%	289,821	+6,568	+2.32%	-0.26%
48	Salford	234,487	248,726	+14,239	+6.07%	248,121	+13,634	+5.81%	-0.26%
49	Rushmoor	94,354	96,327	+1,973	+2.09%	96,091	+1,737	+1.84%	-0.25%
50	Sheffield	551,756	575,424	+23,668	+4.29%	574,050	+22,294	+4.04%	-0.25%
51	Aylesbury Vale	174,880	193,113	+18,233	+10.43%	192,680	+17,800	+10.18%	-0.25%
-	Greenwich	255,483	279,766	+24,283	+9.50%	279,139	+23,656	+9.26%	-0.25%
52	Wyre	107,692	110,261	+2,569	+2.39%	110,002	+2,310	+2.15%	-0.24%
53	Sunderland	275,330	277,962	+2,632	+0.96%	277,307	+1,977	+0.72%	-0.24%
54	Ashford	118,405	126,151	+7,746	+6.54%	125,871	+7,466	+6.31%	-0.24%
55	Lichfield	100,911	103,061	+2,150	+2.13%	102,831	+1,920	+1.90%	-0.23%
56	North West Leicestershire	93,670	98,644	+4,974	+5.31%	98,436	+4,766	+5.09%	-0.22%
57	Watford	90,653	96,773	+6,120	+6.75%	96,577	+5,924	+6.53%	-0.22%
58	North Dorset	69,002	71,064	+2,062	+2.99%	70,915	+1,913	+2.77%	-0.22%
59	Hinckley and Bosworth	105,328	110,102	+4,774	+4.53%	109,881	+4,553	+4.32%	-0.21%
60	Trafford	227,091	234,673	+7,582	+3.34%	234,210	+7,119	+3.13%	-0.20%
61	Peterborough	184,457	197,095	+12,638	+6.85%	196,735	+12,278	+6.66%	-0.20%
62	Harborough	85,699	90,416	+4,717	+5.50%	90,251	+4,552	+5.31%	-0.19%
63	Hyndburn	80,549	80,537	-12	-0.01%	80,392	-157	-0.19%	-0.18%
64	Great Yarmouth	97,424	99,164	+1,740	+1.79%	98,992	+1,568	+1.61%	-0.18%
65	Dacorum	145,298	152,692	+7,394	+5.09%	152,445	+7,147	+4.92%	-0.17%

Rank (exc London)	Local Authority	2011 MYE	Unrevised 2016 MYE	Change 2011-16 unrevised	Change 2011-16 unrevised (%)	Revised 2016 MYE	Change 2011-16 revised	Change 2011-16 revised (%)	Difference (% points)
66	Oldham	225,157	232,724	+7,567	+3.36%	232,349	+7,192	+3.19%	-0.17%
67	Tandridge	83,178	86,665	+3,487	+4.19%	86,527	+3,349	+4.03%	-0.17%
68	Nottingham	303,899	325,282	+21,383	+7.04%	324,779	+20,880	+6.87%	-0.17%
69	North Norfolk	101,664	103,752	+2,088	+2.05%	103,587	+1,923	+1.89%	-0.16%
70	Harlow	82,177	85,995	+3,818	+4.65%	85,867	+3,690	+4.49%	-0.16%
71	Shepway	108,199	111,190	+2,991	+2.76%	111,024	+2,825	+2.61%	-0.15%
72	South Tyneside	148,164	149,418	+1,254	+0.85%	149,194	+1,030	+0.70%	-0.15%
73	Blaby	94,132	97,703	+3,571	+3.79%	97,562	+3,430	+3.64%	-0.15%
74	Rossendale	68,053	69,886	+1,833	+2.69%	69,787	+1,734	+2.55%	-0.15%
-	Sutton	191,123	202,220	+11,097	+5.81%	201,945	+10,822	+5.66%	-0.14%
75	East Hertfordshire	138,155	146,309	+8,154	+5.90%	146,130	+7,975	+5.77%	-0.13%
-	Hackney	247,182	273,526	+26,344	+10.66%	273,239	+26,057	+10.54%	-0.12%
76	Sevenoaks	115,351	119,142	+3,791	+3.29%	119,011	+3,660	+3.17%	-0.11%
77	South Northamptonshire	85,446	89,959	+4,513	+5.28%	89,864	+4,418	+5.17%	-0.11%
78	Gloucester	121,921	128,488	+6,567	+5.39%	128,355	+6,434	+5.28%	-0.11%
79	Swale	136,324	145,042	+8,718	+6.40%	144,917	+8,593	+6.30%	-0.09%
80	Bury	185,422	188,669	+3,247	+1.75%	188,503	+3,081	+1.66%	-0.09%
81	Leeds	750,683	781,743	+31,060	+4.14%	781,087	+30,404	+4.05%	-0.09%
82	Tewkesbury	82,269	88,589	+6,320	+7.68%	88,518	+6,249	+7.60%	-0.09%
83	Pendle	89,576	90,588	+1,012	+1.13%	90,515	+939	+1.05%	-0.08%
84	Kingston upon Hull, City of	256,123	260,240	+4,117	+1.61%	260,035	+3,912	+1.53%	-0.08%
85	Sedgemoor	114,919	121,436	+6,517	+5.67%	121,345	+6,426	+5.59%	-0.08%
86	Chorley	107,591	114,351	+6,760	+6.28%	114,266	+6,675	+6.20%	-0.08%
87	North Hertfordshire	127,494	132,747	+5,253	+4.12%	132,655	+5,161	+4.05%	-0.07%
88	County Durham	512,994	522,143	+9,149	+1.78%	521,776	+8,782	+1.71%	-0.07%
89	Eastleigh	125,852	129,635	+3,783	+3.01%	129,546	+3,694	+2.94%	-0.07%
90	Vale of White Horse	121,891	128,738	+6,847	+5.62%	128,653	+6,762	+5.55%	-0.07%
91	Kettering	93,846	99,002	+5,156	+5.49%	98,947	+5,101	+5.44%	-0.06%
92	North Warwickshire	62,089	63,229	+1,140	+1.84%	63,193	+1,104	+1.78%	-0.06%
93	Middlesbrough	138,368	140,398	+2,030	+1.47%	140,326	+1,958	+1.42%	-0.05%
94	Eastbourne	99,308	103,054	+3,746	+3.77%	103,003	+3,695	+3.72%	-0.05%
95	Broadland	124,740	127,455	+2,715	+2.18%	127,402	+2,662	+2.13%	-0.04%
96	Tameside	219,727	223,189	+3,462	+1.58%	223,109	+3,382	+1.54%	-0.04%
97	Spelthorne	95,852	98,902	+3,050	+3.18%	98,869	+3,017	+3.15%	-0.03%
98	Rushcliffe	111,248	115,204	+3,956	+3.56%	115,168	+3,920	+3.52%	-0.03%
99	Burnley	87,032	87,522	+490	+0.56%	87,496	+464	+0.53%	-0.03%
100	Sandwell	309,042	322,712	+13,670	+4.42%	322,631	+13,589	+4.40%	-0.03%
101	Dudley	313,261	317,634	+4,373	+1.40%	317,558	+4,297	+1.37%	-0.02%
-	Harrow	240,499	248,752	+8,253	+3.43%	248,697	+8,198	+3.41%	-0.02%
102	Cannock Chase	97,582	98,534	+952	+0.98%	98,513	+931	+0.95%	-0.02%
103	Carlisle	107,475	108,409	+934	+0.87%	108,388	+913	+0.85%	-0.02%
104	East Dorset	87,301	89,093	+1,792	+2.05%	89,080	+1,779	+2.04%	-0.01%
105	Derby	248,943	256,233	+7,290	+2.93%	256,203	+7,260	+2.92%	-0.01%
106	South Staffordshire	108,318	111,180	+2,862	+2.64%	111,173	+2,855	+2.64%	-0.01%
107	Copeland	70,627	69,307	-1,320	-1.87%	69,306	-1,321	-1.87%	-0.00%
108	Bromsgrove	93,732	96,769	+3,037	+3.24%	96,770	+3,038	+3.24%	+0.00%
109	Eden	52,502	52,639	+137	+0.26%	52,642	+140	+0.27%	+0.01%
110	Tonbridge and Malling	121,087	127,293	+6,206	+5.13%	127,305	+6,218	+5.14%	+0.01%
111	Purbeck	45,184	46,336	+1,152	+2.55%	46,341	+1,157	+2.56%	+0.01%
112	Manchester	502,902	541,263	+38,361	+7.63%	541,319	+38,417	+7.64%	+0.01%
113	North Lincolnshire	167,516	170,786	+3,270	+1.95%	170,807	+3,291	+1.96%	+0.01%
114	Cheshire West and Chester	329,526	335,680	+6,154	+1.87%	335,724	+6,198	+1.88%	+0.01%
115	St. Helens	175,405	178,455	+3,050	+1.74%	178,480	+3,075	+1.75%	+0.01%
116	South Ribble	109,181	110,118	+937	+0.86%	110,136	+955	+0.87%	+0.02%
117	Reading	155,339	162,666	+7,327	+4.72%	162,701	+7,362	+4.74%	+0.02%
118	Castle Point	87,964	89,731	+1,767	+2.01%	89,752	+1,788	+2.03%	+0.02%
119	Ashfield	119,522	124,482	+4,960	+4.15%	124,513	+4,991	+4.18%	+0.03%
120	North East Derbyshire	99,100	100,423	+1,323	+1.34%	100,450	+1,350	+1.36%	+0.03%
-	Kensington and Chelsea	158,251	156,726	-1,525	-0.96%	156,773	-1,478	-0.93%	+0.03%
121	North Devon	93,976	94,615	+639	+0.68%	94,643	+667	+0.71%	+0.03%
122	Hartlepool	92,088	92,817	+729	+0.79%	92,845	+757	+0.82%	+0.03%
123	Forest of Dean	82,200	85,385	+3,185	+3.87%	85,411	+3,211	+3.91%	+0.03%
124	East Riding of Yorkshire	334,673	337,696	+3,023	+0.90%	337,804	+3,131	+0.94%	+0.03%
125	North Somerset	203,091	211,681	+8,590	+4.23%	211,747	+8,656	+4.26%	+0.03%
126	Bedford	157,840	168,751	+10,911	+6.91%	168,814	+10,974	+6.95%	+0.04%
127	Rochford	83,333	85,670	+2,337	+2.80%	85,708	+2,375	+2.85%	+0.05%
128	Teignbridge	124,271	129,856	+5,585	+4.49%	129,917	+5,646	+4.54%	+0.05%
129	Canterbury	150,600	162,416	+11,816	+7.85%	162,502	+11,902	+7.90%	+0.06%
130	Knowsley	145,903	147,915	+2,012	+1.38%	148,001	+2,098	+1.44%	+0.06%
131	Hambleton	89,602	90,537	+935	+1.04%	90,591	+989	+1.10%	+0.06%
132	Craven	55,459	56,308	+849	+1.53%	56,343	+884	+1.59%	+0.06%
133	High Peak	90,982	91,662	+680	+0.75%	91,720	+738	+0.81%	+0.06%
134	Walsall	269,524	278,715	+9,191	+3.41%	278,887	+9,363	+3.47%	+0.06%
135	Chelmsford	168,491	174,089	+5,598	+3.32%	174,197	+5,706	+3.39%	+0.06%
136	Ribble Valley	57,292	58,826	+1,534	+2.68%	58,864	+1,572	+2.74%	+0.07%
137	Redcar and Cleveland	135,164	135,404	+240	+0.18%	135,496	+332	+0.25%	+0.07%
138	Breckland	131,009	137,032	+6,023	+4.60%	137,123	+6,114	+4.67%	+0.07%
139	West Oxfordshire	105,442	108,674	+3,232	+3.07%	108,748	+3,306	+3.14%	+0.07%
140	Torridge	63,973	66,977	+3,004	+4.70%	67,022	+3,049	+4.77%	+0.07%
141	Tamworth	76,895	76,955	+60	+0.08%	77,010	+115	+0.15%	+0.07%
142	Wakefield	326,433	336,834	+10,401	+3.19%	337,094	+10,661	+3.27%	+0.08%
143	Stroud	113,074	117,381	+4,307	+3.81%	117,472	+4,398	+3.89%	+0.08%
144	Warrington	202,709	208,809	+6,100	+3.01%	208,973	+6,264	+3.09%	+0.08%
145	Rotherham	257,716	261,930	+4,214	+1.64%	262,142	+4,426	+1.72%	+0.08%
146	Chesterfield	103,788	104,440	+652	+0.63%	104,527	+739	+0.71%	+0.08%

Rank (exc London)	Local Authority	2011 MYE	Unrevised 2016 MYE	Change 2011-16 unrevised	Change 2011-16 unrevised (%)	Revised 2016 MYE	Change 2011-16 revised	Change 2011-16 revised (%)	Difference (% points)
147	Rochdale	211,929	216,165	+4,236	+2.00%	216,350	+4,421	+2.09%	+0.09%
148	South Derbyshire	94,915	100,334	+5,419	+5.71%	100,421	+5,506	+5.80%	+0.09%
149	Coventry	316,915	352,911	+35,996	+11.36%	353,215	+36,300	+11.45%	+0.10%
150	South Norfolk	124,495	132,837	+8,342	+6.70%	132,965	+8,470	+6.80%	+0.10%
151	Wyre Forest	98,048	99,902	+1,854	+1.89%	100,007	+1,959	+2.00%	+0.11%
152	Broxbourne	93,702	96,779	+3,077	+3.28%	96,881	+3,179	+3.39%	+0.11%
153	Chiltern	92,652	95,103	+2,451	+2.65%	95,204	+2,552	+2.75%	+0.11%
154	Staffordshire Moorlands	97,209	98,069	+860	+0.88%	98,176	+967	+0.99%	+0.11%
155	Maldon	61,720	63,350	+1,630	+2.64%	63,418	+1,698	+2.75%	+0.11%
156	Weymouth and Portland	65,135	65,371	+236	+0.36%	65,447	+312	+0.48%	+0.12%
157	Mid Devon	77,936	79,789	+1,853	+2.38%	79,880	+1,944	+2.49%	+0.12%
158	Herefordshire, County of	183,619	189,309	+5,690	+3.10%	189,532	+5,913	+3.22%	+0.12%
159	West Dorset	99,275	101,382	+2,107	+2.12%	101,505	+2,230	+2.25%	+0.12%
160	Uttlesford	80,032	86,188	+6,156	+7.69%	86,289	+6,257	+7.82%	+0.13%
161	Amber Valley	122,521	124,645	+2,124	+1.73%	124,802	+2,281	+1.86%	+0.13%
162	Thanet	134,402	140,652	+6,250	+4.65%	140,828	+6,426	+4.78%	+0.13%
163	North Tyneside	201,206	203,307	+2,101	+1.04%	203,575	+2,369	+1.18%	+0.13%
164	Redditch	84,318	84,971	+653	+0.77%	85,088	+770	+0.91%	+0.14%
165	King's Lynn and West Norfolk	147,936	151,589	+3,653	+2.47%	151,797	+3,861	+2.61%	+0.14%
-	Bexley	232,774	244,760	+11,986	+5.15%	245,095	+12,321	+5.29%	+0.14%
166	Stockton-on-Tees	191,824	195,681	+3,857	+2.01%	195,958	+4,134	+2.16%	+0.14%
167	Wigan	318,122	323,060	+4,938	+1.55%	323,526	+5,404	+1.70%	+0.15%
168	Allerdale	96,444	96,956	+512	+0.53%	97,099	+655	+0.68%	+0.15%
169	Bolton	277,296	283,115	+5,819	+2.10%	283,536	+6,240	+2.25%	+0.15%
170	Gosport	82,669	85,363	+2,694	+3.26%	85,492	+2,823	+3.41%	+0.16%
171	South Holland	88,390	92,387	+3,997	+4.52%	92,527	+4,137	+4.68%	+0.16%
172	Braintree	147,514	150,999	+3,485	+2.36%	151,233	+3,719	+2.52%	+0.16%
173	Crawley	107,053	111,375	+4,322	+4.04%	111,546	+4,493	+4.20%	+0.16%
174	Three Rivers	87,921	92,533	+4,612	+5.25%	92,676	+4,755	+5.41%	+0.16%
175	Cheshire East	370,736	376,695	+5,959	+1.61%	377,303	+6,567	+1.77%	+0.16%
176	New Forest	176,789	179,236	+2,447	+1.38%	179,529	+2,740	+1.55%	+0.17%
177	Wychavon	117,074	122,943	+5,869	+5.01%	123,144	+6,070	+5.18%	+0.17%
178	Stoke-on-Trent	248,719	253,226	+4,507	+1.81%	253,659	+4,940	+1.99%	+0.17%
179	Corby	61,607	68,187	+6,580	+10.68%	68,295	+6,688	+10.86%	+0.18%
180	Melton	50,495	50,878	+383	+0.76%	50,967	+472	+0.93%	+0.18%
181	Hertsmere	100,379	103,528	+3,149	+3.14%	103,705	+3,326	+3.31%	+0.18%
182	Adur	61,334	63,506	+2,172	+3.54%	63,621	+2,287	+3.73%	+0.19%
183	Bolsover	76,029	78,082	+2,053	+2.70%	78,225	+2,196	+2.89%	+0.19%
184	West Lindsey	89,352	93,734	+4,382	+4.90%	93,903	+4,551	+5.09%	+0.19%
185	Arun	149,811	156,997	+7,186	+4.80%	157,287	+7,476	+4.99%	+0.19%
186	Solihull	206,856	211,763	+4,907	+2.37%	212,166	+5,310	+2.57%	+0.19%
187	Erewash	112,249	114,891	+2,642	+2.35%	115,112	+2,863	+2.55%	+0.20%
188	East Staffordshire	113,858	116,701	+2,843	+2.50%	116,937	+3,079	+2.70%	+0.21%
189	Havant	120,783	123,640	+2,857	+2.37%	123,891	+3,108	+2.57%	+0.21%
190	Cherwell	142,252	146,338	+4,086	+2.87%	146,635	+4,383	+3.08%	+0.21%
191	Fylde	76,098	77,990	+1,892	+2.49%	78,153	+2,055	+2.70%	+0.21%
192	Gedling	113,741	116,501	+2,760	+2.43%	116,746	+3,005	+2.64%	+0.22%
193	Sefton	273,969	274,261	+292	+0.11%	274,853	+884	+0.32%	+0.22%
194	East Lindsey	136,683	138,443	+1,760	+1.29%	138,743	+2,060	+1.51%	+0.22%
-	Bromley	310,554	326,889	+16,335	+5.26%	327,580	+17,026	+5.48%	+0.22%
195	Basildon	174,971	183,378	+8,407	+4.80%	183,768	+8,797	+5.03%	+0.22%
196	Boston	64,615	67,564	+2,949	+4.56%	67,709	+3,094	+4.79%	+0.22%
197	Wellingborough	75,637	78,191	+2,554	+3.38%	78,367	+2,730	+3.61%	+0.23%
-	Enfield	313,935	331,395	+17,460	+5.56%	332,127	+18,192	+5.79%	+0.23%
198	Newark and Sherwood	114,982	119,570	+4,588	+3.99%	119,848	+4,866	+4.23%	+0.24%
199	Stevenage	84,247	87,081	+2,834	+3.36%	87,285	+3,038	+3.61%	+0.24%
-	Havering	237,927	252,783	+14,856	+6.24%	253,371	+15,444	+6.49%	+0.25%
200	Bracknell Forest	113,696	119,447	+5,751	+5.06%	119,730	+6,034	+5.31%	+0.25%
201	Tunbridge Wells	115,246	117,069	+1,823	+1.58%	117,357	+2,111	+1.83%	+0.25%
202	Huntingdonshire	170,039	175,666	+5,627	+3.31%	176,095	+6,056	+3.56%	+0.25%
203	Lewes	97,584	101,381	+3,797	+3.89%	101,631	+4,047	+4.15%	+0.26%
204	Cornwall	533,760	553,687	+19,927	+3.73%	555,057	+21,297	+3.99%	+0.26%
205	South Bucks	67,060	69,636	+2,576	+3.84%	69,809	+2,749	+4.10%	+0.26%
206	Derbyshire Dales	71,104	71,288	+184	+0.26%	71,477	+373	+0.52%	+0.27%
207	Richmondshire	53,287	53,732	+445	+0.84%	53,876	+589	+1.11%	+0.27%
208	Barnsley	231,865	241,218	+9,353	+4.03%	241,847	+9,982	+4.31%	+0.27%
209	East Devon	133,272	139,908	+6,636	+4.98%	140,271	+6,999	+5.25%	+0.27%
-	Croydon	364,815	382,304	+17,489	+4.79%	383,301	+18,486	+5.07%	+0.27%
210	Oadby and Wigston	55,979	55,825	-154	-0.28%	55,991	+12	+0.02%	+0.30%
211	West Devon	53,655	54,582	+927	+1.73%	54,742	+1,087	+2.03%	+0.30%
212	Barrow-in-Furness	69,056	67,321	-1,735	-2.51%	67,532	-1,524	-2.21%	+0.31%
213	Wirral	319,837	321,238	+1,401	+0.44%	322,216	+2,379	+0.74%	+0.31%
214	Scarborough	108,735	107,824	-911	-0.84%	108,157	-578	-0.53%	+0.31%
215	Dover	111,718	114,227	+2,509	+2.25%	114,572	+2,854	+2.55%	+0.31%
216	North Kesteven	108,518	113,297	+4,779	+4.40%	113,644	+5,126	+4.72%	+0.32%
217	Halton	125,722	126,903	+1,181	+0.94%	127,306	+1,584	+1.26%	+0.32%
218	Wealden	149,415	157,575	+8,160	+5.46%	158,054	+8,639	+5.78%	+0.32%
219	Mid Sussex	140,188	147,089	+6,901	+4.92%	147,540	+7,352	+5.24%	+0.32%
220	Swindon	209,709	217,905	+8,196	+3.91%	218,580	+8,871	+4.23%	+0.32%
221	Bassetlaw	113,003	114,847	+1,844	+1.63%	115,212	+2,209	+1.95%	+0.32%
222	Doncaster	302,468	306,397	+3,929	+1.30%	307,374	+4,906	+1.62%	+0.32%
223	Birmingham	1,074,283	1,124,569	+50,286	+4.68%	1,128,077	+53,794	+5.01%	+0.33%
224	Selby	83,547	86,667	+3,120	+3.73%	86,942	+3,395	+4.06%	+0.33%
225	Shropshire	307,108	313,373	+6,265	+2.04%	314,392	+7,284	+2.37%	+0.33%
226	Isle of Wight	138,392	139,798	+1,406	+1.02%	140,264	+1,872	+1.35%	+0.34%

Rank (exc London)	Local Authority	2011 MYE	Unrevised 2016 MYE	Change 2011-16 unrevised	Change 2011-16 unrevised (%)	Revised 2016 MYE	Change 2011-16 revised	Change 2011-16 revised (%)	Difference (% points)
227	Christchurch	47,916	49,481	+1,565	+3.27%	49,645	+1,729	+3.61%	+0.34%
228	Fareham	111,931	115,423	+3,492	+3.12%	115,818	+3,887	+3.47%	+0.35%
229	Leicester	329,627	348,343	+18,716	+5.68%	349,513	+19,886	+6.03%	+0.35%
230	Surrey Heath	86,378	88,387	+2,009	+2.33%	88,705	+2,327	+2.69%	+0.37%
231	Basingstoke and Deane	168,550	174,588	+6,038	+3.58%	175,226	+6,676	+3.96%	+0.38%
232	Horsham	131,540	138,018	+6,478	+4.92%	138,523	+6,983	+5.31%	+0.38%
233	Slough	140,713	147,181	+6,468	+4.60%	147,736	+7,023	+4.99%	+0.39%
234	Torbay	131,193	133,883	+2,690	+2.05%	134,406	+3,213	+2.45%	+0.40%
235	St Edmundsbury	111,443	112,938	+1,495	+1.34%	113,389	+1,946	+1.75%	+0.40%
236	Bristol, City of	428,074	454,213	+26,139	+6.11%	455,966	+27,892	+6.52%	+0.41%
237	Taunton Deane	110,555	115,515	+4,960	+4.49%	115,969	+5,414	+4.90%	+0.41%
238	Mansfield	104,551	107,435	+2,884	+2.76%	107,880	+3,329	+3.18%	+0.43%
239	North East Lincolnshire	159,735	159,144	-591	-0.37%	159,828	+93	+0.06%	+0.43%
240	East Cambridgeshire	84,245	87,825	+3,580	+4.25%	88,189	+3,944	+4.68%	+0.43%
241	Cotswold	83,180	85,756	+2,576	+3.10%	86,121	+2,941	+3.54%	+0.44%
242	East Northamptonshire	86,869	90,999	+4,130	+4.75%	91,382	+4,513	+5.20%	+0.44%
243	Telford and Wrekin	166,831	172,976	+6,145	+3.68%	173,727	+6,896	+4.13%	+0.45%
244	Northumberland	316,278	316,002	-276	-0.09%	317,444	+1,166	+0.37%	+0.46%
245	Rother	90,729	93,551	+2,822	+3.11%	93,966	+3,237	+3.57%	+0.46%
246	Southend-on-Sea	174,274	179,799	+5,525	+3.17%	180,606	+6,332	+3.63%	+0.46%
-	Ealing	339,314	343,196	+3,882	+1.14%	344,802	+5,488	+1.62%	+0.47%
247	West Somerset	34,588	34,306	-282	-0.82%	34,475	-113	-0.33%	+0.49%
248	Gateshead	200,349	201,592	+1,243	+0.62%	202,628	+2,279	+1.14%	+0.52%
249	Brentwood	73,841	76,386	+2,545	+3.45%	76,769	+2,928	+3.97%	+0.52%
250	Nuneaton and Bedworth	125,409	127,019	+1,610	+1.28%	127,674	+2,265	+1.81%	+0.52%
251	St Albans	141,248	146,282	+5,034	+3.56%	147,025	+5,777	+4.09%	+0.53%
252	South Kesteven	134,125	140,193	+6,068	+4.52%	140,900	+6,775	+5.05%	+0.53%
253	South Lakeland	103,713	103,274	-439	-0.42%	103,826	+113	+0.11%	+0.53%
254	Mendip	109,406	112,545	+3,139	+2.87%	113,131	+3,725	+3.40%	+0.54%
255	South Somerset	162,113	165,645	+3,532	+2.18%	166,526	+4,413	+2.72%	+0.54%
256	Tendring	138,062	142,598	+4,536	+3.29%	143,353	+5,291	+3.83%	+0.55%
257	Blackpool	142,080	139,195	-2,885	-2.03%	139,983	-2,097	-1.48%	+0.55%
258	Wolverhampton	249,852	256,621	+6,769	+2.71%	258,017	+8,165	+3.27%	+0.56%
259	Waveney	115,356	116,514	+1,158	+1.00%	117,167	+1,811	+1.57%	+0.57%
260	Malvern Hills	74,706	76,130	+1,424	+1.91%	76,555	+1,849	+2.48%	+0.57%
261	Colchester	173,614	186,635	+13,021	+7.50%	187,633	+14,019	+8.07%	+0.57%
262	Windsor and Maidenhead	145,098	148,814	+3,716	+2.56%	149,689	+4,591	+3.16%	+0.60%
263	Worthing	104,998	108,605	+3,607	+3.44%	109,246	+4,248	+4.05%	+0.61%
264	South Hams	83,563	84,306	+743	+0.89%	84,834	+1,271	+1.52%	+0.63%
265	Darlington	105,584	105,646	+62	+0.06%	106,327	+743	+0.70%	+0.64%
266	East Hampshire	116,010	117,955	+1,945	+1.68%	118,705	+2,695	+2.32%	+0.65%
267	Liverpool	465,656	484,578	+18,922	+4.06%	487,605	+21,949	+4.71%	+0.65%
268	Test Valley	116,698	122,044	+5,346	+4.58%	122,823	+6,125	+5.25%	+0.67%
269	Waverley	121,754	123,768	+2,014	+1.65%	124,593	+2,839	+2.33%	+0.68%
270	Hart	91,662	94,250	+2,588	+2.82%	94,882	+3,220	+3.51%	+0.69%
271	Milton Keynes	249,895	264,479	+14,584	+5.84%	266,240	+16,345	+6.54%	+0.70%
272	Ryedale	51,893	53,486	+1,593	+3.07%	53,861	+1,968	+3.79%	+0.72%
273	Mid Suffolk	97,076	100,014	+2,938	+3.03%	100,720	+3,644	+3.75%	+0.73%
-	Redbridge	281,395	299,249	+17,854	+6.34%	301,328	+19,933	+7.08%	+0.74%
274	Hastings	90,173	92,236	+2,063	+2.29%	92,903	+2,730	+3.03%	+0.74%
275	South Oxfordshire	134,961	138,128	+3,167	+2.35%	139,156	+4,195	+3.11%	+0.76%
276	Wokingham	154,943	161,878	+6,935	+4.48%	163,087	+8,144	+5.26%	+0.78%
277	Wiltshire	474,319	488,409	+14,090	+2.97%	492,240	+17,921	+3.78%	+0.81%
278	Chichester	113,995	118,175	+4,180	+3.67%	119,125	+5,130	+4.50%	+0.83%
-	Merton	200,543	205,029	+4,486	+2.24%	206,706	+6,163	+3.07%	+0.84%
279	Babergh	87,901	89,498	+1,597	+1.82%	90,250	+2,349	+2.67%	+0.86%
280	Stratford-on-Avon	120,824	122,276	+1,452	+1.20%	123,345	+2,521	+2.09%	+0.88%
281	Thurrock	158,268	167,025	+8,757	+5.53%	168,428	+10,160	+6.42%	+0.89%
282	Rutland	37,581	38,606	+1,025	+2.73%	38,949	+1,368	+3.64%	+0.91%
-	Barking and Dagenham	187,029	206,460	+19,431	+10.39%	208,182	+21,153	+11.31%	+0.92%
283	Blackburn with Darwen	147,657	147,049	-608	-0.41%	148,462	+805	+0.55%	+0.96%
284	Winchester	116,820	121,965	+5,145	+4.40%	123,100	+6,280	+5.38%	+0.97%
285	Isles of Scilly	2,224	2,308	+84	+3.78%	2,331	+107	+4.81%	+1.03%
286	West Berkshire	154,148	156,837	+2,689	+1.74%	158,576	+4,428	+2.87%	+1.13%
-	Newham	310,460	340,978	+30,518	+9.83%	344,533	+34,073	+10.98%	+1.15%
-	Hammersmith and Fulham	182,445	179,654	-2,791	-1.53%	181,783	-662	-0.36%	+1.17%
287	Mole Valley	85,637	86,223	+586	+0.68%	87,258	+1,621	+1.89%	+1.21%
-	Camden	220,087	246,181	+26,094	+11.86%	249,162	+29,075	+13.21%	+1.35%
288	Rugby	100,496	103,815	+3,319	+3.30%	105,291	+4,795	+4.77%	+1.47%
289	Suffolk Coastal	124,590	125,955	+1,365	+1.10%	127,836	+3,246	+2.61%	+1.51%
290	Woking	99,493	99,695	+202	+0.20%	101,421	+1,928	+1.94%	+1.73%
-	Wandsworth	307,710	316,096	+8,386	+2.73%	321,497	+13,787	+4.48%	+1.76%
291	Ipswich	133,729	135,908	+2,179	+1.63%	138,515	+4,786	+3.58%	+1.95%
292	Harrogate	158,683	156,312	-2,371	-1.49%	159,768	+1,085	+0.68%	+2.18%
293	Elmbridge	131,428	132,764	+1,336	+1.02%	136,085	+4,657	+3.54%	+2.53%

Table 4
Comparison of 2011 MYE excluding and including UPC

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)
1	Leeds	790,681	750,683	-39,998
-	Westminster	251,588	219,582	-32,006
-	Camden	241,399	220,087	-21,312
2	Coventry	331,865	316,915	-14,950
-	Kingston upon Thames	175,279	160,436	-14,843
-	Merton	214,752	200,543	-14,209
-	Southwark	302,352	288,717	-13,635
3	Cornwall	544,670	533,760	-10,910
4	Wokingham	165,615	154,943	-10,672
5	Tendring	148,604	138,062	-10,542
6	North Somerset	212,125	203,091	-9,034
7	Welwyn Hatfield	119,117	110,727	-8,390
-	Bromley	318,898	310,554	-8,344
-	Sutton	199,428	191,123	-8,305
8	Lancaster	145,708	137,823	-7,885
9	Newcastle upon Tyne	286,875	279,092	-7,783
10	Bristol, City of	435,578	428,074	-7,504
11	Sunderland	282,820	275,330	-7,490
-	Richmond upon Thames	194,756	187,527	-7,229
12	**Central Bedfordshire**	**262,828**	**255,644**	**-7,184**
13	Guildford	144,754	137,580	-7,174
-	Barnet	364,397	357,538	-6,859
14	Bedford	164,532	157,840	-6,692
-	Kensington and Chelsea	164,750	158,251	-6,499
15	East Lindsey	142,942	136,683	-6,259
16	Runnymede	86,653	80,501	-6,152
17	East Riding of Yorkshire	340,656	334,673	-5,983
18	Charnwood	171,826	165,876	-5,950
19	Aylesbury Vale	180,735	174,880	-5,855
-	Islington	211,976	206,285	-5,691
-	Tower Hamlets	261,524	256,012	-5,512
20	South Gloucestershire	268,828	263,417	-5,411
21	Bracknell Forest	118,842	113,696	-5,146
22	Kingston upon Hull, City of	261,135	256,123	-5,012
23	East Cambridgeshire	89,001	84,245	-4,756
24	Wakefield	331,009	326,433	-4,576
25	Bath and North East Somerset	180,038	175,538	-4,500
26	Middlesbrough	142,643	138,368	-4,275
27	Canterbury	154,717	150,600	-4,117
28	Colchester	177,695	173,614	-4,081
29	Arun	153,862	149,811	-4,051
30	St. Helens	179,425	175,405	-4,020
31	South Northamptonshire	89,448	85,446	-4,002
-	City of London	11,395	7,412	-3,983
32	Wyre	111,597	107,692	-3,905
33	South Tyneside	151,857	148,164	-3,693
34	Knowsley	149,542	145,903	-3,639
35	Southampton	239,471	235,870	-3,601
36	Nottingham	307,468	303,899	-3,569
37	Stockport	286,821	283,253	-3,568
38	Oadby and Wigston	59,362	55,979	-3,383
-	Hillingdon	278,783	275,499	-3,284
39	Teignbridge	127,225	124,271	-2,954
40	Exeter	119,961	117,063	-2,898
41	Torbay	134,034	131,193	-2,841
42	North Norfolk	104,471	101,664	-2,807
43	Northampton	215,278	212,492	-2,786
-	Barking and Dagenham	189,704	187,029	-2,675
44	Newcastle-under-Lyme	126,481	123,878	-2,603
45	Norwich	134,757	132,158	-2,599
46	York	200,351	197,783	-2,568
47	Broxtowe	112,290	109,749	-2,541
48	Redcar and Cleveland	137,657	135,164	-2,493
49	New Forest	179,206	176,789	-2,417
50	Forest Heath	62,453	60,038	-2,415
51	Waveney	117,750	115,356	-2,394
52	Torridge	66,355	63,973	-2,382
53	Cherwell	144,473	142,252	-2,221
54	Derby	251,139	248,943	-2,196
55	Fareham	114,092	111,931	-2,161
56	Sefton	276,073	273,969	-2,104
57	Wychavon	119,136	117,074	-2,062
58	High Peak	93,018	90,982	-2,036
59	Rushcliffe	113,263	111,248	-2,015
60	Stockton-on-Tees	193,709	191,824	-1,885
61	Isle of Wight	140,242	138,392	-1,850
62	West Lancashire	112,406	110,617	-1,789
63	East Hertfordshire	139,884	138,155	-1,729
64	Mendip	111,083	109,406	-1,677

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)
65	Barrow-in-Furness	70,725	69,056	-1,669
66	Crawley	108,688	107,053	-1,635
67	Three Rivers	89,530	87,921	-1,609
68	Epping Forest	126,486	124,880	-1,606
69	Lewes	99,155	97,584	-1,571
70	Breckland	132,570	131,009	-1,561
71	Pendle	91,116	89,576	-1,540
72	Ryedale	53,398	51,893	-1,505
73	Boston	66,086	64,615	-1,471
74	Hart	93,083	91,662	-1,421
75	Castle Point	89,342	87,964	-1,378
76	Stratford-on-Avon	122,196	120,824	-1,372
77	Wellingborough	77,002	75,637	-1,365
78	Forest of Dean	83,559	82,200	-1,359
79	Swale	137,637	136,324	-1,313
80	Herefordshire, County of	184,889	183,619	-1,270
81	Bury	186,689	185,422	-1,267
82	Hyndburn	81,812	80,549	-1,263
83	Horsham	132,793	131,540	-1,253
84	East Dorset	88,550	87,301	-1,249
85	Portsmouth	206,671	205,433	-1,238
-	Havering	239,153	237,927	-1,226
86	South Lakeland	104,937	103,713	-1,224
87	Ribble Valley	58,506	57,292	-1,214
88	Tewkesbury	83,480	82,269	-1,211
89	Daventry	79,255	78,070	-1,185
90	Maldon	62,898	61,720	-1,178
91	South Kesteven	135,277	134,125	-1,152
92	Fylde	77,245	76,098	-1,147
93	Warrington	203,801	202,709	-1,092
94	West Somerset	35,652	34,588	-1,064
95	Sedgemoor	115,978	114,919	-1,059
96	Vale of White Horse	122,925	121,891	-1,034
97	South Cambridgeshire	150,809	149,842	-967
98	Thurrock	159,214	158,268	-946
99	Hinckley and Bosworth	106,266	105,328	-938
100	Cotswold	84,085	83,180	-905
101	Taunton Deane	111,423	110,555	-868
102	South Holland	89,254	88,390	-864
103	Rutland	38,427	37,581	-846
104	Reigate and Banstead	139,209	138,375	-834
105	Gedling	114,501	113,741	-760
106	Blaby	94,828	94,132	-696
107	Salford	235,183	234,487	-696
-	Lewisham	277,570	276,938	-632
108	Fenland	96,084	95,461	-623
109	Suffolk Coastal	125,210	124,590	-620
110	Wyre Forest	98,656	98,048	-608
111	West Oxfordshire	106,014	105,442	-572
112	Waverley	122,319	121,754	-565
113	Windsor and Maidenhead	145,618	145,098	-520
114	East Devon	133,784	133,272	-512
115	Chichester	114,507	113,995	-512
116	Adur	61,838	61,334	-504
117	West Devon	54,147	53,655	-492
118	Basingstoke and Deane	169,023	168,550	-473
119	South Bucks	67,524	67,060	-464
120	Sevenoaks	115,801	115,351	-450
121	Malvern Hills	75,140	74,706	-434
122	Huntingdonshire	170,424	170,039	-385
123	West Lindsey	89,730	89,352	-378
124	South Ribble	109,547	109,181	-366
125	North Warwickshire	62,440	62,089	-351
126	Selby	83,897	83,547	-350
127	Tandridge	83,522	83,178	-344
128	Tonbridge and Malling	121,380	121,087	-293
129	Warwick	138,008	137,736	-272
130	Elmbridge	131,692	131,428	-264
131	South Derbyshire	95,132	94,915	-217
132	West Berkshire	154,358	154,148	-210
133	North Hertfordshire	127,683	127,494	-189
134	Bromsgrove	93,913	93,732	-181
135	Great Yarmouth	97,599	97,424	-175
136	Bassetlaw	113,165	113,003	-162
137	Newark and Sherwood	115,116	114,982	-134
138	Luton	203,763	203,641	-122
139	South Somerset	162,220	162,113	-107
140	Solihull	206,952	206,856	-96
141	Eden	52,500	52,502	+2
142	Amber Valley	122,518	122,521	+3
-	Bexley	232,761	232,774	+13
143	Tamworth	76,880	76,895	+15
144	Chorley	107,536	107,591	+55

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)
145	Rossendale	67,993	68,053	+60
146	Hertsmere	100,310	100,379	+69
147	Rother	90,652	90,729	+77
148	Craven	55,372	55,459	+87
149	Erewash	112,149	112,249	+100
150	North Kesteven	108,409	108,518	+109
151	Christchurch	47,761	47,916	+155
152	Melton	50,305	50,495	+190
153	Rochford	83,129	83,333	+204
154	Ashford	118,154	118,405	+251
155	Purbeck	44,927	45,184	+257
156	Stroud	112,812	113,074	+262
157	Isles of Scilly	1,918	2,224	+306
-	Redbridge	281,065	281,395	+330
158	Harborough	85,362	85,699	+337
159	Cheshire West and Chester	329,180	329,526	+346
160	Tameside	219,380	219,727	+347
161	Hartlepool	91,712	92,088	+376
162	North East Derbyshire	98,720	99,100	+380
163	Blackpool	141,699	142,080	+381
164	South Hams	83,167	83,563	+396
165	Mole Valley	85,220	85,637	+417
166	Calderdale	203,730	204,170	+440
167	Plymouth	256,120	256,589	+469
168	Broadland	124,256	124,740	+484
169	Preston	139,559	140,054	+495
170	Thanet	133,883	134,402	+519
171	Lichfield	100,388	100,911	+523
172	Harlow	81,651	82,177	+526
173	Brentwood	73,309	73,841	+532
174	Gravesham	101,195	101,766	+571
175	Winchester	116,216	116,820	+604
176	Telford and Wrekin	166,216	166,831	+615
177	Bolsover	75,378	76,029	+651
178	East Northamptonshire	86,203	86,869	+666
179	Harrogate	157,923	158,683	+760
-	Enfield	313,146	313,935	+789
180	Derbyshire Dales	70,305	71,104	+799
181	Ashfield	118,717	119,522	+805
182	Copeland	69,785	70,627	+842
183	Uttlesford	79,183	80,032	+849
184	Spelthorne	94,987	95,852	+865
185	South Norfolk	123,625	124,495	+870
186	Burnley	86,100	87,032	+932
187	Cheltenham	114,672	115,645	+973
188	King's Lynn and West Norfolk	146,949	147,936	+987
189	Mid Devon	76,938	77,936	+998
190	Worthing	103,971	104,998	+1,027
191	Braintree	146,484	147,514	+1,030
192	Chelmsford	167,444	168,491	+1,047
193	Maidstone	154,692	155,764	+1,072
194	East Hampshire	114,903	116,010	+1,107
195	Epsom and Ewell	74,082	75,191	+1,109
196	Babergh	86,780	87,901	+1,121
197	Staffordshire Moorlands	96,078	97,209	+1,131
198	Carlisle	106,336	107,475	+1,139
199	Chiltern	91,432	92,652	+1,220
200	Surrey Heath	85,151	86,378	+1,227
201	Test Valley	115,470	116,698	+1,228
202	South Staffordshire	107,070	108,318	+1,248
203	Scarborough	107,475	108,735	+1,260
204	Rotherham	256,419	257,716	+1,297
205	Medway	263,572	264,885	+1,313
206	Mid Suffolk	95,747	97,076	+1,329
207	Kettering	92,491	93,846	+1,355
208	Nuneaton and Bedworth	123,981	125,409	+1,428
209	Weymouth and Portland	63,686	65,135	+1,449
210	Sheffield	550,286	551,756	+1,470
211	Dartford	96,120	97,604	+1,484
212	Allerdale	94,945	96,444	+1,499
213	Eastleigh	124,331	125,852	+1,521
214	North Devon	92,450	93,976	+1,526
215	North East Lincolnshire	158,147	159,735	+1,588
216	Gosport	81,029	82,669	+1,640
217	Dacorum	143,654	145,298	+1,644
218	Eastbourne	97,648	99,308	+1,660
219	Lincoln	91,421	93,085	+1,664
220	Gloucester	120,225	121,921	+1,696
221	South Oxfordshire	133,257	134,961	+1,704
222	Cheshire East	368,991	370,736	+1,745
223	North West Leicestershire	91,874	93,670	+1,796
224	North Tyneside	199,402	201,206	+1,804
225	East Staffordshire	112,040	113,858	+1,818

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)
226	Barnsley	230,037	231,865	+1,828
227	West Dorset	97,318	99,275	+1,957
228	Hambleton	87,645	89,602	+1,957
229	Broxbourne	91,689	93,702	+2,013
230	Cannock Chase	95,449	97,582	+2,133
231	Peterborough	182,312	184,457	+2,145
232	Hastings	88,014	90,173	+2,159
233	Stevenage	82,052	84,247	+2,195
234	Corby	59,366	61,607	+2,241
235	Rugby	98,239	100,496	+2,257
236	St Albans	138,967	141,248	+2,281
237	North Dorset	66,720	69,002	+2,282
238	Basildon	172,688	174,971	+2,283
239	Chesterfield	101,480	103,788	+2,308
240	Rushmoor	91,741	94,354	+2,613
241	Wealden	146,744	149,415	+2,671
242	Oldham	222,333	225,157	+2,824
243	Worcester	95,744	98,679	+2,935
244	Poole	144,987	148,075	+3,088
245	Dover	108,565	111,718	+3,153
-	Harrow	237,300	240,499	+3,199
246	Mansfield	101,340	104,551	+3,211
247	Havant	117,510	120,783	+3,273
248	North Lincolnshire	164,199	167,516	+3,317
249	Richmondshire	49,923	53,287	+3,364
250	Oxford	146,746	150,245	+3,499
251	County Durham	509,417	512,994	+3,577
-	Hounslow	251,238	254,927	+3,689
252	Stoke-on-Trent	245,019	248,719	+3,700
253	Stafford	127,089	130,895	+3,806
254	Northumberland	312,435	316,278	+3,843
255	Redditch	80,469	84,318	+3,849
256	Woking	95,350	99,493	+4,143
257	Darlington	101,239	105,584	+4,345
258	Tunbridge Wells	110,789	115,246	+4,457
259	Blackburn with Darwen	142,841	147,657	+4,816
-	Lambeth	299,651	304,481	+4,830
260	Rochdale	206,991	211,929	+4,938
261	Bolton	272,300	277,296	+4,996
262	Dudley	308,218	313,261	+5,043
263	Mid Sussex	134,862	140,188	+5,326
264	Wycombe	166,476	171,958	+5,482
265	Halton	120,025	125,722	+5,697
266	Milton Keynes	244,089	249,895	+5,806
267	Swindon	203,901	209,709	+5,808
268	Ipswich	127,709	133,729	+6,020
269	Shepway	102,085	108,199	+6,114
270	Watford	84,283	90,653	+6,370
271	St Edmundsbury	104,816	111,443	+6,627
272	Wigan	311,390	318,122	+6,732
273	Slough	133,835	140,713	+6,878
274	Wolverhampton	242,967	249,852	+6,885
-	Hammersmith and Fulham	175,141	182,445	+7,304
275	Gateshead	192,876	200,349	+7,473
276	Sandwell	301,223	309,042	+7,819
277	Trafford	219,213	227,091	+7,878
-	Haringey	247,284	255,540	+8,256
-	Wandsworth	299,077	307,710	+8,633
278	Wiltshire	465,406	474,319	+8,913
279	Reading	146,012	155,339	+9,327
-	Ealing	329,942	339,314	+9,372
280	Walsall	260,152	269,524	+9,372
281	Wirral	310,449	319,837	+9,388
282	Shropshire	297,573	307,108	+9,535
283	Doncaster	292,729	302,468	+9,739
284	Southend-on-Sea	164,469	174,274	+9,805
-	Croydon	354,805	364,815	+10,010
285	Kirklees	412,041	422,970	+10,929
286	Bradford	511,555	523,115	+11,560
287	Bournemouth	171,841	183,450	+11,609
288	Brighton and Hove	260,879	272,952	+12,073
289	Cambridge	107,923	122,725	+14,802
290	Leicester	313,570	329,627	+16,057
-	Waltham Forest	242,755	259,742	+16,987
-	Hackney	230,170	247,182	+17,012
-	Greenwich	237,792	255,483	+17,691
291	Manchester	484,322	502,902	+18,580
292	Liverpool	445,060	465,656	+20,596
-	Newham	288,553	310,460	+21,907
293	Birmingham	1,049,365	1,074,283	+24,918
-	Brent	284,439	312,245	+27,806

Table 5
Comparison of 2011 MYE excluding and including UPC with % change

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)	UPC (%)
-	City of London	11,395	7,412	-3,983	-53.74%
-	Westminster	251,588	219,582	-32,006	-14.58%
-	Camden	241,399	220,087	-21,312	-9.68%
-	Kingston upon Thames	175,279	160,436	-14,843	-9.25%
1	Runnymede	86,653	80,501	-6,152	-7.64%
2	Tendring	148,604	138,062	-10,542	-7.64%
3	Welwyn Hatfield	119,117	110,727	-8,390	-7.58%
-	Merton	214,752	200,543	-14,209	-7.09%
4	Wokingham	165,615	154,943	-10,672	-6.89%
5	Oadby and Wigston	59,362	55,979	-3,383	-6.04%
6	Lancaster	145,708	137,823	-7,885	-5.72%
7	East Cambridgeshire	89,001	84,245	-4,756	-5.65%
8	Leeds	790,681	750,683	-39,998	-5.33%
9	Guildford	144,754	137,580	-7,174	-5.21%
-	Southwark	302,352	288,717	-13,635	-4.72%
10	Coventry	331,865	316,915	-14,950	-4.72%
11	South Northamptonshire	89,448	85,446	-4,002	-4.68%
12	East Lindsey	142,942	136,683	-6,259	-4.58%
13	Bracknell Forest	118,842	113,696	-5,146	-4.53%
14	North Somerset	212,125	203,091	-9,034	-4.45%
-	Sutton	199,428	191,123	-8,305	-4.35%
15	Bedford	164,532	157,840	-6,692	-4.24%
-	Kensington and Chelsea	164,750	158,251	-6,499	-4.11%
16	Forest Heath	62,453	60,038	-2,415	-4.02%
-	Richmond upon Thames	194,756	187,527	-7,229	-3.85%
17	Torridge	66,355	63,973	-2,382	-3.72%
18	Wyre	111,597	107,692	-3,905	-3.63%
19	Charnwood	171,826	165,876	-5,950	-3.59%
20	Aylesbury Vale	180,735	174,880	-5,855	-3.35%
21	Middlesbrough	142,643	138,368	-4,275	-3.09%
22	West Somerset	35,652	34,588	-1,064	-3.08%
23	Ryedale	53,398	51,893	-1,505	-2.90%
24	**Central Bedfordshire**	**262,828**	**255,644**	**-7,184**	**-2.81%**
25	Newcastle upon Tyne	286,875	279,092	-7,783	-2.79%
26	North Norfolk	104,471	101,664	-2,807	-2.76%
-	Islington	211,976	206,285	-5,691	-2.76%
27	Canterbury	154,717	150,600	-4,117	-2.73%
28	Sunderland	282,820	275,330	-7,490	-2.72%
29	Arun	153,862	149,811	-4,051	-2.70%
-	Bromley	318,898	310,554	-8,344	-2.69%
30	Bath and North East Somerset	180,038	175,538	-4,500	-2.56%
31	Knowsley	149,542	145,903	-3,639	-2.49%
32	South Tyneside	151,857	148,164	-3,693	-2.49%
33	Exeter	119,961	117,063	-2,898	-2.48%
34	Barrow-in-Furness	70,725	69,056	-1,669	-2.42%
35	Teignbridge	127,225	124,271	-2,954	-2.38%
36	Colchester	177,695	173,614	-4,081	-2.35%
37	Broxtowe	112,290	109,749	-2,541	-2.32%
38	St. Helens	179,425	175,405	-4,020	-2.29%
39	Boston	66,086	64,615	-1,471	-2.28%
40	Rutland	38,427	37,581	-846	-2.25%
41	High Peak	93,018	90,982	-2,036	-2.24%
42	Torbay	134,034	131,193	-2,841	-2.17%
-	Tower Hamlets	261,524	256,012	-5,512	-2.15%
43	Ribble Valley	58,506	57,292	-1,214	-2.12%
44	Newcastle-under-Lyme	126,481	123,878	-2,603	-2.10%
45	Waveney	117,750	115,356	-2,394	-2.08%
46	South Gloucestershire	268,828	263,417	-5,411	-2.05%
47	Cornwall	544,670	533,760	-10,910	-2.04%
48	Norwich	134,757	132,158	-2,599	-1.97%
49	Kingston upon Hull, City of	261,135	256,123	-5,012	-1.96%
50	Fareham	114,092	111,931	-2,161	-1.93%
-	Barnet	364,397	357,538	-6,859	-1.92%
51	Maldon	62,898	61,720	-1,178	-1.91%
52	Redcar and Cleveland	137,657	135,164	-2,493	-1.84%
53	Three Rivers	89,530	87,921	-1,609	-1.83%
54	Rushcliffe	113,263	111,248	-2,015	-1.81%
55	Wellingborough	77,002	75,637	-1,365	-1.80%
56	East Riding of Yorkshire	340,656	334,673	-5,983	-1.79%
57	Wychavon	119,136	117,074	-2,062	-1.76%
58	Bristol, City of	435,578	428,074	-7,504	-1.75%
59	Pendle	91,116	89,576	-1,540	-1.72%
60	Forest of Dean	83,559	82,200	-1,359	-1.65%
61	West Lancashire	112,406	110,617	-1,789	-1.62%
62	Lewes	99,155	97,584	-1,571	-1.61%
63	Hyndburn	81,812	80,549	-1,263	-1.57%
64	Castle Point	89,342	87,964	-1,378	-1.57%
65	Cherwell	144,473	142,252	-2,221	-1.56%
66	Hart	93,083	91,662	-1,421	-1.55%

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)	UPC (%)
67	Mendip	111,083	109,406	-1,677	-1.53%
68	Crawley	108,688	107,053	-1,635	-1.53%
69	Southampton	239,471	235,870	-3,601	-1.53%
70	Daventry	79,255	78,070	-1,185	-1.52%
71	Fylde	77,245	76,098	-1,147	-1.51%
72	Tewkesbury	83,480	82,269	-1,211	-1.47%
73	East Dorset	88,550	87,301	-1,249	-1.43%
-	Barking and Dagenham	189,704	187,029	-2,675	-1.43%
74	Wakefield	331,009	326,433	-4,576	-1.40%
75	New Forest	179,206	176,789	-2,417	-1.37%
76	Isle of Wight	140,242	138,392	-1,850	-1.34%
77	Northampton	215,278	212,492	-2,786	-1.31%
78	York	200,351	197,783	-2,568	-1.30%
79	Epping Forest	126,486	124,880	-1,606	-1.29%
80	Stockport	286,821	283,253	-3,568	-1.26%
81	East Hertfordshire	139,884	138,155	-1,729	-1.25%
-	Hillingdon	278,783	275,499	-3,284	-1.19%
82	Breckland	132,570	131,009	-1,561	-1.19%
83	South Lakeland	104,937	103,713	-1,224	-1.18%
84	Nottingham	307,468	303,899	-3,569	-1.17%
85	Stratford-on-Avon	122,196	120,824	-1,372	-1.14%
86	Cotswold	84,085	83,180	-905	-1.09%
87	Stockton-on-Tees	193,709	191,824	-1,885	-0.98%
88	South Holland	89,254	88,390	-864	-0.98%
89	Swale	137,637	136,324	-1,313	-0.96%
90	Horsham	132,793	131,540	-1,253	-0.95%
91	Sedgemoor	115,978	114,919	-1,059	-0.92%
92	West Devon	54,147	53,655	-492	-0.92%
93	Hinckley and Bosworth	106,266	105,328	-938	-0.89%
94	Derby	251,139	248,943	-2,196	-0.88%
95	South Kesteven	135,277	134,125	-1,152	-0.86%
96	Vale of White Horse	122,925	121,891	-1,034	-0.85%
97	Adur	61,838	61,334	-504	-0.82%
98	Taunton Deane	111,423	110,555	-868	-0.79%
99	Sefton	276,073	273,969	-2,104	-0.77%
100	Blaby	94,828	94,132	-696	-0.74%
101	South Bucks	67,524	67,060	-464	-0.69%
102	Herefordshire, County of	184,889	183,619	-1,270	-0.69%
103	Bury	186,689	185,422	-1,267	-0.68%
104	Gedling	114,501	113,741	-760	-0.67%
105	Fenland	96,084	95,461	-623	-0.65%
106	South Cambridgeshire	150,809	149,842	-967	-0.65%
107	Wyre Forest	98,656	98,048	-608	-0.62%
108	Reigate and Banstead	139,209	138,375	-834	-0.60%
109	Portsmouth	206,671	205,433	-1,238	-0.60%
110	Thurrock	159,214	158,268	-946	-0.60%
111	Malvern Hills	75,140	74,706	-434	-0.58%
112	North Warwickshire	62,440	62,089	-351	-0.57%
113	West Oxfordshire	106,014	105,442	-572	-0.54%
114	Warrington	203,801	202,709	-1,092	-0.54%
-	Havering	239,153	237,927	-1,226	-0.52%
115	Suffolk Coastal	125,210	124,590	-620	-0.50%
116	Waverley	122,319	121,754	-565	-0.46%
117	Chichester	114,507	113,995	-512	-0.45%
118	West Lindsey	89,730	89,352	-378	-0.42%
119	Selby	83,897	83,547	-350	-0.42%
120	Tandridge	83,522	83,178	-344	-0.41%
121	Sevenoaks	115,801	115,351	-450	-0.39%
122	East Devon	133,784	133,272	-512	-0.38%
123	Windsor and Maidenhead	145,618	145,098	-520	-0.36%
124	South Ribble	109,547	109,181	-366	-0.34%
125	Salford	235,183	234,487	-696	-0.30%
126	Basingstoke and Deane	169,023	168,550	-473	-0.28%
127	Tonbridge and Malling	121,380	121,087	-293	-0.24%
128	South Derbyshire	95,132	94,915	-217	-0.23%
-	Lewisham	277,570	276,938	-632	-0.23%
129	Huntingdonshire	170,424	170,039	-385	-0.23%
130	Elmbridge	131,692	131,428	-264	-0.20%
131	Warwick	138,008	137,736	-272	-0.20%
132	Bromsgrove	93,913	93,732	-181	-0.19%
133	Great Yarmouth	97,599	97,424	-175	-0.18%
134	North Hertfordshire	127,683	127,494	-189	-0.15%
135	Bassetlaw	113,165	113,003	-162	-0.14%
136	West Berkshire	154,358	154,148	-210	-0.14%
137	Newark and Sherwood	115,116	114,982	-134	-0.12%
138	South Somerset	162,220	162,113	-107	-0.07%
139	Luton	203,763	203,641	-122	-0.06%
140	Solihull	206,952	206,856	-96	-0.05%
141	Amber Valley	122,518	122,521	+3	+0.00%
142	Eden	52,500	52,502	+2	+0.00%
-	Bexley	232,761	232,774	+13	+0.01%
143	Tamworth	76,880	76,895	+15	+0.02%
144	Chorley	107,536	107,591	+55	+0.05%

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)	UPC (%)
145	Hertsmere	100,310	100,379	+69	+0.07%
146	Rother	90,652	90,729	+77	+0.08%
147	Rossendale	67,993	68,053	+60	+0.09%
148	Erewash	112,149	112,249	+100	+0.09%
149	North Kesteven	108,409	108,518	+109	+0.10%
150	Cheshire West and Chester	329,180	329,526	+346	+0.10%
-	Redbridge	281,065	281,395	+330	+0.12%
151	Craven	55,372	55,459	+87	+0.16%
152	Tameside	219,380	219,727	+347	+0.16%
153	Plymouth	256,120	256,589	+469	+0.18%
154	Ashford	118,154	118,405	+251	+0.21%
155	Calderdale	203,730	204,170	+440	+0.22%
156	Stroud	112,812	113,074	+262	+0.23%
157	Rochford	83,129	83,333	+204	+0.24%
-	Enfield	313,146	313,935	+789	+0.25%
158	Sheffield	550,286	551,756	+1,470	+0.27%
159	Blackpool	141,699	142,080	+381	+0.27%
160	Christchurch	47,761	47,916	+155	+0.32%
161	Preston	139,559	140,054	+495	+0.35%
162	Telford and Wrekin	166,216	166,831	+615	+0.37%
163	Melton	50,305	50,495	+190	+0.38%
164	North East Derbyshire	98,720	99,100	+380	+0.38%
165	Thanet	133,883	134,402	+519	+0.39%
166	Broadland	124,256	124,740	+484	+0.39%
167	Harborough	85,362	85,699	+337	+0.39%
168	Hartlepool	91,712	92,088	+376	+0.41%
169	Cheshire East	368,991	370,736	+1,745	+0.47%
170	South Hams	83,167	83,563	+396	+0.47%
171	Harrogate	157,923	158,683	+760	+0.48%
172	Mole Valley	85,220	85,637	+417	+0.49%
173	Medway	263,572	264,885	+1,313	+0.50%
174	Rotherham	256,419	257,716	+1,297	+0.50%
175	Winchester	116,216	116,820	+604	+0.52%
176	Lichfield	100,388	100,911	+523	+0.52%
177	Gravesham	101,195	101,766	+571	+0.56%
178	Purbeck	44,927	45,184	+257	+0.57%
179	Chelmsford	167,444	168,491	+1,047	+0.62%
180	Harlow	81,651	82,177	+526	+0.64%
181	King's Lynn and West Norfolk	146,949	147,936	+987	+0.67%
182	Ashfield	118,717	119,522	+805	+0.67%
183	Maidstone	154,692	155,764	+1,072	+0.69%
184	County Durham	509,417	512,994	+3,577	+0.70%
185	Braintree	146,484	147,514	+1,030	+0.70%
186	South Norfolk	123,625	124,495	+870	+0.70%
187	Brentwood	73,309	73,841	+532	+0.72%
188	East Northamptonshire	86,203	86,869	+666	+0.77%
189	Barnsley	230,037	231,865	+1,828	+0.79%
190	Cheltenham	114,672	115,645	+973	+0.84%
191	Bolsover	75,378	76,029	+651	+0.86%
192	North Tyneside	199,402	201,206	+1,804	+0.90%
193	Spelthorne	94,987	95,852	+865	+0.90%
194	East Hampshire	114,903	116,010	+1,107	+0.95%
195	Worthing	103,971	104,998	+1,027	+0.98%
196	North East Lincolnshire	158,147	159,735	+1,588	+0.99%
197	Test Valley	115,470	116,698	+1,228	+1.05%
198	Carlisle	106,336	107,475	+1,139	+1.06%
199	Uttlesford	79,183	80,032	+849	+1.06%
200	Burnley	86,100	87,032	+932	+1.07%
201	Derbyshire Dales	70,305	71,104	+799	+1.12%
202	Dacorum	143,654	145,298	+1,644	+1.13%
203	Nuneaton and Bedworth	123,981	125,409	+1,428	+1.14%
204	South Staffordshire	107,070	108,318	+1,248	+1.15%
205	Scarborough	107,475	108,735	+1,260	+1.16%
206	Peterborough	182,312	184,457	+2,145	+1.16%
207	Staffordshire Moorlands	96,078	97,209	+1,131	+1.16%
208	Copeland	69,785	70,627	+842	+1.19%
209	Eastleigh	124,331	125,852	+1,521	+1.21%
210	Northumberland	312,435	316,278	+3,843	+1.22%
211	Oldham	222,333	225,157	+2,824	+1.25%
212	South Oxfordshire	133,257	134,961	+1,704	+1.26%
213	Babergh	86,780	87,901	+1,121	+1.28%
214	Mid Devon	76,938	77,936	+998	+1.28%
215	Basildon	172,688	174,971	+2,283	+1.30%
216	Chiltern	91,432	92,652	+1,220	+1.32%
-	Harrow	237,300	240,499	+3,199	+1.33%
217	Mid Suffolk	95,747	97,076	+1,329	+1.37%
218	Gloucester	120,225	121,921	+1,696	+1.39%
219	Surrey Heath	85,151	86,378	+1,227	+1.42%
220	Kettering	92,491	93,846	+1,355	+1.44%
-	Hounslow	251,238	254,927	+3,689	+1.45%
221	Epsom and Ewell	74,082	75,191	+1,109	+1.47%
222	Stoke-on-Trent	245,019	248,719	+3,700	+1.49%
223	Dartford	96,120	97,604	+1,484	+1.52%

Rank (exc London)	Local Authority	2011 MYE exc. UPC	2011 MYE inc. UPC	UPC (persons)	UPC (%)
224	Allerdale	94,945	96,444	+1,499	+1.55%
-	Lambeth	299,651	304,481	+4,830	+1.59%
225	East Staffordshire	112,040	113,858	+1,818	+1.60%
226	Dudley	308,218	313,261	+5,043	+1.61%
227	St Albans	138,967	141,248	+2,281	+1.61%
228	North Devon	92,450	93,976	+1,526	+1.62%
229	Eastbourne	97,648	99,308	+1,660	+1.67%
230	Lincoln	91,421	93,085	+1,664	+1.79%
231	Wealden	146,744	149,415	+2,671	+1.79%
232	Bolton	272,300	277,296	+4,996	+1.80%
233	Wiltshire	465,406	474,319	+8,913	+1.88%
234	North West Leicestershire	91,874	93,670	+1,796	+1.92%
235	West Dorset	97,318	99,275	+1,957	+1.97%
236	North Lincolnshire	164,199	167,516	+3,317	+1.98%
237	Gosport	81,029	82,669	+1,640	+1.98%
238	Poole	144,987	148,075	+3,088	+2.09%
239	Wigan	311,390	318,122	+6,732	+2.12%
240	Broxbourne	91,689	93,702	+2,013	+2.15%
241	Hambleton	87,645	89,602	+1,957	+2.18%
242	Cannock Chase	95,449	97,582	+2,133	+2.19%
243	Bradford	511,555	523,115	+11,560	+2.21%
244	Chesterfield	101,480	103,788	+2,308	+2.22%
245	Weymouth and Portland	63,686	65,135	+1,449	+2.22%
246	Rugby	98,239	100,496	+2,257	+2.25%
247	Birmingham	1,049,365	1,074,283	+24,918	+2.32%
248	Milton Keynes	244,089	249,895	+5,806	+2.32%
249	Oxford	146,746	150,245	+3,499	+2.33%
250	Rochdale	206,991	211,929	+4,938	+2.33%
251	Hastings	88,014	90,173	+2,159	+2.39%
252	Sandwell	301,223	309,042	+7,819	+2.53%
253	Kirklees	412,041	422,970	+10,929	+2.58%
254	Stevenage	82,052	84,247	+2,195	+2.61%
255	Havant	117,510	120,783	+3,273	+2.71%
-	Croydon	354,805	364,815	+10,010	+2.74%
256	Wolverhampton	242,967	249,852	+6,885	+2.76%
-	Ealing	329,942	339,314	+9,372	+2.76%
257	Rushmoor	91,741	94,354	+2,613	+2.77%
258	Swindon	203,901	209,709	+5,808	+2.77%
-	Wandsworth	299,077	307,710	+8,633	+2.81%
259	Dover	108,565	111,718	+3,153	+2.82%
260	Stafford	127,089	130,895	+3,806	+2.91%
261	Wirral	310,449	319,837	+9,388	+2.94%
262	Worcester	95,744	98,679	+2,935	+2.97%
263	Mansfield	101,340	104,551	+3,211	+3.07%
264	Shropshire	297,573	307,108	+9,535	+3.10%
265	Wycombe	166,476	171,958	+5,482	+3.19%
266	Doncaster	292,729	302,468	+9,739	+3.22%
-	Haringey	247,284	255,540	+8,256	+3.23%
267	Blackburn with Darwen	142,841	147,657	+4,816	+3.26%
268	North Dorset	66,720	69,002	+2,282	+3.31%
269	Trafford	219,213	227,091	+7,878	+3.47%
270	Walsall	260,152	269,524	+9,372	+3.48%
271	Corby	59,366	61,607	+2,241	+3.64%
272	Manchester	484,322	502,902	+18,580	+3.69%
273	Gateshead	192,876	200,349	+7,473	+3.73%
274	Mid Sussex	134,862	140,188	+5,326	+3.80%
275	Tunbridge Wells	110,789	115,246	+4,457	+3.87%
-	Hammersmith and Fulham	175,141	182,445	+7,304	+4.00%
276	Darlington	101,239	105,584	+4,345	+4.12%
277	Woking	95,350	99,493	+4,143	+4.16%
278	Liverpool	445,060	465,656	+20,596	+4.42%
279	Brighton and Hove	260,879	272,952	+12,073	+4.42%
280	Ipswich	127,709	133,729	+6,020	+4.50%
281	Halton	120,025	125,722	+5,697	+4.53%
282	Redditch	80,469	84,318	+3,849	+4.56%
283	Leicester	313,570	329,627	+16,057	+4.87%
284	Slough	133,835	140,713	+6,878	+4.89%
285	Southend-on-Sea	164,469	174,274	+9,805	+5.63%
286	Shepway	102,085	108,199	+6,114	+5.65%
287	St Edmundsbury	104,816	111,443	+6,627	+5.95%
288	Reading	146,012	155,339	+9,327	+6.00%
289	Richmondshire	49,923	53,287	+3,364	+6.31%
290	Bournemouth	171,841	183,450	+11,609	+6.33%
-	Waltham Forest	242,755	259,742	+16,987	+6.54%
-	Hackney	230,170	247,182	+17,012	+6.88%
-	Greenwich	237,792	255,483	+17,691	+6.92%
291	Watford	84,283	90,653	+6,370	+7.03%
-	Newham	288,553	310,460	+21,907	+7.06%
-	Brent	284,439	312,245	+27,806	+8.91%
292	Cambridge	107,923	122,725	+14,802	+12.06%
293	Isles of Scilly	1,918	2,224	+306	+13.76%

Table 6
Comparison of population change 2001-11 excluding and including UPC

Rank (exc London)	Local Authority	2001 MYE	2011 MYE exc. UPC	Change 2001-11 exc. UPC	Change 2001-11 exc. UPC (%)	2011 MYE inc. UPC	Change 2001-11 inc. UPC	Change 2001-11 inc. UPC (%)	Difference (% points)
-	City of London	7,359	11,395	+4,036	+54.84%	7,412	+53	+0.72%	-54.12%
-	Westminster	203,329	251,588	+48,259	+23.73%	219,582	+16,253	+7.99%	-15.74%
-	Camden	202,567	241,399	+38,832	+19.17%	220,087	+17,520	+8.65%	-10.52%
-	Kingston upon Thames	149,045	175,279	+26,234	+17.60%	160,436	+11,391	+7.64%	-9.96%
1	Welwyn Hatfield	97,550	119,117	+21,567	+22.11%	110,727	+13,177	+13.51%	-8.60%
2	Runnymede	78,053	86,653	+8,600	+11.02%	80,501	+2,448	+3.14%	-7.88%
3	Tendring	138,802	148,604	+9,802	+7.06%	138,062	-740	-0.53%	-7.59%
-	Merton	191,106	214,752	+23,646	+12.37%	200,543	+9,437	+4.94%	-7.44%
4	Wokingham	150,334	165,615	+15,281	+10.16%	154,943	+4,609	+3.07%	-7.10%
5	East Cambridgeshire	73,411	89,001	+15,590	+21.24%	84,245	+10,834	+14.76%	-6.48%
6	Oadby and Wigston	55,791	59,362	+3,571	+6.40%	55,979	+188	+0.34%	-6.06%
7	Lancaster	134,049	145,708	+11,659	+8.70%	137,823	+3,774	+2.82%	-5.88%
8	Leeds	715,609	790,681	+75,072	+10.49%	750,683	+35,074	+4.90%	-5.59%
9	Guildford	129,774	144,754	+14,980	+11.54%	137,580	+7,806	+6.02%	-5.53%
-	Southwark	256,712	302,352	+45,640	+17.78%	288,717	+32,005	+12.47%	-5.31%
10	South Northamptonshire	79,497	89,448	+9,951	+12.52%	85,446	+5,949	+7.48%	-5.03%
11	Coventry	302,804	331,865	+29,061	+9.60%	316,915	+14,111	+4.66%	-4.94%
12	East Lindsey	130,654	142,942	+12,288	+9.40%	136,683	+6,029	+4.61%	-4.79%
13	North Somerset	188,840	212,125	+23,285	+12.33%	203,091	+14,251	+7.55%	-4.78%
14	Bracknell Forest	109,650	118,842	+9,192	+8.38%	113,696	+4,046	+3.69%	-4.69%
-	Sutton	181,461	199,428	+17,967	+9.90%	191,123	+9,662	+5.32%	-4.58%
15	Bedford	148,113	164,532	+16,419	+11.09%	157,840	+9,727	+6.57%	-4.52%
16	Forest Heath	56,145	62,453	+6,308	+11.24%	60,038	+3,893	+6.93%	-4.30%
-	Richmond upon Thames	174,311	194,756	+20,445	+11.73%	187,527	+13,216	+7.58%	-4.15%
17	Torridge	59,129	66,355	+7,226	+12.22%	63,973	+4,844	+8.19%	-4.03%
-	Kensington and Chelsea	162,199	164,750	+2,551	+1.57%	158,251	-3,948	-2.43%	-4.01%
18	Charnwood	153,554	171,826	+18,272	+11.90%	165,876	+12,322	+8.02%	-3.87%
19	Wyre	105,800	111,597	+5,797	+5.48%	107,692	+1,892	+1.79%	-3.69%
20	Aylesbury Vale	165,920	180,735	+14,815	+8.93%	174,880	+8,960	+5.40%	-3.53%
-	Islington	179,387	211,976	+32,589	+18.17%	206,285	+26,898	+14.99%	-3.17%
21	**Central Bedfordshire**	**234,006**	**262,828**	**+28,822**	**+12.32%**	**255,644**	**+21,638**	**+9.25%**	**-3.07%**
22	Canterbury	135,381	154,717	+19,336	+14.28%	150,600	+15,219	+11.24%	-3.04%
23	West Somerset	35,069	35,652	+583	+1.66%	34,588	-481	-1.37%	-3.03%
24	Middlesbrough	141,233	142,643	+1,410	+1.00%	138,368	-2,865	-2.03%	-3.03%
25	Ryedale	50,910	53,398	+2,488	+4.89%	51,893	+983	+1.93%	-2.96%
26	Newcastle upon Tyne	266,241	286,875	+20,634	+7.75%	279,092	+12,851	+4.83%	-2.92%
27	Arun	140,998	153,862	+12,864	+9.12%	149,811	+8,813	+6.25%	-2.87%
28	North Norfolk	98,495	104,471	+5,976	+6.07%	101,664	+3,169	+3.22%	-2.85%
-	Bromley	296,218	318,898	+22,680	+7.66%	310,554	+14,336	+4.84%	-2.82%
-	Tower Hamlets	201,090	261,524	+60,434	+30.05%	256,012	+54,922	+27.31%	-2.74%
29	Bath and North East Somerset	169,158	180,038	+10,880	+6.43%	175,538	+6,380	+3.77%	-2.66%
30	Boston	55,802	66,086	+10,284	+18.43%	64,615	+8,813	+15.79%	-2.64%
31	Sunderland	284,601	282,820	-1,781	-0.63%	275,330	-9,271	-3.26%	-2.63%
32	Colchester	156,016	177,695	+21,679	+13.90%	173,614	+17,598	+11.28%	-2.62%
33	Exeter	111,180	119,961	+8,781	+7.90%	117,063	+5,883	+5.29%	-2.61%
34	Rutland	34,598	38,427	+3,829	+11.07%	37,581	+2,983	+8.62%	-2.45%
35	Teignbridge	121,167	127,225	+6,058	+5.00%	124,271	+3,104	+2.56%	-2.44%
36	South Tyneside	152,793	151,857	-936	-0.61%	148,164	-4,629	-3.03%	-2.42%
37	Knowsley	151,238	149,542	-1,696	-1.12%	145,903	-5,335	-3.53%	-2.41%
38	Broxtowe	107,481	112,290	+4,809	+4.47%	109,749	+2,268	+2.11%	-2.36%
39	Barrow-in-Furness	71,960	70,725	-1,235	-1.72%	69,056	-2,904	-4.04%	-2.32%
40	High Peak	89,400	93,018	+3,618	+4.05%	90,982	+1,582	+1.77%	-2.28%
41	St. Helens	176,826	179,425	+2,599	+1.47%	175,405	-1,421	-0.80%	-2.27%
42	Ribble Valley	54,053	58,506	+4,453	+8.24%	57,292	+3,239	+5.99%	-2.25%
43	South Gloucestershire	245,985	268,828	+22,843	+9.29%	263,417	+17,432	+7.09%	-2.20%
44	Torbay	129,965	134,034	+4,069	+3.13%	131,193	+1,228	+0.94%	-2.19%
45	Cornwall	499,937	544,670	+44,733	+8.95%	533,760	+33,823	+6.77%	-2.18%
-	Barnet	319,481	364,397	+44,916	+14.06%	357,538	+38,057	+11.91%	-2.15%
46	Newcastle-under-Lyme	122,015	126,481	+4,466	+3.66%	123,878	+1,863	+1.53%	-2.13%
47	Waveney	112,497	117,750	+5,253	+4.67%	115,356	+2,859	+2.54%	-2.13%
48	Norwich	122,366	134,757	+12,391	+10.13%	132,158	+9,792	+8.00%	-2.12%
49	Kingston upon Hull, City of	249,913	261,135	+11,222	+4.49%	256,123	+6,210	+2.48%	-2.01%
50	Fareham	108,152	114,092	+5,940	+5.49%	111,931	+3,779	+3.49%	-2.00%
51	Maldon	59,589	62,898	+3,309	+5.55%	61,720	+2,131	+3.58%	-1.98%
52	Three Rivers	82,905	89,530	+6,625	+7.99%	87,921	+5,016	+6.05%	-1.94%
53	Bristol, City of	390,049	435,578	+45,529	+11.67%	428,074	+38,025	+9.75%	-1.92%
54	Rushcliffe	105,780	113,263	+7,483	+7.07%	111,248	+5,468	+5.17%	-1.90%
55	East Riding of Yorkshire	314,854	340,656	+25,802	+8.19%	334,673	+19,819	+6.29%	-1.90%
56	Wellingborough	72,547	77,002	+4,455	+6.14%	75,637	+3,090	+4.26%	-1.88%
57	Wychavon	113,081	119,136	+6,055	+5.35%	117,074	+3,993	+3.53%	-1.82%
58	Redcar and Cleveland	139,159	137,657	-1,502	-1.08%	135,164	-3,995	-2.87%	-1.79%
59	Pendle	89,277	91,116	+1,839	+2.06%	89,576	+299	+0.33%	-1.72%
60	Lewes	92,247	99,155	+6,908	+7.49%	97,584	+5,337	+5.79%	-1.70%
61	Hart	83,590	93,083	+9,493	+11.36%	91,662	+8,072	+9.66%	-1.70%
62	Forest of Dean	80,057	83,559	+3,502	+4.37%	82,200	+2,143	+2.68%	-1.70%
63	Cherwell	131,988	144,473	+12,485	+9.46%	142,252	+10,264	+7.78%	-1.68%
64	West Lancashire	108,480	112,406	+3,926	+3.62%	110,617	+2,137	+1.97%	-1.65%
65	Daventry	72,045	79,255	+7,210	+10.01%	78,070	+6,025	+8.36%	-1.64%
66	Southampton	219,539	239,471	+19,932	+9.08%	235,870	+16,331	+7.44%	-1.64%
67	Crawley	100,440	108,688	+8,248	+8.21%	107,053	+6,613	+6.58%	-1.63%
-	Barking and Dagenham	165,654	189,704	+24,050	+14.52%	187,029	+21,375	+12.90%	-1.61%

Rank (exc London)	Local Authority	2001 MYE	2011 MYE exc. UPC	Change 2001-11 exc. UPC	Change 2001-11 exc. UPC (%)	2011 MYE inc. UPC	Change 2001-11 inc. UPC	Change 2001-11 inc. UPC (%)	Difference (% points)
68	Mendip	103,964	111,083	+7,119	+6.85%	109,406	+5,442	+5.23%	-1.61%
69	Castle Point	86,673	89,342	+2,669	+3.08%	87,964	+1,291	+1.49%	-1.59%
70	Tewkesbury	76,524	83,480	+6,956	+9.09%	82,269	+5,745	+7.51%	-1.58%
71	Fylde	73,340	77,245	+3,905	+5.32%	76,098	+2,758	+3.76%	-1.56%
72	Hyndburn	81,495	81,812	+317	+0.39%	80,549	-946	-1.16%	-1.55%
73	East Dorset	83,922	88,550	+4,628	+5.51%	87,301	+3,379	+4.03%	-1.49%
74	Wakefield	315,380	331,009	+15,629	+4.96%	326,433	+11,053	+3.50%	-1.45%
75	Northampton	194,351	215,278	+20,927	+10.77%	212,492	+18,141	+9.33%	-1.43%
76	New Forest	169,506	179,206	+9,700	+5.72%	176,789	+7,283	+4.30%	-1.43%
77	York	181,291	200,351	+19,060	+10.51%	197,783	+16,492	+9.10%	-1.42%
78	Isle of Wight	132,925	140,242	+7,317	+5.50%	138,392	+5,467	+4.11%	-1.39%
79	East Hertfordshire	129,145	139,884	+10,739	+8.32%	138,155	+9,010	+6.98%	-1.34%
-	Hillingdon	245,616	278,783	+33,167	+13.50%	275,499	+29,883	+12.17%	-1.34%
80	Epping Forest	120,972	126,486	+5,514	+4.56%	124,880	+3,908	+3.23%	-1.33%
81	Nottingham	268,939	307,468	+38,529	+14.33%	303,899	+34,960	+13.00%	-1.33%
82	Breckland	121,585	132,570	+10,985	+9.03%	131,009	+9,424	+7.75%	-1.28%
83	Stockport	284,557	286,821	+2,264	+0.80%	283,253	-1,304	-0.46%	-1.25%
84	Stratford-on-Avon	111,551	122,196	+10,645	+9.54%	120,824	+9,273	+8.31%	-1.23%
85	South Lakeland	102,397	104,937	+2,540	+2.48%	103,713	+1,316	+1.29%	-1.20%
86	South Holland	76,714	89,254	+12,540	+16.35%	88,390	+11,676	+15.22%	-1.13%
87	Cotswold	80,387	84,085	+3,698	+4.60%	83,180	+2,793	+3.47%	-1.13%
88	Swale	123,123	137,637	+14,514	+11.79%	136,324	+13,201	+10.72%	-1.07%
89	Stockton-on-Tees	183,795	193,709	+9,914	+5.39%	191,824	+8,029	+4.37%	-1.03%
90	Horsham	122,272	132,793	+10,521	+8.60%	131,540	+9,268	+7.58%	-1.02%
91	West Devon	48,889	54,147	+5,258	+10.75%	53,655	+4,766	+9.75%	-1.01%
92	Sedgemoor	106,030	115,978	+9,948	+9.38%	114,919	+8,889	+8.38%	-1.00%
93	Derby	230,726	251,139	+20,413	+8.85%	248,943	+18,217	+7.90%	-0.95%
94	Hinckley and Bosworth	100,202	106,266	+6,064	+6.05%	105,328	+5,126	+5.12%	-0.94%
95	South Kesteven	124,877	135,277	+10,400	+8.33%	134,125	+9,248	+7.41%	-0.92%
96	Vale of White Horse	115,772	122,925	+7,153	+6.18%	121,891	+6,119	+5.29%	-0.89%
97	Taunton Deane	102,585	111,423	+8,838	+8.62%	110,555	+7,970	+7.77%	-0.85%
98	Adur	59,714	61,838	+2,124	+3.56%	61,334	+1,620	+2.71%	-0.84%
99	Blaby	90,361	94,828	+4,467	+4.94%	94,132	+3,771	+4.17%	-0.77%
100	South Bucks	61,923	67,524	+5,601	+9.05%	67,060	+5,137	+8.30%	-0.75%
101	Fenland	83,687	96,084	+12,397	+14.81%	95,461	+11,774	+14.07%	-0.74%
102	Sefton	282,884	276,073	-6,811	-2.41%	273,969	-8,915	-3.15%	-0.74%
103	South Cambridgeshire	130,476	150,809	+20,333	+15.58%	149,842	+19,366	+14.84%	-0.74%
104	Herefordshire, County of	174,885	184,889	+10,004	+5.72%	183,619	+8,734	+4.99%	-0.73%
105	Bury	180,655	186,689	+6,034	+3.34%	185,422	+4,767	+2.64%	-0.70%
106	Gedling	111,812	114,501	+2,689	+2.40%	113,741	+1,929	+1.73%	-0.68%
107	Thurrock	143,297	159,214	+15,917	+11.11%	158,268	+14,971	+10.45%	-0.66%
108	Reigate and Banstead	126,661	139,209	+12,548	+9.91%	138,375	+11,714	+9.25%	-0.66%
109	Portsmouth	188,043	206,671	+18,628	+9.91%	205,433	+17,390	+9.25%	-0.66%
110	Wyre Forest	96,929	98,656	+1,727	+1.78%	98,048	+1,119	+1.15%	-0.63%
111	Malvern Hills	72,171	75,140	+2,969	+4.11%	74,706	+2,535	+3.51%	-0.60%
112	West Oxfordshire	95,701	106,014	+10,313	+10.78%	105,442	+9,741	+10.18%	-0.60%
113	Warrington	191,202	203,801	+12,599	+6.59%	202,709	+11,507	+6.02%	-0.57%
114	North Warwickshire	61,788	62,440	+652	+1.06%	62,089	+301	+0.49%	-0.57%
-	Havering	224,717	239,153	+14,436	+6.42%	237,927	+13,210	+5.88%	-0.55%
115	Suffolk Coastal	115,239	125,210	+9,971	+8.65%	124,590	+9,351	+8.11%	-0.54%
116	Waverley	115,668	122,319	+6,651	+5.75%	121,754	+6,086	+5.26%	-0.49%
117	Chichester	106,494	114,507	+8,013	+7.52%	113,995	+7,501	+7.04%	-0.48%
118	West Lindsey	79,631	89,730	+10,099	+12.68%	89,352	+9,721	+12.21%	-0.47%
119	Selby	76,555	83,897	+7,342	+9.59%	83,547	+6,992	+9.13%	-0.46%
120	Tandridge	79,332	83,522	+4,190	+5.28%	83,178	+3,846	+4.85%	-0.43%
121	Sevenoaks	109,242	115,801	+6,559	+6.00%	115,351	+6,109	+5.59%	-0.41%
122	East Devon	125,713	133,784	+8,071	+6.42%	133,272	+7,559	+6.01%	-0.41%
123	Windsor and Maidenhead	133,541	145,618	+12,077	+9.04%	145,098	+11,557	+8.65%	-0.39%
124	South Ribble	103,949	109,547	+5,598	+5.39%	109,181	+5,232	+5.03%	-0.35%
125	Salford	216,978	235,183	+18,205	+8.39%	234,487	+17,509	+8.07%	-0.32%
126	Basingstoke and Deane	152,874	169,023	+16,149	+10.56%	168,550	+15,676	+10.25%	-0.31%
127	Tonbridge and Malling	107,771	121,380	+13,609	+12.63%	121,087	+13,316	+12.36%	-0.27%
128	South Derbyshire	81,738	95,132	+13,394	+16.39%	94,915	+13,177	+16.12%	-0.27%
-	Lewisham	254,336	277,570	+23,234	+9.14%	276,938	+22,602	+8.89%	-0.25%
129	Huntingdonshire	157,189	170,424	+13,235	+8.42%	170,039	+12,850	+8.17%	-0.24%
130	Warwick	126,095	138,008	+11,913	+9.45%	137,736	+11,641	+9.23%	-0.22%
131	Elmbridge	122,709	131,692	+8,983	+7.32%	131,428	+8,719	+7.11%	-0.22%
132	Bromsgrove	87,904	93,913	+6,009	+6.84%	93,732	+5,828	+6.63%	-0.21%
133	Great Yarmouth	90,945	97,599	+6,654	+7.32%	97,424	+6,479	+7.12%	-0.19%
134	North Hertfordshire	117,051	127,683	+10,632	+9.08%	127,494	+10,443	+8.92%	-0.16%
135	Bassetlaw	107,843	113,165	+5,322	+4.93%	113,003	+5,160	+4.78%	-0.15%
136	West Berkshire	144,494	154,358	+9,864	+6.83%	154,148	+9,654	+6.68%	-0.15%
137	Newark and Sherwood	106,351	115,116	+8,765	+8.24%	114,982	+8,631	+8.12%	-0.13%
138	South Somerset	151,059	162,220	+11,161	+7.39%	162,113	+11,054	+7.32%	-0.07%
139	Luton	185,889	203,763	+17,874	+9.62%	203,641	+17,752	+9.55%	-0.07%
140	Solihull	199,574	206,952	+7,378	+3.70%	206,856	+7,282	+3.65%	-0.05%
141	Amber Valley	116,560	122,518	+5,958	+5.11%	122,521	+5,961	+5.11%	+0.00%
142	Eden	49,879	52,500	+2,621	+5.25%	52,502	+2,623	+5.26%	+0.00%
-	Bexley	218,757	232,761	+14,004	+6.40%	232,774	+14,017	+6.41%	+0.01%
143	Tamworth	74,596	76,880	+2,284	+3.06%	76,895	+2,299	+3.08%	+0.02%
144	Chorley	100,559	107,536	+6,977	+6.94%	107,591	+7,032	+6.99%	+0.05%
145	Hertsmere	94,466	100,310	+5,844	+6.19%	100,379	+5,913	+6.26%	+0.07%
146	Rother	85,471	90,652	+5,181	+6.06%	90,729	+5,258	+6.15%	+0.09%
147	Erewash	110,126	112,149	+2,023	+1.84%	112,249	+2,123	+1.93%	+0.09%
148	Rossendale	65,647	67,993	+2,346	+3.57%	68,053	+2,406	+3.67%	+0.09%

Rank (exc London)	Local Authority	2001 MYE	2011 MYE exc. UPC	Change 2001-11 exc. UPC	Change 2001-11 exc. UPC (%)	2011 MYE inc. UPC	Change 2001-11 inc. UPC	Change 2001-11 inc. UPC (%)	Difference (% points)
149	Cheshire West and Chester	322,154	329,180	+7,026	+2.18%	329,526	+7,372	+2.29%	+0.11%
150	North Kesteven	94,378	108,409	+14,031	+14.87%	108,518	+14,140	+14.98%	+0.12%
-	Redbridge	241,893	281,065	+39,172	+16.19%	281,395	+39,502	+16.33%	+0.14%
151	Craven	53,706	55,372	+1,666	+3.10%	55,459	+1,753	+3.26%	+0.16%
152	Tameside	213,087	219,380	+6,293	+2.95%	219,727	+6,640	+3.12%	+0.16%
153	Plymouth	240,954	256,120	+15,166	+6.29%	256,589	+15,635	+6.49%	+0.19%
154	Calderdale	192,379	203,730	+11,351	+5.90%	204,170	+11,791	+6.13%	+0.23%
155	Stroud	108,060	112,812	+4,752	+4.40%	113,074	+5,014	+4.64%	+0.24%
156	Ashford	103,024	118,154	+15,130	+14.69%	118,405	+15,381	+14.93%	+0.24%
157	Rochford	78,650	83,129	+4,479	+5.69%	83,333	+4,683	+5.95%	+0.26%
158	Blackpool	142,270	141,699	-571	-0.40%	142,080	-190	-0.13%	+0.27%
-	Enfield	277,266	313,146	+35,880	+12.94%	313,935	+36,669	+13.23%	+0.28%
159	Sheffield	513,102	550,286	+37,184	+7.25%	551,756	+38,654	+7.53%	+0.29%
160	Christchurch	44,901	47,761	+2,860	+6.37%	47,916	+3,015	+6.71%	+0.35%
161	Preston	130,372	139,559	+9,187	+7.05%	140,054	+9,682	+7.43%	+0.38%
162	Telford and Wrekin	158,573	166,216	+7,643	+4.82%	166,831	+8,258	+5.21%	+0.39%
163	North East Derbyshire	96,927	98,720	+1,793	+1.85%	99,100	+2,173	+2.24%	+0.39%
164	Melton	47,875	50,305	+2,430	+5.08%	50,495	+2,620	+5.47%	+0.40%
165	Broadland	118,814	124,256	+5,442	+4.58%	124,740	+5,926	+4.99%	+0.41%
166	Thanet	126,750	133,883	+7,133	+5.63%	134,402	+7,652	+6.04%	+0.41%
167	Hartlepool	90,152	91,712	+1,560	+1.73%	92,088	+1,936	+2.15%	+0.42%
168	Harborough	76,818	85,362	+8,544	+11.12%	85,699	+8,881	+11.56%	+0.44%
169	South Hams	81,929	83,167	+1,238	+1.51%	83,563	+1,634	+1.99%	+0.48%
170	Cheshire East	352,104	368,991	+16,887	+4.80%	370,736	+18,632	+5.29%	+0.50%
171	Harrogate	151,467	157,923	+6,456	+4.26%	158,683	+7,216	+4.76%	+0.50%
172	Mole Valley	80,283	85,220	+4,937	+6.15%	85,637	+5,354	+6.67%	+0.52%
173	Rotherham	248,349	256,419	+8,070	+3.25%	257,716	+9,367	+3.77%	+0.52%
174	Medway	249,704	263,572	+13,868	+5.55%	264,885	+15,181	+6.08%	+0.53%
175	Lichfield	93,229	100,388	+7,159	+7.68%	100,911	+7,682	+8.24%	+0.56%
176	Winchester	107,264	116,216	+8,952	+8.35%	116,820	+9,556	+8.91%	+0.56%
177	Purbeck	44,433	44,927	+494	+1.11%	45,184	+751	+1.69%	+0.58%
178	Gravesham	95,791	101,195	+5,404	+5.64%	101,766	+5,975	+6.24%	+0.60%
179	Chelmsford	157,269	167,444	+10,175	+6.47%	168,491	+11,222	+7.14%	+0.67%
180	Harlow	78,799	81,651	+2,852	+3.62%	82,177	+3,378	+4.29%	+0.67%
181	Ashfield	111,477	118,717	+7,240	+6.49%	119,522	+8,045	+7.22%	+0.72%
182	County Durham	493,678	509,417	+15,739	+3.19%	512,994	+19,316	+3.91%	+0.72%
183	King's Lynn and West Norfolk	135,565	146,949	+11,384	+8.40%	147,936	+12,371	+9.13%	+0.73%
184	Maidstone	139,116	154,692	+15,576	+11.20%	155,764	+16,648	+11.97%	+0.77%
185	Brentwood	68,483	73,309	+4,826	+7.05%	73,841	+5,358	+7.82%	+0.78%
186	Braintree	132,482	146,484	+14,002	+10.57%	147,514	+15,032	+11.35%	+0.78%
187	South Norfolk	110,848	123,625	+12,777	+11.53%	124,495	+13,647	+12.31%	+0.78%
188	Barnsley	218,124	230,037	+11,913	+5.46%	231,865	+13,741	+6.30%	+0.84%
189	East Northamptonshire	76,835	86,203	+9,368	+12.19%	86,869	+10,034	+13.06%	+0.87%
190	Cheltenham	110,024	114,672	+4,648	+4.22%	115,645	+5,621	+5.11%	+0.88%
191	Bolsover	71,887	75,378	+3,491	+4.86%	76,029	+4,142	+5.76%	+0.91%
192	North Tyneside	192,003	199,402	+7,399	+3.85%	201,206	+9,203	+4.79%	+0.94%
193	Spelthorne	90,404	94,987	+4,583	+5.07%	95,852	+5,448	+6.03%	+0.96%
194	North East Lincolnshire	157,951	158,147	+196	+0.12%	159,735	+1,784	+1.13%	+1.01%
195	East Hampshire	109,369	114,903	+5,534	+5.06%	116,010	+6,641	+6.07%	+1.01%
196	Burnley	89,521	86,100	-3,421	-3.82%	87,032	-2,489	-2.78%	+1.04%
197	Worthing	97,661	103,971	+6,310	+6.46%	104,998	+7,337	+7.51%	+1.05%
198	Test Valley	109,965	115,470	+5,505	+5.01%	116,698	+6,733	+6.12%	+1.12%
199	Carlisle	100,764	106,336	+5,572	+5.53%	107,475	+6,711	+6.66%	+1.13%
200	Derbyshire Dales	69,418	70,305	+887	+1.28%	71,104	+1,686	+2.43%	+1.15%
201	South Staffordshire	105,942	107,070	+1,128	+1.06%	108,318	+2,376	+2.24%	+1.18%
202	Scarborough	106,221	107,475	+1,254	+1.18%	108,735	+2,514	+2.37%	+1.19%
203	Dacorum	137,843	143,654	+5,811	+4.22%	145,298	+7,455	+5.41%	+1.19%
204	Staffordshire Moorlands	94,555	96,078	+1,523	+1.61%	97,209	+2,654	+2.81%	+1.20%
205	Nuneaton and Bedworth	119,239	123,981	+4,742	+3.98%	125,409	+6,170	+5.17%	+1.20%
206	Copeland	69,251	69,785	+534	+0.77%	70,627	+1,376	+1.99%	+1.22%
207	Uttlesford	68,969	79,183	+10,214	+14.81%	80,032	+11,063	+16.04%	+1.23%
208	Northumberland	307,363	312,435	+5,072	+1.65%	316,278	+8,915	+2.90%	+1.25%
209	Oldham	218,537	222,333	+3,796	+1.74%	225,157	+6,620	+3.03%	+1.29%
210	Eastleigh	116,257	124,331	+8,074	+6.94%	125,852	+9,595	+8.25%	+1.31%
211	South Oxfordshire	128,307	133,257	+4,950	+3.86%	134,961	+6,654	+5.19%	+1.33%
212	Babergh	83,538	86,780	+3,242	+3.88%	87,901	+4,363	+5.22%	+1.34%
213	Peterborough	157,439	182,312	+24,873	+15.80%	184,457	+27,018	+17.16%	+1.36%
214	Chiltern	89,238	91,432	+2,194	+2.46%	92,652	+3,414	+3.83%	+1.37%
215	Basildon	165,895	172,688	+6,793	+4.09%	174,971	+9,076	+5.47%	+1.38%
216	Mid Devon	69,887	76,938	+7,051	+10.09%	77,936	+8,049	+11.52%	+1.43%
-	Harrow	210,044	237,300	+27,256	+12.98%	240,499	+30,455	+14.50%	+1.52%
217	Mid Suffolk	87,015	95,747	+8,732	+10.04%	97,076	+10,061	+11.56%	+1.53%
218	Surrey Heath	80,309	85,151	+4,842	+6.03%	86,378	+6,069	+7.56%	+1.53%
219	Stoke-on-Trent	240,422	245,019	+4,597	+1.91%	248,719	+8,297	+3.45%	+1.54%
220	Gloucester	109,947	120,225	+10,278	+9.35%	121,921	+11,974	+10.89%	+1.54%
221	Allerdale	93,544	94,945	+1,401	+1.50%	96,444	+2,900	+3.10%	+1.60%
222	Kettering	82,304	92,491	+10,187	+12.38%	93,846	+11,542	+14.02%	+1.65%
223	Dudley	305,052	308,218	+3,166	+1.04%	313,261	+8,209	+2.69%	+1.65%
224	Epsom and Ewell	67,077	74,082	+7,005	+10.44%	75,191	+8,114	+12.10%	+1.65%
-	Hounslow	215,976	251,238	+35,262	+16.33%	254,927	+38,951	+18.03%	+1.71%
225	Dartford	85,956	96,120	+10,164	+11.82%	97,604	+11,648	+13.55%	+1.73%
226	North Devon	87,674	92,450	+4,776	+5.45%	93,976	+6,302	+7.19%	+1.74%
227	East Staffordshire	103,938	112,040	+8,102	+7.80%	113,858	+9,920	+9.54%	+1.75%
228	St Albans	129,168	138,967	+9,799	+7.59%	141,248	+12,080	+9.35%	+1.77%
-	Lambeth	273,372	299,651	+26,279	+9.61%	304,481	+31,109	+11.38%	+1.77%

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229	Eastbourne	89,836	97,648	+7,812	+8.70%	99,308	+9,472	+10.54%	+1.85%
230	Wealden	140,184	146,744	+6,560	+4.68%	149,415	+9,231	+6.58%	+1.91%
231	Bolton	261,302	272,300	+10,998	+4.21%	277,296	+15,994	+6.12%	+1.91%
232	Lincoln	85,584	91,421	+5,837	+6.82%	93,085	+7,501	+8.76%	+1.94%
233	Wiltshire	433,508	465,406	+31,898	+7.36%	474,319	+40,811	+9.41%	+2.06%
234	North West Leicestershire	85,678	91,874	+6,196	+7.23%	93,670	+7,992	+9.33%	+2.10%
235	West Dorset	92,495	97,318	+4,823	+5.21%	99,275	+6,780	+7.33%	+2.12%
236	Gosport	76,676	81,029	+4,353	+5.68%	82,669	+5,993	+7.82%	+2.14%
237	North Lincolnshire	152,964	164,199	+11,235	+7.34%	167,516	+14,552	+9.51%	+2.17%
238	Poole	138,368	144,987	+6,619	+4.78%	148,075	+9,707	+7.02%	+2.23%
239	Wigan	301,453	311,390	+9,937	+3.30%	318,122	+16,669	+5.53%	+2.23%
240	Weymouth and Portland	63,758	63,686	-72	-0.11%	65,135	+1,377	+2.16%	+2.27%
241	Broxbourne	87,203	91,689	+4,486	+5.14%	93,702	+6,499	+7.45%	+2.31%
242	Cannock Chase	92,165	95,449	+3,284	+3.56%	97,582	+5,417	+5.88%	+2.31%
243	Hambleton	84,168	87,645	+3,477	+4.13%	89,602	+5,434	+6.46%	+2.33%
244	Chesterfield	98,832	101,480	+2,648	+2.68%	103,788	+4,956	+5.01%	+2.34%
245	Rochdale	206,440	206,991	+551	+0.27%	211,929	+5,489	+2.66%	+2.39%
246	Bradford	470,753	511,555	+40,802	+8.67%	523,115	+52,362	+11.12%	+2.46%
247	Hastings	85,392	88,014	+2,622	+3.07%	90,173	+4,781	+5.60%	+2.53%
248	Birmingham	984,642	1,049,365	+64,723	+6.57%	1,074,283	+89,641	+9.10%	+2.53%
249	Rugby	87,520	98,239	+10,719	+12.25%	100,496	+12,976	+14.83%	+2.58%
250	Oxford	135,509	146,746	+11,237	+8.29%	150,245	+14,736	+10.87%	+2.58%
251	Milton Keynes	212,707	244,089	+31,382	+14.75%	249,895	+37,188	+17.48%	+2.73%
252	Sandwell	284,594	301,223	+16,629	+5.84%	309,042	+24,448	+8.59%	+2.75%
253	Stevenage	79,794	82,052	+2,258	+2.83%	84,247	+4,453	+5.58%	+2.75%
254	Havant	116,886	117,510	+624	+0.53%	120,783	+3,897	+3.33%	+2.80%
255	Kirklees	388,980	412,041	+23,061	+5.93%	422,970	+33,990	+8.74%	+2.81%
256	Rushmoor	90,892	91,741	+849	+0.93%	94,354	+3,462	+3.81%	+2.87%
257	Wolverhampton	238,016	242,967	+4,951	+2.08%	249,852	+11,836	+4.97%	+2.89%
258	Wirral	315,004	310,449	-4,555	-1.45%	319,837	+4,833	+1.53%	+2.98%
-	Croydon	335,112	354,805	+19,693	+5.88%	364,815	+29,703	+8.86%	+2.99%
259	Dover	104,646	108,565	+3,919	+3.75%	111,718	+7,072	+6.76%	+3.01%
-	Ealing	307,276	329,942	+22,666	+7.38%	339,314	+32,038	+10.43%	+3.05%
260	Worcester	93,369	95,744	+2,375	+2.54%	98,679	+5,310	+5.69%	+3.14%
261	Stafford	120,712	127,089	+6,377	+5.28%	130,895	+10,183	+8.44%	+3.15%
-	Wandsworth	271,742	299,077	+27,335	+10.06%	307,710	+35,968	+13.24%	+3.18%
262	Swindon	180,129	203,901	+23,772	+13.20%	209,709	+29,580	+16.42%	+3.22%
263	Mansfield	98,065	101,340	+3,275	+3.34%	104,551	+6,486	+6.61%	+3.27%
264	Shropshire	283,254	297,573	+14,319	+5.06%	307,108	+23,854	+8.42%	+3.37%
265	Wycombe	162,050	166,476	+4,426	+2.73%	171,958	+9,908	+6.11%	+3.38%
266	Doncaster	286,900	292,729	+5,829	+2.03%	302,468	+15,568	+5.43%	+3.39%
267	Blackburn with Darwen	138,453	142,841	+4,388	+3.17%	147,657	+9,204	+6.65%	+3.48%
268	North Dorset	61,988	66,720	+4,732	+7.63%	69,002	+7,014	+11.32%	+3.68%
269	Walsall	253,333	260,152	+6,819	+2.69%	269,524	+16,191	+6.39%	+3.70%
-	Haringey	221,251	247,284	+26,033	+11.77%	255,540	+34,289	+15.50%	+3.73%
270	Trafford	210,172	219,213	+9,041	+4.30%	227,091	+16,919	+8.05%	+3.75%
271	Gateshead	191,178	192,876	+1,698	+0.89%	200,349	+9,171	+4.80%	+3.91%
272	Mid Sussex	127,397	134,862	+7,465	+5.86%	140,188	+12,791	+10.04%	+4.18%
273	Corby	53,407	59,366	+5,959	+11.16%	61,607	+8,200	+15.35%	+4.20%
274	Tunbridge Wells	104,049	110,789	+6,740	+6.48%	115,246	+11,197	+10.76%	+4.28%
-	Hammersmith and Fulham	169,374	175,141	+5,767	+3.40%	182,445	+13,071	+7.72%	+4.31%
275	Manchester	422,915	484,322	+61,407	+14.52%	502,902	+79,987	+18.91%	+4.39%
276	Darlington	97,894	101,239	+3,345	+3.42%	105,584	+7,690	+7.86%	+4.44%
277	Woking	89,893	95,350	+5,457	+6.07%	99,493	+9,600	+10.68%	+4.61%
278	Liverpool	441,858	445,060	+3,202	+0.72%	465,656	+23,798	+5.39%	+4.66%
279	Halton	118,559	120,025	+1,466	+1.24%	125,722	+7,163	+6.04%	+4.81%
280	Brighton and Hove	249,949	260,879	+10,930	+4.37%	272,952	+23,003	+9.20%	+4.83%
281	Redditch	78,779	80,469	+1,690	+2.15%	84,318	+5,539	+7.03%	+4.89%
282	Ipswich	117,156	127,709	+10,553	+9.01%	133,729	+16,573	+14.15%	+5.14%
283	Leicester	282,757	313,570	+30,813	+10.90%	329,627	+46,870	+16.58%	+5.68%
284	Slough	120,577	133,835	+13,258	+11.00%	140,713	+20,136	+16.70%	+5.70%
285	Southend-on-Sea	160,362	164,469	+4,107	+2.56%	174,274	+13,912	+8.68%	+6.11%
286	Shepway	96,345	102,085	+5,740	+5.96%	108,199	+11,854	+12.30%	+6.35%
287	Reading	144,684	146,012	+1,328	+0.92%	155,339	+10,655	+7.36%	+6.45%
288	St Edmundsbury	98,323	104,816	+6,493	+6.60%	111,443	+13,120	+13.34%	+6.74%
289	Bournemouth	163,560	171,841	+8,281	+5.06%	183,450	+19,890	+12.16%	+7.10%
290	Richmondshire	47,067	49,923	+2,856	+6.07%	53,287	+6,220	+13.22%	+7.15%
-	Waltham Forest	222,015	242,755	+20,740	+9.34%	259,742	+37,727	+16.99%	+7.65%
291	Watford	80,398	84,283	+3,885	+4.83%	90,653	+10,255	+12.76%	+7.92%
-	Greenwich	217,460	237,792	+20,332	+9.35%	255,483	+38,023	+17.49%	+8.14%
-	Hackney	207,246	230,170	+22,924	+11.06%	247,182	+39,936	+19.27%	+8.21%
-	Newham	249,411	288,553	+39,142	+15.69%	310,460	+61,049	+24.48%	+8.78%
-	Brent	269,620	284,439	+14,819	+5.50%	312,245	+42,625	+15.81%	+10.31%
292	Cambridge	109,941	107,923	-2,018	-1.84%	122,725	+12,784	+11.63%	+13.46%
293	Isles of Scilly	2,140	1,918	-222	-10.37%	2,224	+84	+3.93%	+14.30%