East of England Forecasting Model – baseline report

EEFM 2014

East of England Forecasting Model – baseline report

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Note: In all tables, blue shading signifies that the data is from an official published source. Forecast data are not shaded. Blue shading is also used for constructed figures where these are estimated from published data (for example, GVA, which uses published employees, regional productivity and wages statistics).

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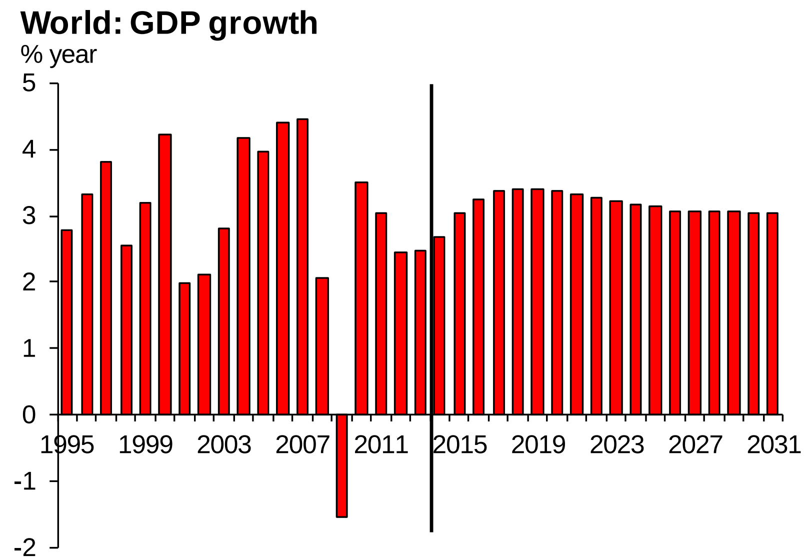
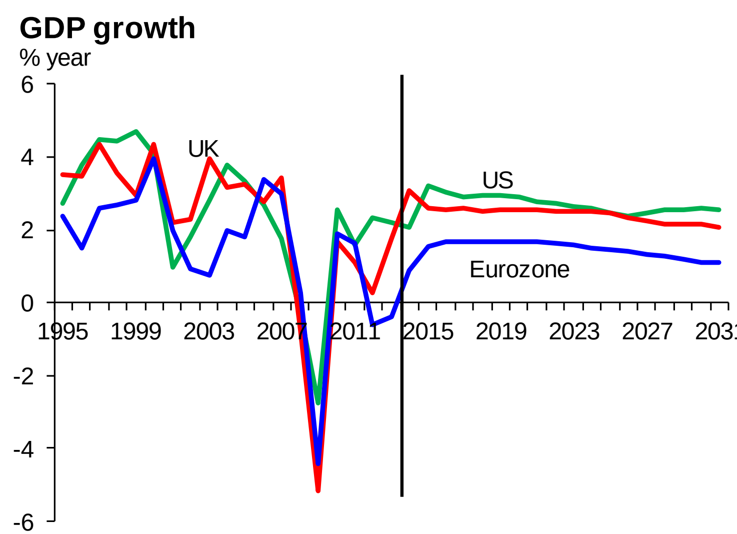
A - Summary

Global outlook – uneven recovery

- World economic growth picked up strongly following the economic recession in 2009, when its GDP contracted by 1.6%. The recovery has been largely led by the US and the emerging economies.
- However, this rebound has somewhat slowed as a number of countries were unable to enter a period of sustained recovery. This is particularly true of southern European countries that have struggled to reduce budget deficits exacerbated by the recession, and saw their GDP fall further.
- As a result, the Eurozone economy contracted again in 2012 and 2013. We estimate it to recover in 2014 and grow by 0.9%, before picking up to 1.5%-1.7% in the following two years.
- The US economy has performed significantly better, growing by 2.2% in 2013. We forecast GDP growth to remain broadly similar in 2014, and then to gather pace to over 3% in 2015.
- The UK also outperformed the Eurozone in 2013, posting GDP growth of 1.7%. Strong quarterly data indicates that GDP growth is likely to be around 3% in 2014, though we forecast it will ease slightly to 2.6% in 2015.



Source: Oxford Economics/Haver Analytics

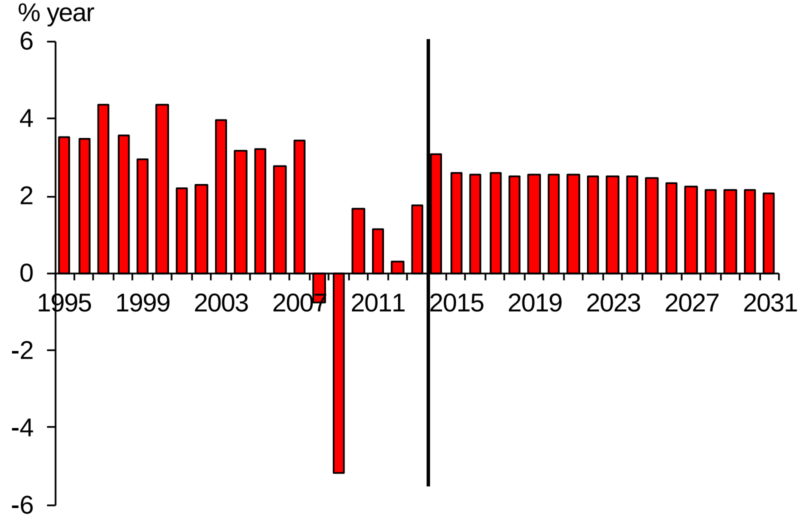


Source: Oxford Economics/Haver Analytics

UK – the economy is picking up

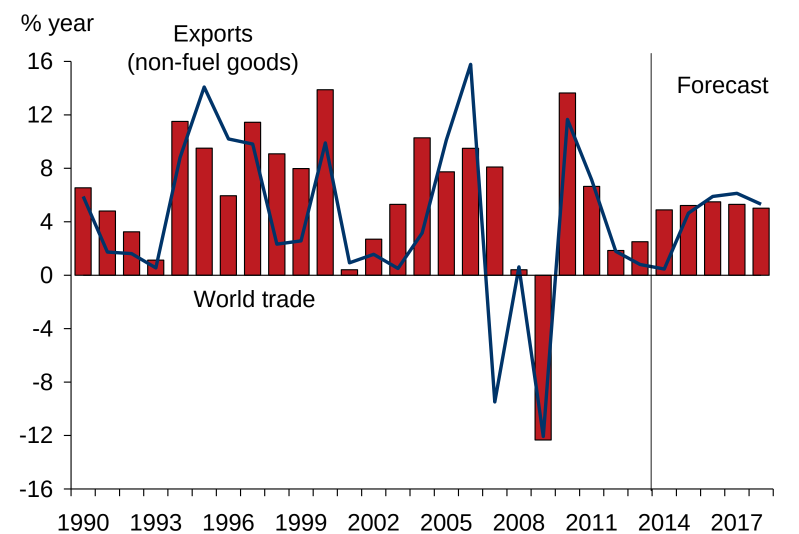
- During 2008-09 the UK's economy contracted by 5.9%, with investment in particular falling sharply. This was a deeper recession than that experienced by both the US and the Eurozone.
- Until recently the recovery has been relatively slow in the UK, reflecting the impact of low confidence among investors, banks' reluctance to lend to SMEs, slow growth in the Eurozone, and the austerity measures.
- In 2013 GDP growth picked up to 1.7%, largely driven by consumer spending. Looking ahead, we expect a tightening labour market to put upward pressure on wage growth and generate a steady pickup in nominal household income growth.
- We forecast the UK economy to grow by 3.1% in 2014 and 2.6% in 2015. Together with stronger consumer spending, this will be underpinned by improving corporate confidence boosting investment. World trade is also expected to pick up and support UK exports growth.
- In the long term, we forecast UK GDP growth to average 2.5% per year over the period of 2014-2031.

UK: GDP growth



Source: Oxford Economics/ONS

UK: Exports & world trade



Source: Oxford Economics

UK – employment outlook

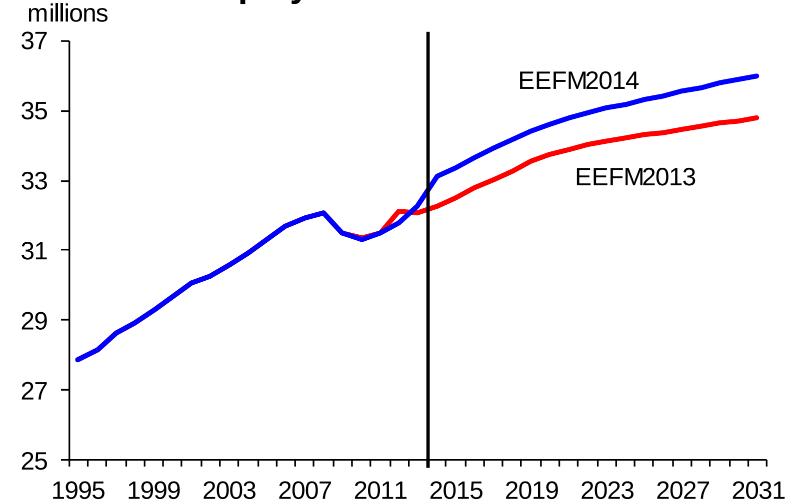
- Revised ONS data suggests that 730,000 jobs were lost in the UK between 2008 and 2010. More recently, employment rose by 449,000 in 2013 (1.4% growth). This means that in 2013 employment was above the pre-recession peak of 2008 by 189,000 jobs.

- With particularly strong growth in the last quarter of 2013 and the first two quarters of 2014, we forecast the UK employment to grow by 2.6% in 2014. In the long-run we expect employment to continue rising, albeit at a slower pace than seen recently due to lower net in-migration and a gradually ageing population. Over the 2014-31 period we forecast the UK employment to rise by 3.7 million.

- A large share of these new jobs is expected to be created in professional and administrative services, as well as in construction. Robust employment growth is also forecast for real estate, arts & entertainment and information & communication sectors.

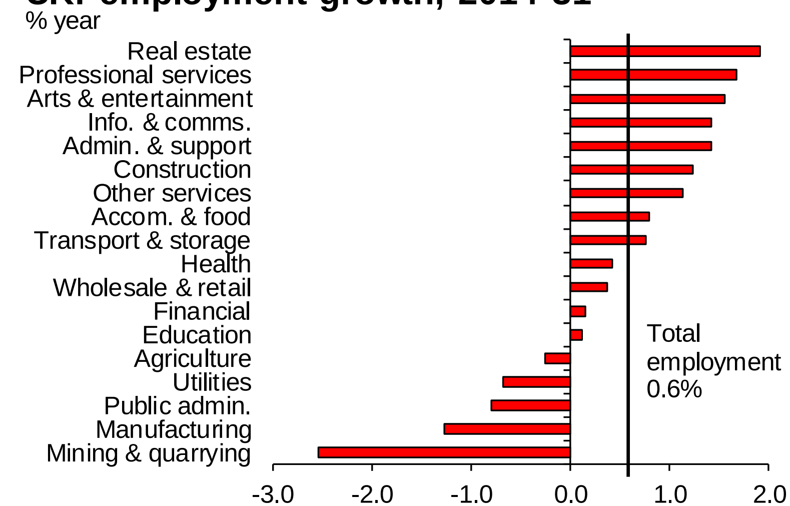
- At the same time, sizeable job losses are expected in manufacturing and, due to the continuing government spending cuts, in public administration.

UK: total employment



Source: Oxford Economics/ONS

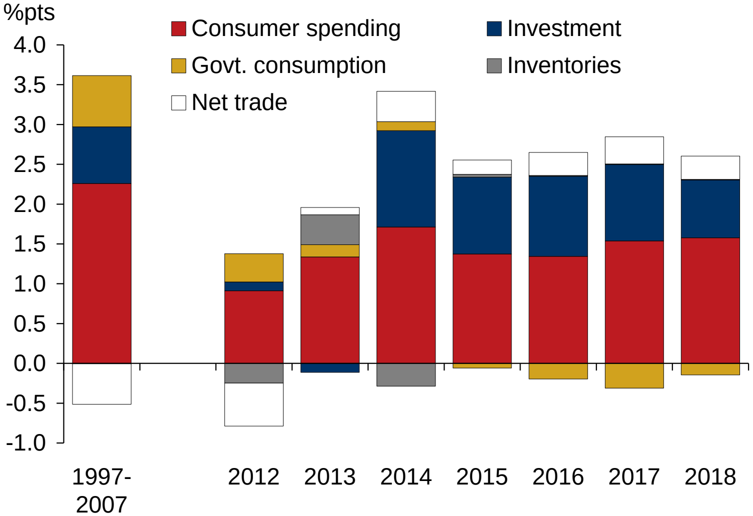
UK: employment growth, 2014-31



Source: Oxford Economics/ONS

UK – long term growth and the output gap

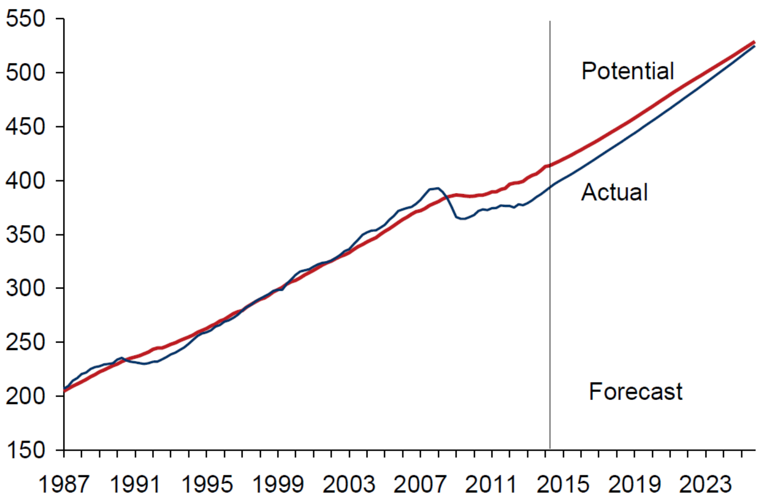
UK: Contributions to GDP growth



Source : Oxford Economics

UK: Actual & potential output

2010 prices, £ billion



Source: Oxford Economics

- We estimate that the UK currently has an output gap in excess of 5% of GDP. This large amount of spare capacity should help keep inflation contained and allow the Bank of England to tighten its monetary policy slowly. This should provide the conditions for a period of relatively strong growth, with UK's GDP growth forecast to average 2.5% over 2014-31.

- The main drivers of this growth are expected to be consumer spending and investment, while government spending is anticipated to fall in the medium term.

- Longer term growth will also be supported by:

➢ **Demographics** – the UK is expected to see its working age population continue to rise (albeit at a slower rate), driven by natural change, continued net inward migration and further rises in the state pension age.

➢ **Leading position in several service sectors** – the UK economy has a strong representation in dynamic private services sectors, and is a global leader in the provision of certain financial and business services.

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UK – a comparison with other forecast models

- It is difficult to compare our forecasts with those of others, as they are rarely shared. However, the Treasury publishes a monthly report of its short-term GDP forecasts alongside those of leading forecasting houses. The Treasury report released in August 2014 shows GDP growth expected in 2014 and 2015.

- The Treasury's GDP growth forecast for 2014 is 2.7%, somewhat weaker than both the Oxford Economics forecast and the independent forecast average.

- Oxford Economics' estimate of GDP growth in 2014 ranks at mid-table compared to the other forecasters.

- For 2015, Oxford Economics' GDP forecast of 2.6% is in line with the independent consensus. And again, it is more optimistic than the Treasury's forecast.

GDP growth forecasts (%)

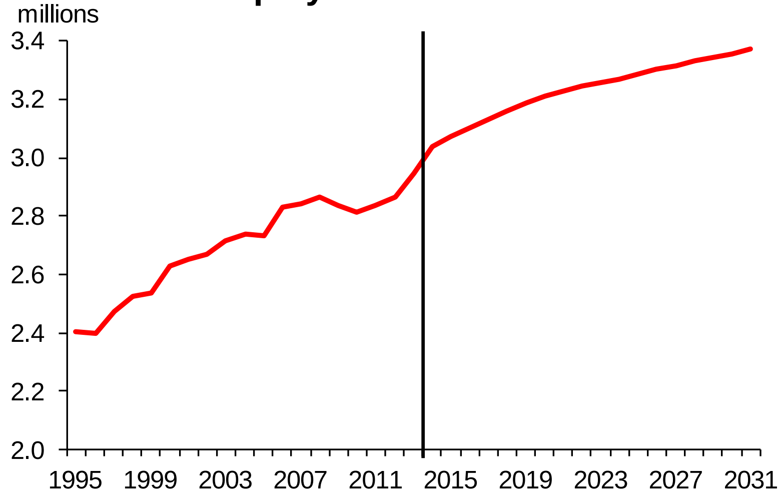
	Aug-14	
	2014	**2015**
Treasury / OBR	2.70	2.30
Oxford Economics	3.10	2.60
Cambridge Econometrics	2.90	2.30
Experian	3.10	2.70
CEBR	3.00	2.40
OECD	3.20	2.70
IMF	2.90	2.50
Barclays	3.00	2.70
Citigroup	3.40	3.70
HSBC	3.20	2.50

Source: HMT

East of England – assessing the recession

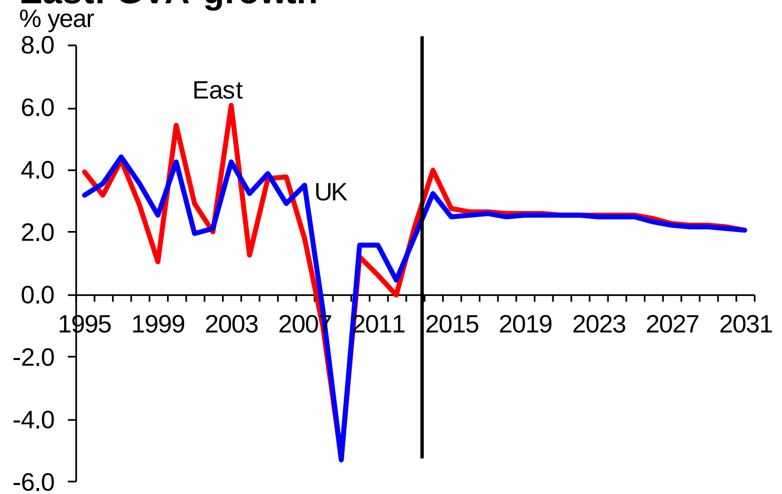
- Revised employment data suggests that during the recent recession the East of England fared better than what was suggested by the data published in the EEFM 2013 report.
- It is now estimated that total employment fell by 54,300 between 2008 and 2010, compared with 63,900 losses estimated in the EEFM 2013.
- The majority of job losses were observed in the construction, manufacturing and business services, which contracted by 36,500, 19,100 and 12,600 respectively. Financial services also reportedly lost 10,200 jobs. There was some growth recorded in other sectors – mainly in health and education, but also in 'other' services (arts, entertainment, and personal) which gained 11,600 additional jobs between 2008 and 2010.
- In terms of GVA, the economy of the East region is estimated to have suffered a contraction of 6.2% over 2008-09, which concurs with the fall in employment levels. GVA fell in almost all the industries of the economy, with only public and 'other' services managing to grow.

East: total employment



Source: Oxford Economics/ONS

East: GVA growth

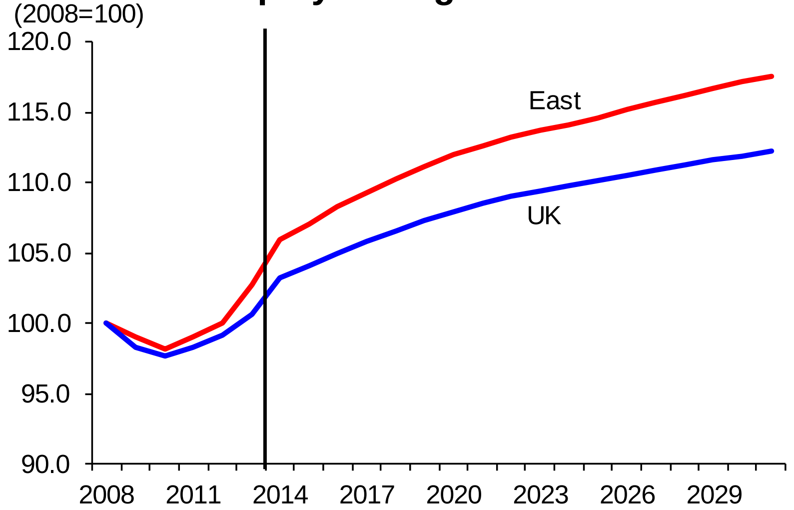


Source: Oxford Economics/ONS

East of England – how it compares with the UK

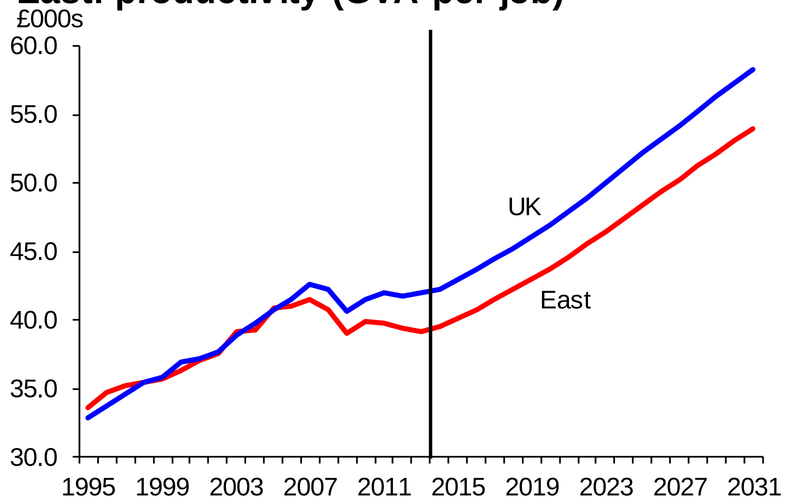
- During the recent recession employment in the East held up slightly better than in the UK as a whole, with a 1.9% fall in jobs over 2009-10, compared to a 2.3% contraction in the UK.
- Data also suggests that the East enjoyed a stronger recovery in the labour market. Most recently, employment reportedly grew by 2.6% in 2013, compared to 1.4% growth in the UK. We expect this relative strength to persist in the medium and long term, and employment growth in the East to outpace the UK average.
- In terms of GVA however, the East of England experienced a slightly deeper recession than the UK. The recovery has also been more subdued, with the region's GVA estimated to have grown by just 0.6% in 2011 and remained flat in 2012. Performance in 2013 was better with the region's economy growing by 2.2%, outpacing UK's growth of 1.7%.
- Due to a sharper relative contraction in GVA than in employment, productivity in the East has dropped below the UK average. However, going forward we expect them to grow at a similar rate.

East: total employment growth



Source: Oxford Economics/ONS

East: productivity (GVA per job)



Source: Oxford Economics/ONS

East of England – forecast summary

East: Key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	479	5954	837
Employees total (000s)	153	2487	338
Self-employed total (000s)	84	441	89
Employment total (000s)	231	2944	427
Unemployment level (000s)	44	102	-31
Residence based employment (000s)	274	2903	403
Residence employment rate (%)	0.9 (pp)	68	2.7 (pp)
Net commuting (000s)	16.0	-130	-2.7
GVA total (£m, 2010 prices)	0.8 (%pa)	115379	2.6 (%pa)
Households (000s)	210	2481	421
Demand for dwellings (000s)	217	2566	435

East: Change in employment (000s)

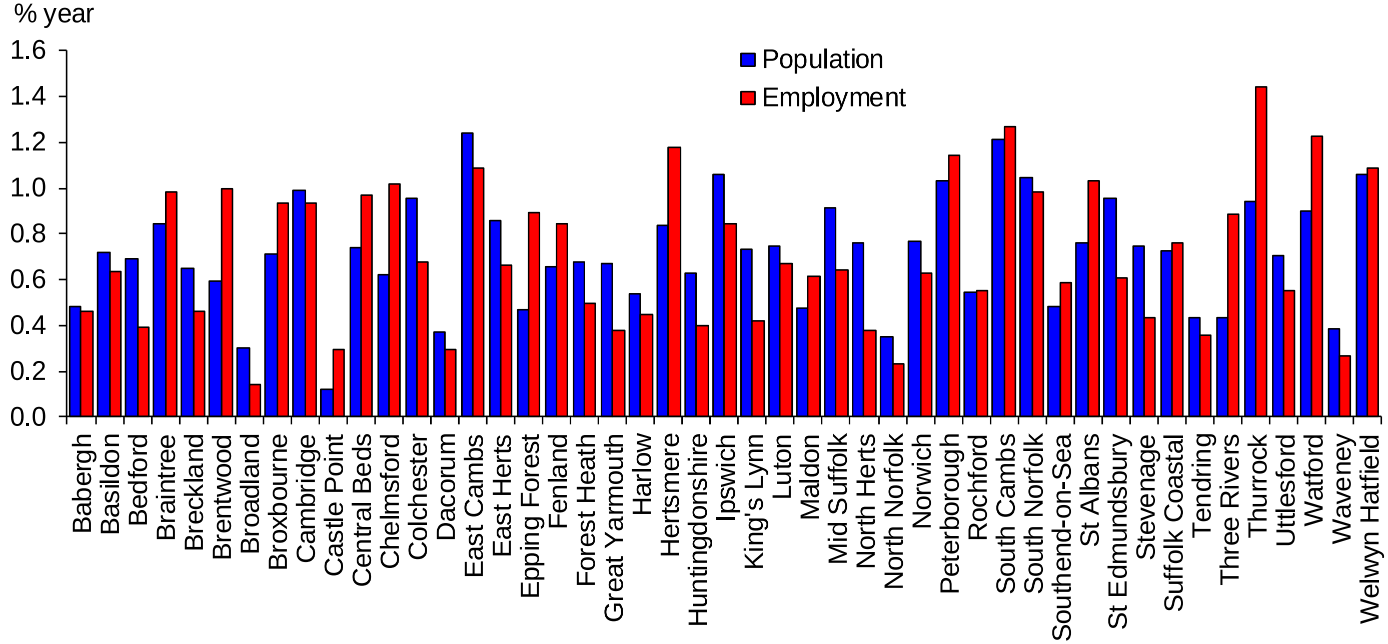
	2003-13 change	2013	2013-2031 change
Agriculture	3	35	-3
Extraction	-1	2	-1
Manufacturing	-64	243	-48
Electricity, gas & water	1	14	-2
Construction	5	222	54
Wholesale	-3	181	17
Retail	-4	295	28
Hotels and restaurants	11	170	30
Transport	11	143	26
IT & communication	-1	107	30
Financial services	-17	75	6
Professional business services	62	233	82
Other business services	98	353	124
Public admin & defence	-12	115	-11
Education & health	145	597	55
Other services	-1	158	40
Total employment	231	2944	427

- With the national economy strengthening, we expect the GVA of East of England to grow by 4% in 2014 and 2.8% in 2015. Over the period of 2014-31 we forecast it to average 2.6% per year, slightly outpacing the UK average.
- Total employment in the East is forecast to rise by 3.2% in 2014 and 1.1% in 2015. It is also expected to outperform the UK over 2014-31, growing by an average of 0.8% per year. By 2031 we forecast employment in the region to reach 3.4 million, a gain of 427,000 jobs. The unemployment level is forecast to fall by 31,000, with the rate falling from 2.8% in 2013 to 1.8% in 2031.
- Almost half of these new jobs are forecast to be created by the region's business services. Other private services and construction will also contribute to employment growth, while manufacturing and public administration are likely to experience further jobs losses.
- Population of the East is projected to reach 6.8 million by 2031, although growth is expected to be slightly slower than experienced historically due to lower net migration and a decline in the rate of natural change.

East of England - district overview

- Looking at the forecasts for the districts within the East of England region over the period of 2013-2031, the fastest average employment growth is expected in Thurrock, South Cambridgeshire, Hertsmere and Watford. During the same period the slowest rate of employment growth is forecast for Broadland, Castle Point, Dacorum, North Norfolk and Waveney.
- In terms of population, the fastest average growth is expected in East Cambridgeshire, followed by South Cambridgeshire, Welwyn Hatfield and Ipswich. As district population forecasts are in part driven by job opportunities, the same districts that are forecast to experience the weakest employment growth are also expected to see the slowest population growth.

Population and employment average growth, 2013-31



Source: Oxford Economics/ONS

East of England - district overview (cont'd)

Population and employment change (000s)

	2003-2013		2013-2031			2003-2013		2013-2031	
	Population (000s)	Employment (000s)	Population (000s)	Employment (000s)		Population (000s)	Employment (000s)	Population (000s)	Employment (000s)
Babergh	3.2	1.1	8.0	3.4	King's Lynn and West Norfolk	11.0	6.3	21.0	5.1
Basildon	11.3	9.8	24.6	11.3	Luton	22.9	2.8	29.8	12.0
Bedford	10.7	5.9	21.4	5.9	Maldon	2.2	0.2	5.5	3.0
Braintree	13.3	2.2	24.4	11.8	Mid Suffolk	9.7	3.9	17.4	5.4
Breckland	9.7	2.7	16.4	4.5	North Hertfordshire	10.2	-0.2	18.9	4.0
Brentwood	5.2	5.5	8.4	8.2	North Norfolk	2.9	-1.6	6.6	1.7
Broadland	5.2	5.7	7.1	1.4	Norwich	12.9	-5.0	20.1	11.4
Broxbourne	7.2	6.6	12.9	8.6	Peterborough	27.6	9.0	38.3	25.5
Cambridge	15.3	8.1	24.6	18.5	Rochford	4.4	2.9	8.6	2.9
Castle Point	1.3	4.4	1.9	1.5	South Cambridgeshire	17.4	9.5	36.7	20.3
Central Bedfordshire	25.9	16.6	37.7	21.0	South Norfolk	13.9	10.4	26.3	11.6
Chelmsford	9.9	5.5	20.1	19.3	Southend-on-Sea	14.3	1.9	15.9	8.6
Colchester	20.4	6.4	33.1	11.9	St Albans	11.9	16.0	20.9	15.8
Dacorum	9.8	1.3	10.3	4.0	St Edmundsbury	11.1	6.3	20.9	7.5
East Cambridgeshire	8.4	7.2	21.4	7.2	Stevenage	5.2	3.3	12.3	4.0
East Hertfordshire	10.8	0.3	23.5	8.6	Suffolk Coastal	7.5	4.2	17.2	8.5
Epping Forest	5.8	8.2	11.2	9.9	Tendring	-1.2	2.0	11.2	3.2
Fenland	10.4	3.1	12.1	6.1	Three Rivers	5.5	8.3	7.3	7.4
Forest Heath	3.9	-1.2	8.0	2.6	Thurrock	14.9	5.8	29.6	20.2
Great Yarmouth	5.3	2.0	12.5	3.1	Uttlesford	12.4	3.7	11.1	4.8
Harlow	5.2	3.4	8.4	3.8	Watford	13.1	3.5	16.5	19.2
Hertsmere	6.8	6.5	16.4	13.9	Waveney	1.9	1.7	8.3	2.3
Huntingdonshire	12.4	9.3	20.6	6.3	Welwyn Hatfield	14.8	15.2	23.9	17.1
Ipswich	15.5	-0.1	28.1	12.1	**East**	**479**	**231**	**837**	**427**

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B - Introduction / background

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EEFM - model overview

- The East of England Forecasting Model is a standalone forecasting system to guide local authorities in the region on ‘baseline’ economic forecasts with their associated demographic and housing implications; and to allow users to generate alternative scenarios.

- The Model provides economic, demographic and housing forecasts for the East of England and its constituent local authorities. These forecasts will not necessarily be consistent with adopted policies (e.g., housing targets) unless the scenario being tested is defined on that basis.

- The Model provides a link between housing and the economy. It has undergone several improvements and updates since its inception – for example, to address the complexity of household formation trends at a time of economic and migration change.

EEFM - purpose and aims

- The EEFM is designed to provide:

  - A consistent evidence base for the region, for use in strategy and policy development and for testing spatial linkages in economic, demographic and housing trends;
  - A set of ‘baseline’ forecasts for the region prepared by a leading independent forecasting house (Oxford Economics);
  - A means of generating scenarios (alternative future trends);
  - A mechanism to raise awareness of new or overlooked issues and linkages which might impinge on the success of regional or local policies and strategies;
  - An information resource collating a wide range of data in a central location and in a consistent manner.

EEFM - forecast error and scenarios

- Determining the margins of error in forecasting does not emerge naturally from our forecasting methodology; so these are not included in the forecasts. One source of uncertainty is inherent errors in the input data itself, especially for employment and GVA. It would be possible to include margins for projection errors but in our view this is of limited value since they can easily be dwarfed by major disruptions such as the 2007-08 credit crunch that was instrumental in bringing about the subsequent recession.

- The alternative approach is to generate scenarios to reflect alternative global, national or regional assumptions where these assumptions are plausible sources of error in the 'baseline' forecast. The EEFM offers these possibilities. Local-level scenarios linked to specific policy decisions are also possible on a case-by-case basis.

EEFM – presentation of results

- This report gives a detailed overview of the ninth major update of the EEFM in 2014. Among other things, it summarises the key economic trends in the global and UK economies, and the forecast results for the East of England region, individual local authorities, and selected local authority groupings.

- The detailed forecasts are provided in excel spread sheets on the Cambridgeshire Insight website http://www.cambridgeshireinsight.org.uk/EEFM.

- An accompanying Technical Report setting out the structure of the model, the linkages within it, and detailed descriptions of the data used, is also available on the Cambridgeshire Insight website.

- Users or others with questions are encouraged to contact Cambridgeshire Insight (see website for contact details) or Oxford Economics.

C – Updating the EEFM

EEFM 2014 update

The update process

- Macro, regional and local-level update carried out in Summer 2014;
- Data cut-off was 31st July 2014;
- The update includes:
  - Entry of new / revised data;
  - Application of new forecasts;
  - Presentations/discussion of findings with the Model Steering Group;
  - Production of forecast spread sheets and associated documents for uploading onto Cambridgeshire Insight website.

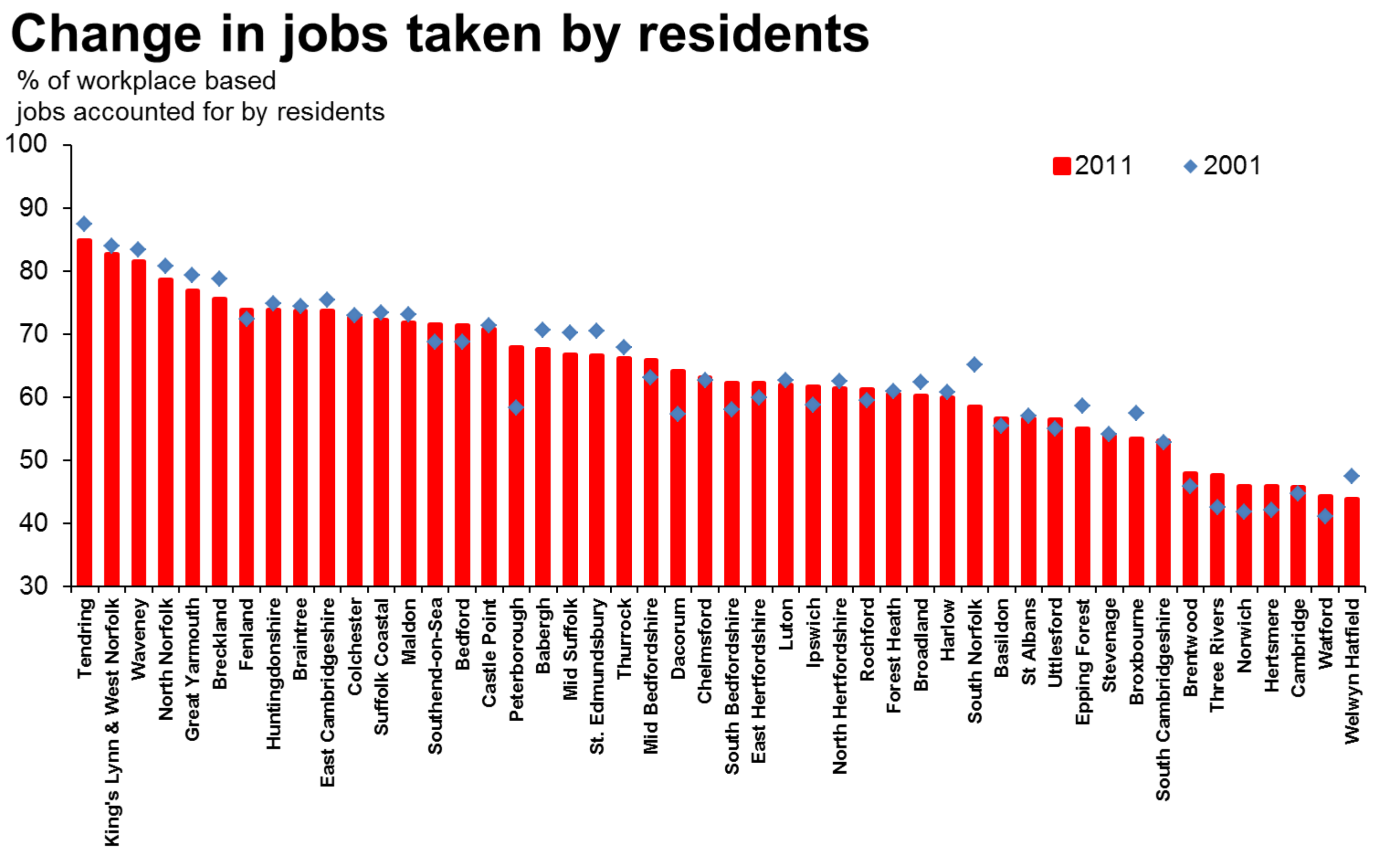
Changes in EEFM 2014

- New global, UK and regional forecasts
- Updated commuting matrix at local authority level consistent with 2011 Census
- Employment land use for industrial, warehousing and offices added to model software
- New data:
  - Employment data (2012-3)
  - Demographic data (2013)
  - Resident employment data (2013)
  - Unemployment data (2013)
  - Dwellings data (2013)
  - GVA data (2011-2)
  - Carbon emissions data (2012)

Further details can be found in the Technical Report

Note: The next update of the EEFM is to be decided

Changes since EEFM 2013 – Census 2011 commuting



Source: Oxford Economics

- The EEFM 2014 incorporates the Census 2011 commuting matrix, which identifies the link between where people live and work (previous version of the EEFM were based on the Census 2001 results). The areas that have seen the largest change in the proportion of workplace jobs accounted for by residents are Peterborough, Dacorum, South Norfolk and Three Rivers.

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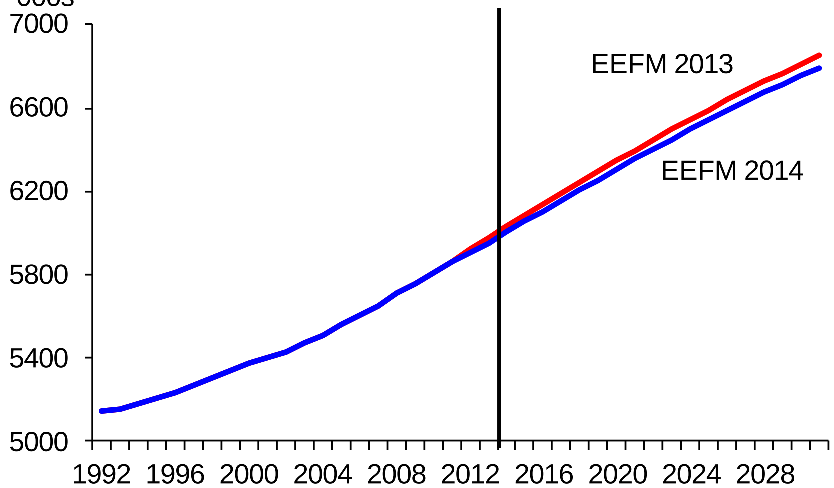
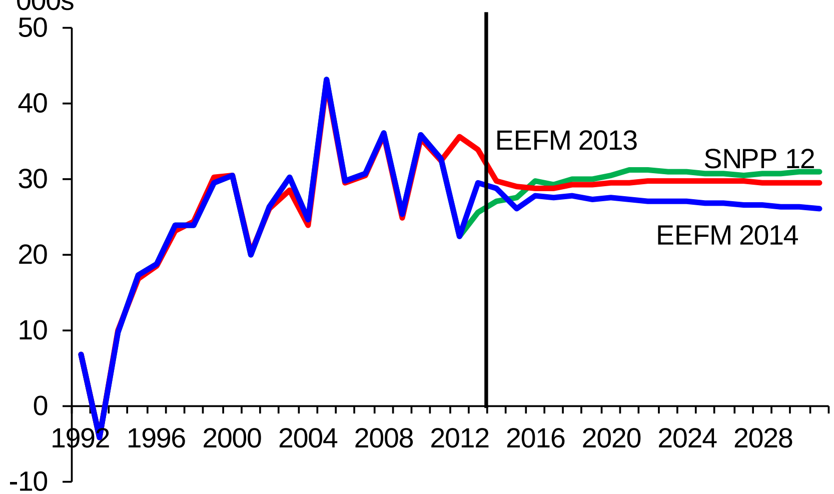
Changes since EEFM 2013 run - population and migration

East: population



Source: Oxford Economics/ONS

East: migration



Source: Oxford Economics/ONS

- The latest demographic data for the East suggest that total population was 25,100 lower in 2013 than in the previous update of the EEFM.
- The majority of this revision was within net migration (inflows minus outflows). Over the period 2012-13, a cumulative 17,600 fewer migrants came to the East compared with previous ONS estimates.
- Oxford Economics' forecast for net migration continues to be economically driven and based upon local economic conditions. Our forecast estimates net migration in the East of England of 27,100 people per annum into the region over 2014-31. This is marginally lower than the level forecast in the EEFM 2013.
- This remains below ONS official projections, which are largely trend based. ONS's 2012 based long-term net migration assumption for the UK is 167,000 people per annum, compared with 133,000 per annum in the Oxford Economics Model.
- The growth in natural increase levels in the EEFM reflects the assumptions in the official subnational population projections with 19,000 people per annum over the period 2014-31.

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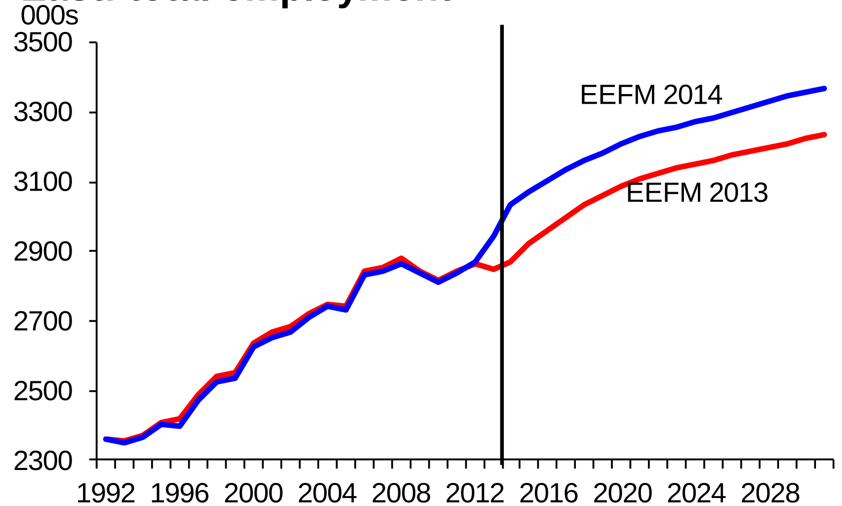
Changes since EEFM 2013 run – labour market

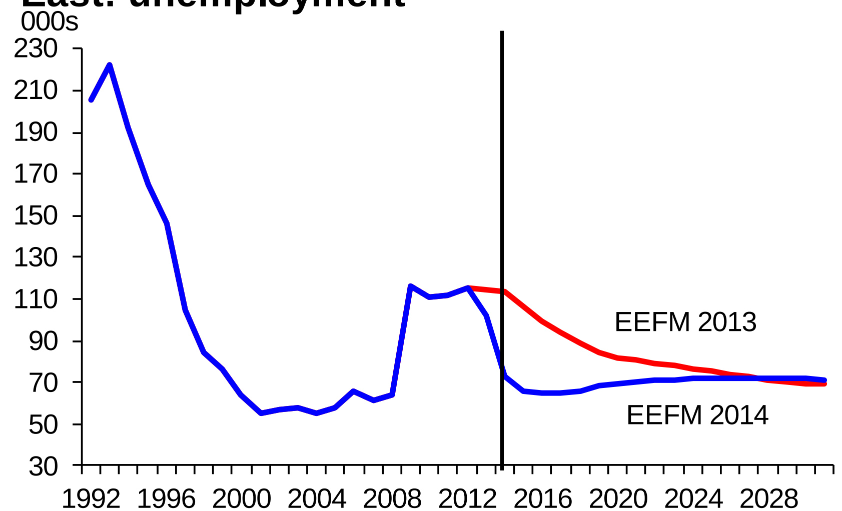
- Since the EEFM 2013 run, the ONS has made some revisions to its historical Workforce Jobs series. As such, jobs growth over the period 2002-12 is now estimated at 199,000 jobs, compared with growth of 179,800 jobs in the previous EEFM update.
- In addition, the 2013 level of employment in the East is significantly higher - 93,800 jobs - than previously estimated.
- We forecast growth of 426,600 jobs over the period 2013-31 compared with 386,300 jobs in the EEFM 2013 update. Total employment in 2031 is expected to reach almost 3.4 million - 134,100 higher than in the previous EEFM update as the labour market has recovered much faster than previously anticipated.
- The latest data indicate that the East's unemployment has also fallen more quickly than expected in the previous update. In 2013, the East's unemployment was 102,200 which is 12,300 lower than in the previous EEFM. By 2031, we forecast unemployment levels similar to those reported in the EEFM 2013 update.

East: total employment



Source: Oxford Economics/ONS

East: unemployment



Source: Oxford Economics/ONS

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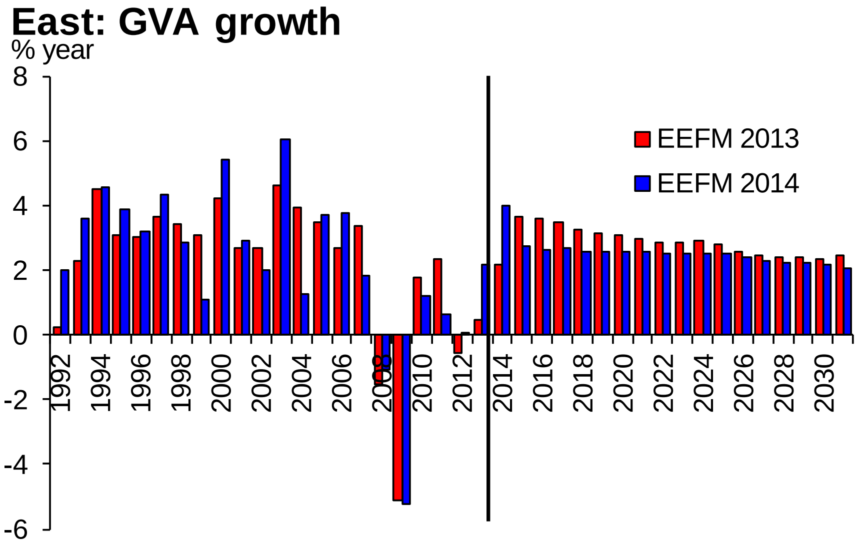
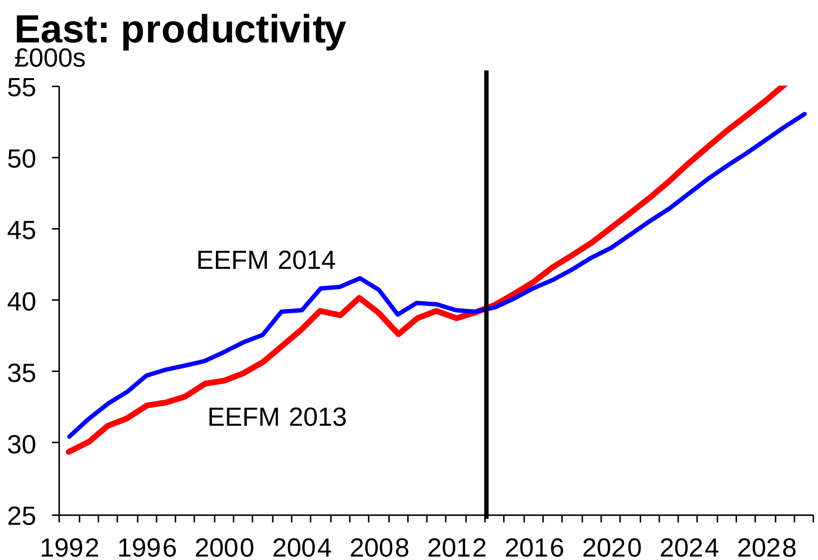
Changes since EEFM 2013 run – GVA



Source: Oxford Economics/ONS



Source: Oxford Economics/ONS

- Revised regional data indicate that GVA growth was weaker over the 2009-12 period than in the EEFM 2013. However, the East's performance in 2013 was better, with the region's GVA estimated to have risen by 2.2% in 2013, faster than previously expected.
- The East's GVA is forecast to expand by 4% in 2014, ahead of the previous EEFM estimate, before easing to 2.8% in 2015. In the long term we expect the East to slightly outperform the UK, with GVA growth averaging 2.6% per year over 2014-31. This is slightly weaker than the EEFM 2013 outlook.
- Productivity in the East has been revised upwards throughout history and the forecast period, reflecting the rebasing of GVA from 2009 prices to 2010 prices.
- We estimate that productivity continued to fall in 2013 reflecting the stronger than expected growth in employment. Looking ahead, productivity is forecast to return to growth as the economic recovery picks up in pace.

Where are the biggest changes since the last forecasts?

- Since the EEFM 2013 update, the ONS has released new local level employment data for 2012 including revisions to 2011 jobs levels. In addition to this, quarterly employment data at regional level for 2013 has been published suggesting that employment levels in 2013 were much stronger than in the previous update. The areas with the largest upwards revisions to the 2013 levels are:
  - Peterborough (+9,000 jobs)
  - Hertsmere (+7,300 jobs)
  - Dacorum (+6,800 jobs)
  - Watford (+6,700 jobs)
  - South Bedfordshire (+6,100 jobs)
- Over the period 2013-31, the areas with the largest revisions to net job change are:
  - Peterborough (+13,000 jobs)
  - Basildon (+5,800 jobs)
  - Hertsmere (+4,600 jobs)
  - South Cambridgeshire (+3,800 jobs)
  - Braintree (+3,700 jobs)
- Population has undergone significant changes since the EEFM 2013 due to the incorporation of the Census 2011 commuting matrix. The areas with the largest revisions to net population change over 2013-31 are:
  - Fenland (-9,100 people)
  - Peterborough (+7,600 people)
  - South Norfolk (-6,200 people)
  - Dacorum (-5,800 people)
  - Suffolk Coastal (-5,400 people)

D - Data limitations, forecasting uncertainties and unusual local circumstances

Health warnings

- It is important to highlight that economic forecasting is **not an exact science**.
- Oxford Economics' models are built to a high level of detail and accuracy, incorporating complex econometric equations and inter-relationships between indicators across the macroeconomic, labour market and demographic spectrum.
- However, forecasts should be viewed as a **guide** to future outcomes rather than the actual expected outturn.
- They reflect current trends and policies only, and cannot take into account the effects of future policy, economic, environmental, sociological or technological changes that are either unforeseen, incomplete or not yet captured in useable data.
- For example, 25 years ago it was impossible to know how much technological change would have taken place by now (e.g. internet, mobile phones, etc.) and how this would have contributed to the economic growth and productivity improvements we have seen over the last 10-15 years. In the same way, we cannot predict all the new technologies that will be developed over the next 25 years and how they could affect the economy.
- However, forecasts can provide an evidence base upon which policy and new initiatives can be developed – particularly if scenarios are used.
- Forecasting is subject to a number of uncertainties, and some of these are applicable to the EEFM. These include: a) data uncertainties, where the quality and timeliness of data is questionable, and b) forecasting uncertainties, which concern the inherent vulnerability of forecasts to error.

Data limitations

- Data uncertainties are critical in interpreting the forecasts, which naturally depend on the data underpinning them. Such data are the only source of information that we have on the size, structure and growth of an economy. But most data is subject to revision, with some data sources being more volatile than others.

- In addition, the timeliness of data releases are important. For example, sector employment data is available at regional level every quarter but the latest is for Q2 2014. Claimant count unemployment data is available monthly for regions and local authorities, with a lag of about a month. However, other data sources are not as readily available, nor as up-to-date.

- Examples of known data uncertainties include:
  - **ABI / BRES:**
    - released once a year for all regions and local authorities with the previous year of data revised with each release. The ABI / BRES is the primary source of employee jobs data and is collected by survey, so it is subject to errors via mis-classifications of sectors and / or postcodes. These can result in substantial revisions in the data. In addition, the latest data was published for 2012, which means that the data we have on employee levels by sector for local authorities can be nearly two years old. For the region, we can get an indication of what employee job growth might be from ONS Workforce Jobs, which provides sectoral employee jobs on a quarterly basis. But this is also subject to revision.
    - Following a BRES release, Oxford Economics consults local authorities in the East of England on the results for their areas, and the feedback received is taken into account when applying that BRES data to the EEFM, improving its accuracy.

Data limitations (cont'd)

- **GVA:**
  - released once a year, and only available for the UK and NUTS 1, 2 and 3 regions. GVA is estimated by Regional Accounts and suffers from significant time lags. UK GVA is published sectorally and by quarter with Q2 2014 being the most recent data. It is used in the OE Regional Model and is fed into the EEFM. Regional GVA totals are available to 2013, with sectoral and sub-regional data only available to 2012. This means there is 1 year for which regional GVA is unknown, and 2 years for which sectoral and sub-regional GVA is unknown. So more recent estimates have to be made by OE.
- **International Migration:**
  - migration data is collected from a number of sources. Domestic migration (i.e. movements between local authorities and regions within the UK) is measured when patients register a change of address with their doctor via National Health Service Central Register forms. International migration is collected from the International Passenger Survey which surveys a random sample of passengers travelling to and from the country via airports, seaports and the Channel Tunnel. International out-migration is crudely estimated as a proportion of all residents.
  - As with all surveys, these datasets are subject to sampling errors. Also, as migration is a politically sensitive issue, there is a risk to the accuracy of the information provided by respondents. For example, some passengers may state that they have come to the UK to visit friends or family, but they could end up staying, either legally or illegally, and it is difficult to measure this.
  - It is conceivable, therefore, that the recent high levels of recorded net international in-migration may actually be an underestimate. This has implications for forecasting, a point to which we will return.

Data limitations (cont'd)

- **LFS data:**
  - the Labour Force Survey is used in the EEFM for resident employment rates. As a survey, it is subject to sampling error, particularly for smaller groups and areas. The resident employment rates used are collected at local authority level and can be volatile from period to period. That said, the data originates in the Annual Population Survey, and is therefore an average over four quarters, which reduces error to some extent. We also use a three-year moving average to further reduce volatility in the series.
- **Census data:**
  - though widely considered the most reliable source of data, it is important to remember that the Census – like the LFS - counts people not jobs, and is therefore not strictly comparable with jobs-based measures (as one person may have more than one job). Most demographic variables in the EEFM (including employment rates) are scaled to 2001 and 2011 census values.

Forecasting uncertainties

- In addition to the uncertainties arising from the data, which can be substantial, it is important to remember that the variables being forecast – and those impinging on them – are also subject to a lot of uncertainty. The factors behind this include:
  - **UK macroeconomic performance:**
    - The EEFM directly incorporates projections from other Oxford Economics models, with OE's UK national macroeconomic outlook being the major driving force behind its regional forecasts (more detail on this can be found in the Technical Report);
    - The short-term outlook in this UK model is volatile and subject to frequent revision as economic conditions and data on them change. For example, many economic forecasters, including Oxford Economics and the Treasury, failed to predict the depth of the recession, and had constantly to downgrade GDP growth forecasts for 2009 and 2010 as new information on the weakening economic conditions came in;
    - The medium- and long-term forecasts are less prone to revision than the short-term ones. However, there is still the risk that policy changes or structural changes in the economy could shift the direction in which it is heading;
    - Just as changes to the UK economy will affect the East of England, changes at regional level could feed through to local authorities in a number of ways.

Forecasting uncertainties (cont'd)

- **Sectoral change:**
  - A change in the sectoral composition of an economy will have an impact on future outcomes. For example, the shift from an industrial economy in the 1970s to an export-oriented service-intensive economy today has been associated with substantial employment and productivity changes;
  - In modelling terms, structural change can be a short-term result of measurement / data errors or revisions as well as the longer-term shifts just described.

- **Profile of recession and recovery:**
  - Just as the occurrence of recession and recovery are subject to all sorts of uncertainties, the depth, extent and timing of these events – in effect, the profile of economic cycles – present another challenge for forecasters.
  - Recessions also vary as to their origins. For example, the recent recession was largely precipitated by events in the banking sector, with implications for confidence and the perception of debt that had immediate ramifications in housing and property. So although the effects on manufacturing have been severe, these have come a little later than in other recessions, and the service sector has also been seriously affected.
  - In a strongly globalised economy, the pattern and timing of recovery in different national economies, as well as the nature of their relationships to the UK economy, will affect the timing, speed and sector profile of any UK recovery.
  - The nature and extent of government intervention adds yet another area of uncertainty. We have recently witnessed historically low interest rates and unprecedented cash injections into the economy by the Bank of England.

Forecasting uncertainties (cont'd)

- **International migration:**
  - As well as all the uncertainties associated with measuring international migration in the past, there are serious difficulties predicting its future trends and direction.
  - Recent international migration to the UK has been high by historical standards. This is partly due to a large new inflow from EU accession countries (the "A8") of people looking for work. Forecasts extrapolated from these recent trends would point to very high levels of international migration (as is the case with the official ONS forecasts). However, it is Oxford Economics' view that lower levels of international in-migration are more likely.
  - In respect of EU migration, wage differentials between the UK and A8 countries are narrowing due to their improved economic performance and tighter labour markets, as well as the relative depreciation of sterling. This is making migration from the A8 countries to the UK slightly less attractive.
  - Meanwhile, non-EU migration is subject to shifts in government policy, which has most recently sought to prioritise the more highly-skilled.
  - Research undertaken to support the construction of the EEFM showed that, once in the UK, differences in unemployment rates (not relative wages) played by far the most important role in influencing the location decisions of migrants.
  - Any changes to the UK international migration forecast will filter down to regions and their local authorities. Given its geographical location and relatively strong labour market, the East of England is particularly attractive to migrants. So it will have a disproportionate share of any changes (up or down) in the national forecasts.

Forecasting uncertainties (cont'd)

- **Productivity:**
  - The relationship between output per worker, wages, and sectoral change is complex, with each affecting the other. Productivity is the key determinant of real wages. And real wage differentials between regions influence inter-regional patterns of migration. Assumptions about productivity growth elsewhere are important because relative changes in productivity regionally will have migration effects.

- **Household size:**
  - Household size plays an important role in the EEFM, in that it is used to project the number of dwellings and households. The average number of people living in a dwelling in the East of England (just above two) has declined steadily since the early 1970s when it was just under three. This is partly a result of growing wealth but mostly down to sociological factors. Smaller families, later marriage and childbearing, and higher divorce rates, have all played a role. In a given population, falling household sizes mean more demand for housing. And even tiny changes to assumptions about future household size can make a big difference to housing demand forecasts.

Forecasting uncertainties (cont'd)

- **Dwellings:**
  - Forecasts for numbers of dwellings in this model are obtained by projecting the past trend in the occupancy rate (i.e. ratio of population to dwellings) and then dividing projected population by this ratio.
  - The trend in the occupancy rate is uncertain. It was on a falling trend for many years – that is, more dwellings for a given population - but has stabilised over the past five years. This could be due to migrants living at higher densities or to a combination of factors (high house prices, reduced mortgage availability, rising unemployment, falling real incomes) preventing young people from leaving home.
  - It is unclear whether the downward trend in occupancy rates will resume, and if so when. This could depend on migration levels, house price trends, mortgage availability, etc.. In the EEFM, we assume that occupancy rates will remain high over the next 5 years given recent trends in the economy but anticipate that pre-recession trend will return from 2019 onwards as the economy stabilises.

Unusual local circumstances

- Over the life of the EEFM project, a number of recurring themes have emerged around specific local factors which need to be taken into account when interpreting the forecasts for those areas.

- The following slides attempt to list local authorities with particular features, and seek to highlight to Model users possible implications of these features for the forecasts. For example, areas with higher proportions of retirees may see forecasts with lower employment rates and productivity.

Unusual local circumstances (cont'd)

- **Areas with high levels and fluid patterns of commuting:**
  - Some areas have higher levels of commuting than others, and the commuting pattern is not similar across all areas. For example, cities tend to have high levels of in-commuting, while surrounding areas have correspondingly high levels of out-commuting.
  - The effect of commuting on an area depends very much on the direction of economic growth. For example, recent economic conditions have led to job losses in the City and other parts of central London, meaning that those areas with high levels of commuting to the City / central London will see a fall in their resident employment levels. When the economy is in difficulty, areas with a lot of out-commuting may see increases in unemployment independent of what may be happening to local employment. Conversely, when the economy is buoyant, such areas enjoy rising resident employment and falling levels of unemployment.
  - Areas that exhibit high levels of out-commuting include:
    - Braintree
    - Broadland
    - Castle Point
    - East Hertfordshire
    - Epping Forest
    - Mid Bedfordshire
    - Rochford
  - Areas that exhibit high levels of in-commuting include:
    - Cambridge
    - Ipswich
    - Norwich
    - Peterborough
    - Stevenage
    - Watford
    - Welwyn Hatfield

Unusual local circumstances (cont'd)

- **Local Authority boundaries:**
  - The underlying spatial components of the EEFM are local authority districts.
  - Ideally, districts would have a high degree of self-containment, like travel-to-work areas, where changes in employment directly affect residents in the same area.
  - But some LA areas are much less self-contained than others, and this affects the EEFM forecasts. The main cities frequently have tight boundaries bearing little relation to the functioning of the local economy and labour market. For instance, the relocation of major employers such as hospitals in the Norwich or Cambridge areas can lead to substantial employment changes across LA boundaries, but this may have virtually no effects on unemployment or population in the areas concerned. Similarly, people can move house across such boundaries but keep the same job, and there is no effect on employment or unemployment in the areas concerned.
  - The main areas affected are:
    - Norwich
    - Cambridge
    - Ipswich
    - Luton

Unusual local circumstances (cont'd)

- **Areas with unusual demographic structures** (e.g. high immigration or large proportion of retirees):
  - A key feature of the EEFM is the link between employment and population changes. This works through unemployment. A fall in employment, for instance, leads to a rise in unemployment, which in its turn leads to a fall in in-migration.
  - But some areas have in-migration flows which have little to do with local unemployment. These include seaside / retirement areas, and areas with universities.
  - Areas with large immigrant populations - Luton for example - may have high birth rates and a young population which reduces the need for in-migration when employment increases. Such areas often attract further international in-migration.
  - The Model takes account of these differences through adjustments for 'non-economic' migration. See the Technical Report for more on this.
  - Areas with non-typical demographic structures include:
    - Luton
    - Cambridge
    - Norwich
    - Southend
    - Great Yarmouth
    - Suffolk Coastal
    - Tendring
    - North Norfolk
    - Waveney

Unusual local circumstances (cont'd)

- **Small areas hosting large military installations:**
  - The East of England has traditionally been an important location for military bases, mainly due to its location on the East coast and hence proximity to mainland Europe. Many of these bases were first developed by bomber command in WW2, and the largest establishments are now United States Air Force (USAF) bases.
  - These bases affect the EEFM in two ways. First, large and unpredictable population changes can occur as military personnel and their dependents are relocated to/from the area independently of any local economic trends.
  - Second, the presence of large numbers of military personnel can affect estimated relationships between employment and migration.
  - The EEFM does not forecast UK or US military personnel numbers. UK military personnel are included as a constant in total employment forecasts, allocated to the 'public administration and defence' sector. Their US equivalents do not appear in any employment forecasts. Civilian staff working at UK and US bases *are* included in both total employment and 'public administration and defence' sector employment.
  - Much of the available demographic data *does* include military personnel however, so care is needed in setting levels of non-economic migration to allow for the presence of bases. This is particularly the case in the relatively small Forest Heath district in Suffolk, host to two large USAF bases which are a source of volatility in population numbers.

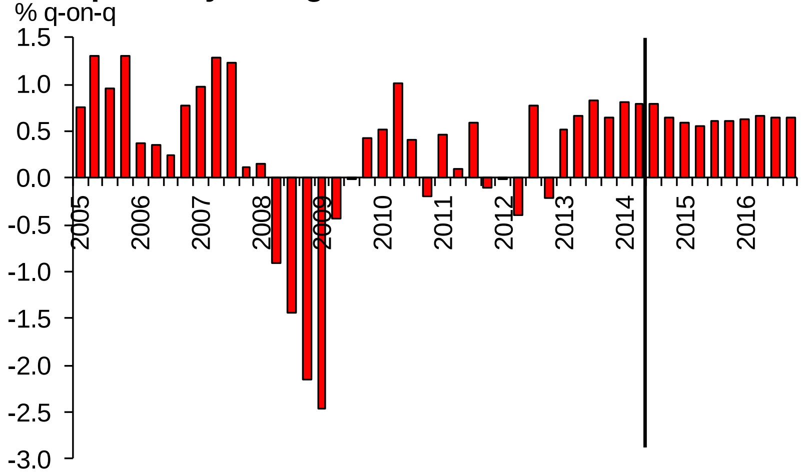
Unusual local circumstances (cont'd)

- **Environmental / planning constraints and targets** (which could produce a break from past trends):
  - Future major environmental changes connected with global warming could affect the region. Population and employment patterns could be affected, for example, by increased flood risk and water supply constraints in some areas. But as this is all very uncertain at the moment, it is not taken into account in the EEFM.
  - In terms of planning objectives, the EEFM forecasts are based on past trends, and do not reflect policy based targets or growth area designation except in as far as the designation may have impacted on previous trends.
  - In the Spring 2009 EEFM, the Cambridge forecasts were adjusted to take into account the combination of its growth area designation and the large areas of known potential development land. But for consistency, in the Autumn 2009 run, the Cambridge assumptions were reverted to the same trend-based approach as elsewhere.

E - Macroeconomic context

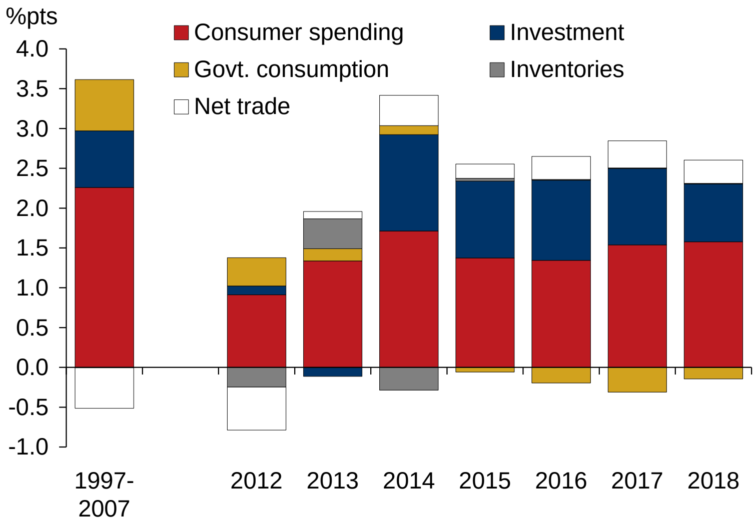
Recent quarterly GDP growth has been strong

UK: quarterly GDP growth



Source: Oxford Economics/ONS

UK: Contributions to GDP growth



Source : Oxford Economics

- Recent quarterly GDP data for the UK has been very strong. GDP reportedly rose by 0.8% in the second quarter of 2014, following a similar outturn in the first quarter. This growth was largely underpinned by continued robust consumer spending, as well as rising investment driven by strengthening corporate confidence.
- We anticipate GDP growth to remain broadly the same in third quarter, before slowing down slightly in forth quarter. As a result, our forecast is for the UK GDP to grow by 3.1% in 2014, before easing to 2.6% in 2015.
- Looking further out, we believe that the UK is in a good position to continue growing strongly. In the short and medium term, key forces driving the UK economy are expected to be stronger consumer spending, rising business confidence, an improving external outlook, and increased housing market activity.
- These factors are discussed in more detail in the following slides.

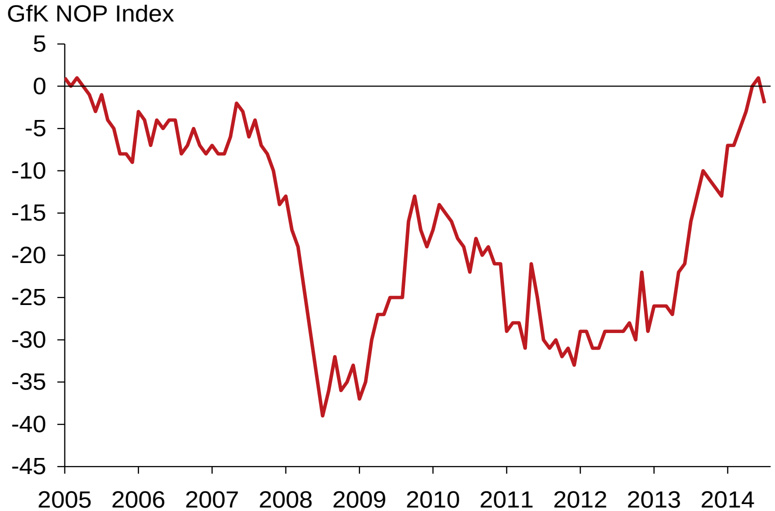
Improving household spending power

- Though official earnings data remains weak, surveys are beginning to show evidence that a tightening labour market is putting upward pressure on wage growth. Combined with rising employment, this should generate a steady pickup in nominal household income growth.

- Furthermore, the inflation outlook remains benign, with the pound still relatively strong, deflationary pressures coming along the supply chain, and the large amount of spare capacity squeezing margins. We expect CPI inflation to remain low over the next eighteen months which, combined with the acceleration in wage growth, will allow spending power to gradually improve.

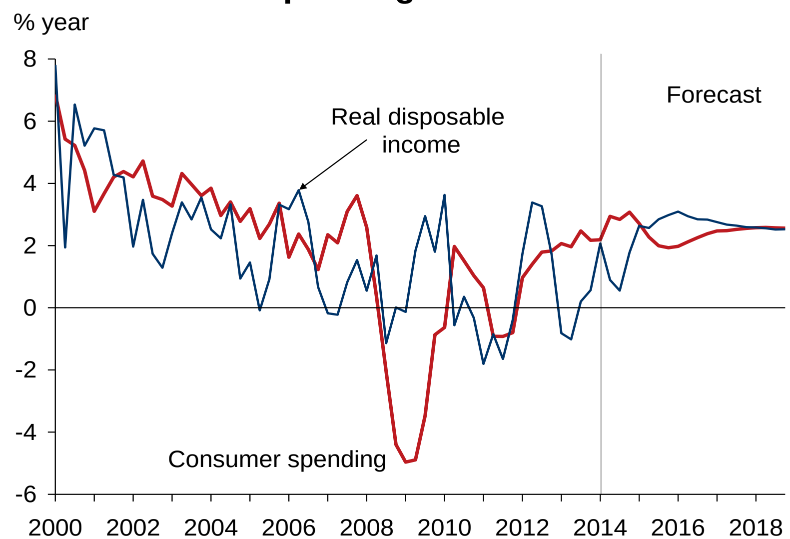
- A fall in the savings ratio has helped to finance the pickup in household spending growth over the past year. But the scope for it to fall further looks limited, given the desire of households to deleverage and the fact that the savings ratio is now back close to its long run average level. So going forward we expect consumer spending to track real incomes more closely.

UK: Consumer confidence



Source : Haver Analytics

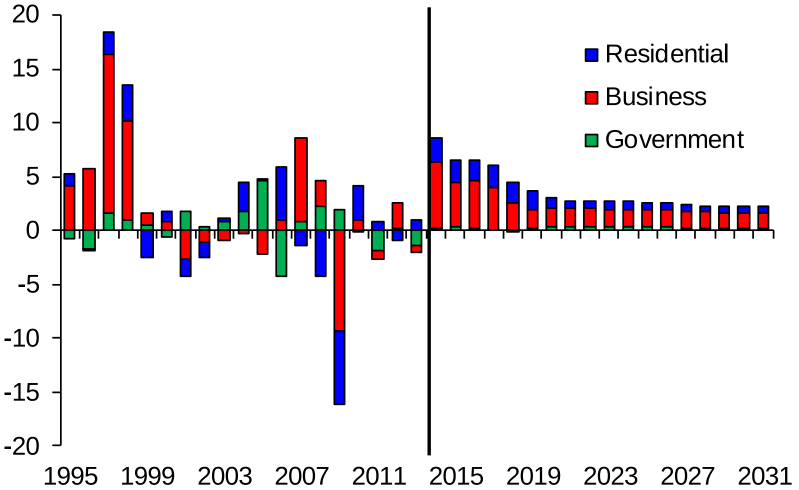
UK: Consumer spending and income



Source: Oxford Economics

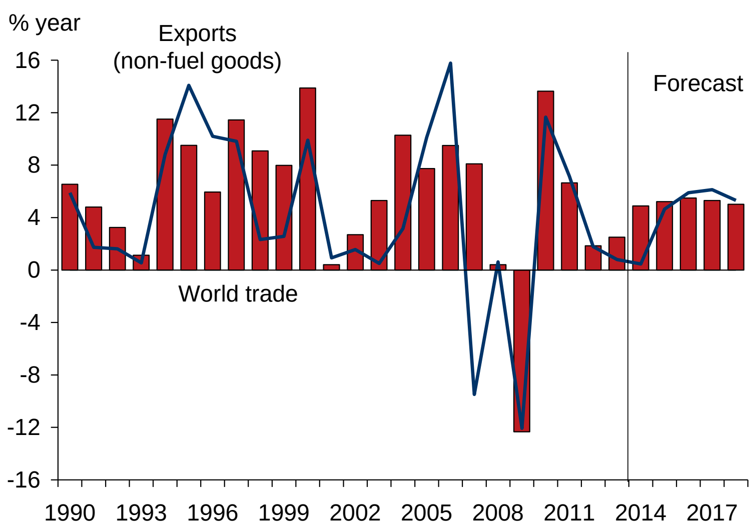
Strengthening investment and external outlook

UK: contribution to investment growth



Source: Oxford Economics/ONS

UK: Exports & world trade



Source: Oxford Economics

- Business investment has recovered strongly in the first half of 2014. However, it remains more than 15% below its pre-recession peak, so there is plenty of scope for further catch-up. Business surveys report high levels of corporate confidence, and companies still enjoy robust financial positions. We therefore forecast business investment to grow by 10.1% in 2014 and 6.8% in 2015.

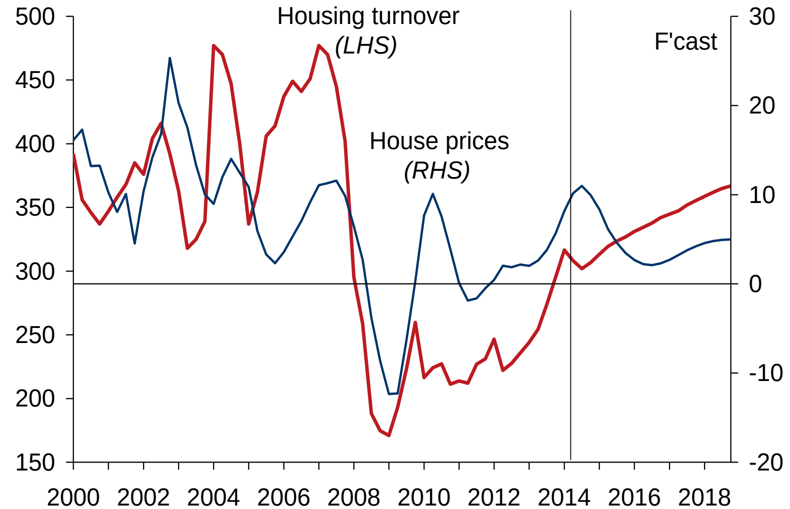
- Going forward we expect business investment to continue growing strongly, with investment in the housing stock also picking up in the medium term.

- Thus far the official export data have been patchy, but business surveys reported a strong pick-up in H1 2014, in line with the improved performances of the UK's key trading partners. We expect annual growth in world trade (weighted by UK export shares) to accelerate to 4.9% in 2014 and 5.2% in 2015. This should generate a firm improvement in export growth, although in the short term the pace of the upturn will be limited by the impact of the stronger pound.

Increased housing market activity

- There is some evidence that housing demand has cooled in the second quarter of 2014, though we attribute this to banks implementing changes related to the Mortgage Market Review at the end of April. We expect demand to strengthen again, particularly as household incomes recover.
- The Financial Policy Committee has imposed stricter affordability tests on borrowers and limited banks' ability to engage in high loan-to-income lending, but these measures are likely to curb any excesses, rather than have a material impact on demand or prices.
- Sustained strength of housing demand should give builders sufficient confidence to continue the recovery in house building. This, in turn, will help to keep a lid on prices, as well as providing a solid contribution to economic growth.

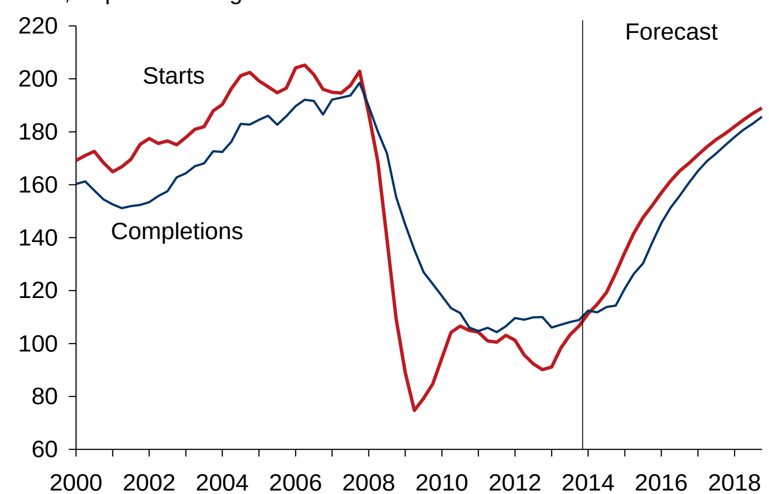
UK: House prices and transactions



Source: Oxford Economics

UK: Housing starts & completions

000s, 4 quarter rolling total



Source : Oxford Economics

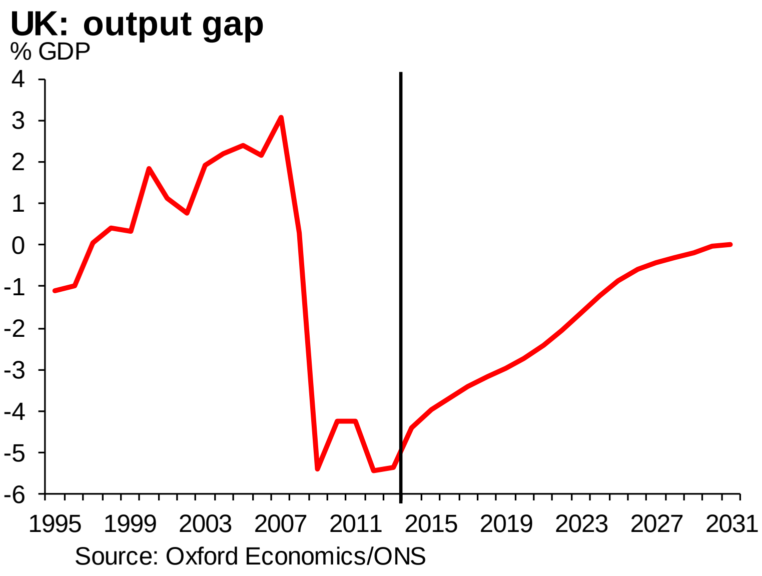
Long term growth and the output gap

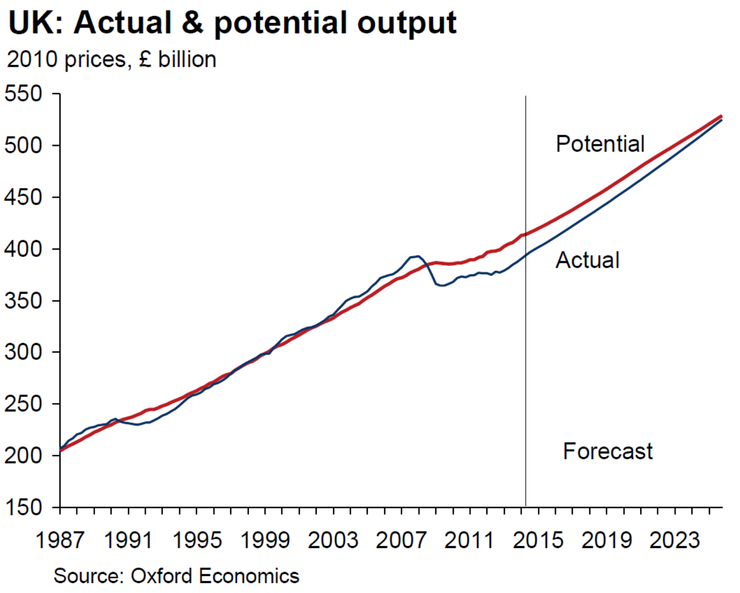
- As a result of the recession, we estimate that the UK currently has an output gap in excess of 5% of GDP. However, this large amount of spare capacity should help keep inflation contained. So that when interest rates start to rise, the Bank of England will be able to tighten policy very slowly. This will provide the conditions for a period of strong growth, by recent standards, with the UK's GDP forecast to rise by an average of 2.5% per year over 2014-31. By 2031 we expect the UK economy to completely close its output gap.

- Longer term growth will also be supported by:

➢ **Demographics** – the UK is expected to see its working age population continue to rise (albeit at a slower rate), driven by natural change, continued net inward migration, and further rises in the state pension age.

➢ **Leading position in several service sectors** – the UK economy has a strong representation in dynamic private services sectors, and is a global leader in the provision of certain financial and business services.

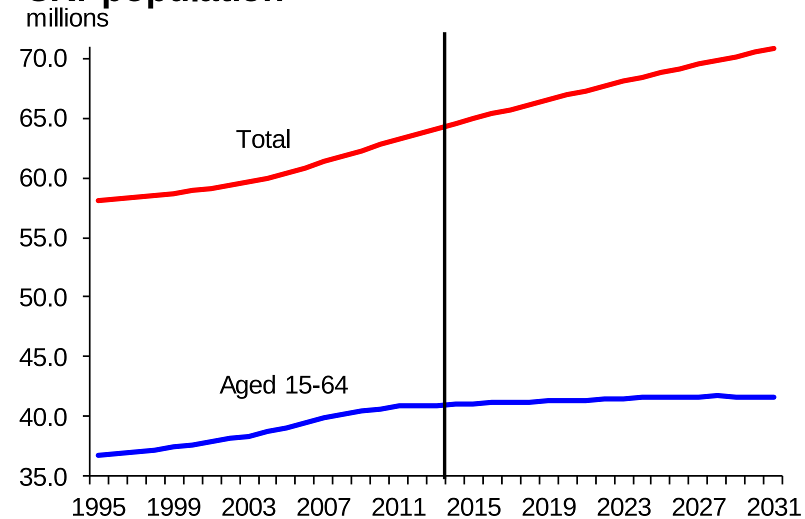




Demographic projections

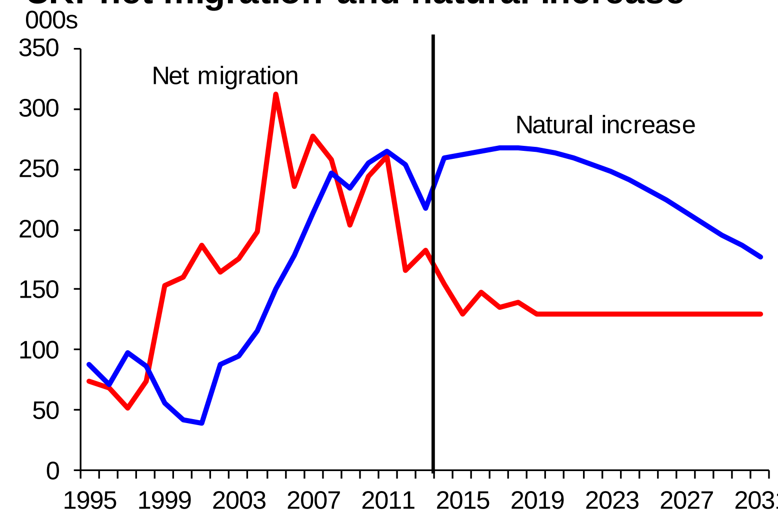
- In 2013 the UK's population grew by 0.63%, and reached 64.1 million. We expect it to continue rising, and over 2014-31 to grow at an average rate of 0.55%. By 2031 we project total population to reach 70.8 million, an increase of 6.7 million compared to 2013.
- In 2013 the population of those aged 15-64 stood at 40.9 million, and we project it to slowly rise to 41.6 million by 2031. However, the share of those aged 15-64 has already started to fall, and we expect it to continue falling in the future.
- This is partly due to an ageing population, and the positive impact from natural change starting to wane. The overall trend of net migration to the UK has also been declining since its peak in 2005, and we expect it to fall further before settling down at around 130,000 per year.
- The UK is in a favourable demographic position compared to a number of European countries, including Germany, France and Spain, where the working age population is projected to fall. Furthermore, the increase of the pension age to 67 should boost the UK's working age population.

UK: population



Source: Oxford Economics/ONS

UK: net migration and natural increase



Source: Oxford Economics/ONS

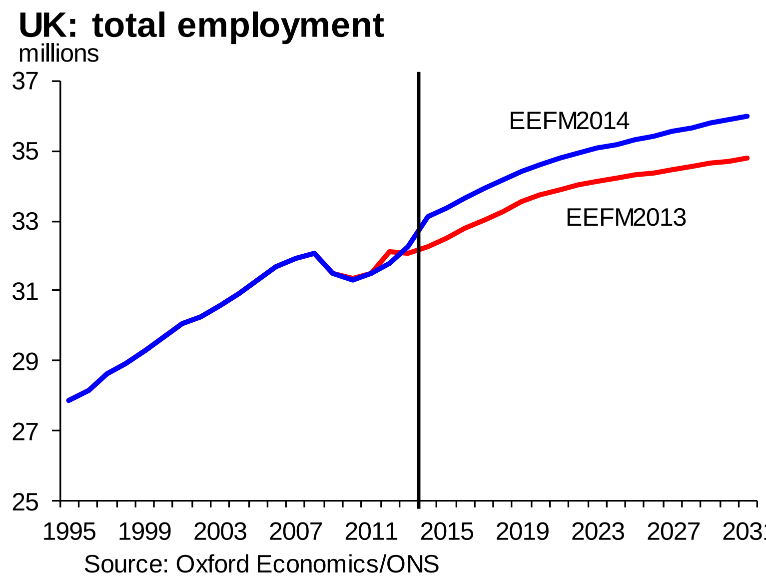
Labour market outlook

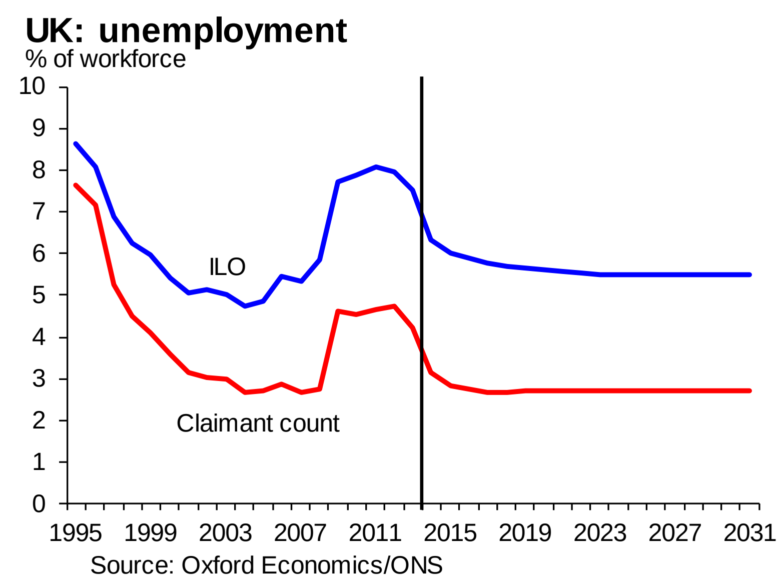
- As before, the ONS has revised its historical Workforce Jobs series since the previous update of the EEFM report. The new data suggests that 730,000 jobs were lost in the UK between 2008 and 2010 (compared with 720,000 lost jobs reported in the EEFM 2013).

- More recently, the UK employment rose by 449,000 in 2013 (1.4% growth). This means that in 2013 employment was above the pre-recession peak of 2008 by 189,000 jobs, a faster recovery than expected previously.

- With particularly strong growth in the last quarter of 2013 and the first quarter of 2014, we forecast the UK employment to grow by 2.6% in 2014, before slowing down to 0.8% in 2015. At the same time the claimant-count unemployment rate is expected to come down from 4.2% in 2013 to 2.8% in 2015.

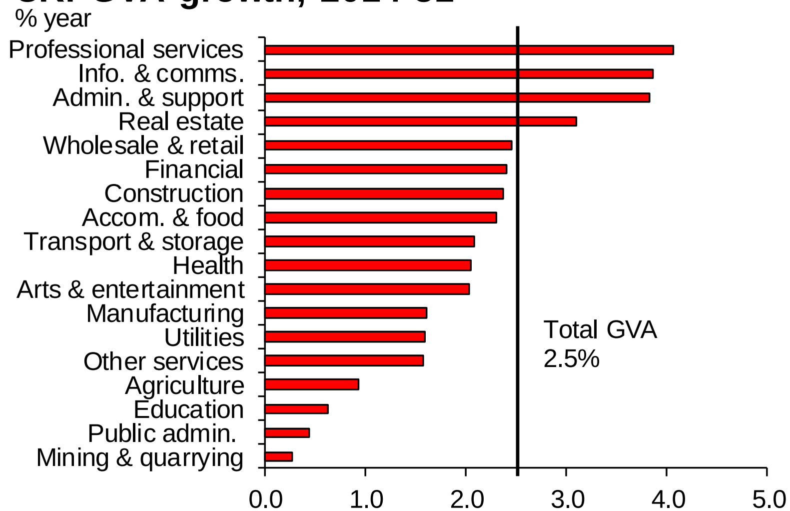
- In the long-run we expect employment to continue rising in the UK, albeit at a slower rate than seen recently due to lower net in-migration and a gradually ageing population. Over the 2014-31 period we forecast the UK employment to rise by 3.7 million, averaging 0.6% growth per year.





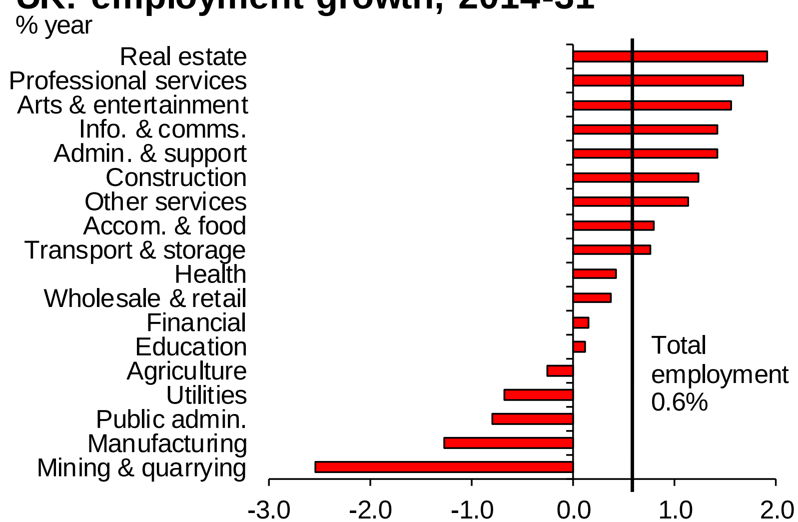
Industrial breakdown

UK: GVA growth, 2014-31



Source: Oxford Economics/ONS

UK: employment growth, 2014-31



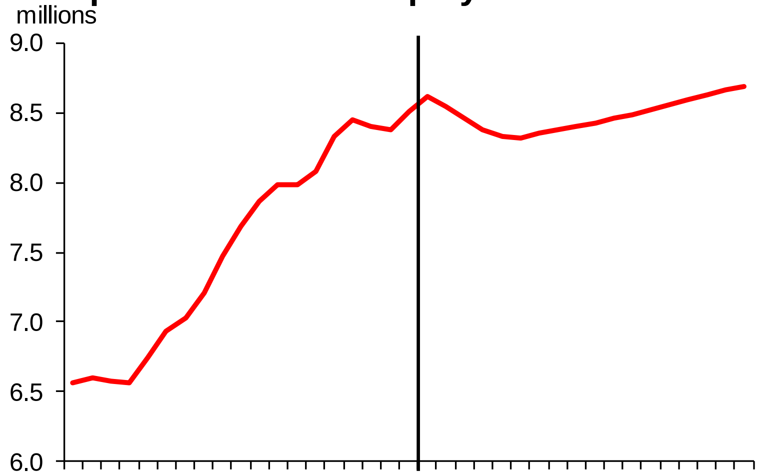
Source: Oxford Economics/ONS

- The UK's total GDP is forecast to grow by 2.5% per year over 2014-31, however the performance of industries will vary. The main drivers of the UK economy are expected to be professional services, information & communication, administrative & support activities, and real estate. Growth in these industries is forecast to considerably outpace the average.
- Sectors with the weakest GVA growth are likely to be mining, public administration, education, and agriculture. The slow growth expected in public services is highly reflective of the ongoing government spending cuts.
- Total employment is forecast to grow by an average of 0.6% per year over 2014-31, with a large share of jobs expected to be created in professional and administrative services, as well as in construction. Robust employment growth is also forecast for real estate, arts & entertainment, and information & communication.
- At the same time, sizeable job losses are expected in manufacturing and public administration. The impact of the continued austerity measures is further discussed in the next slide.

Impact of continued public spending cuts

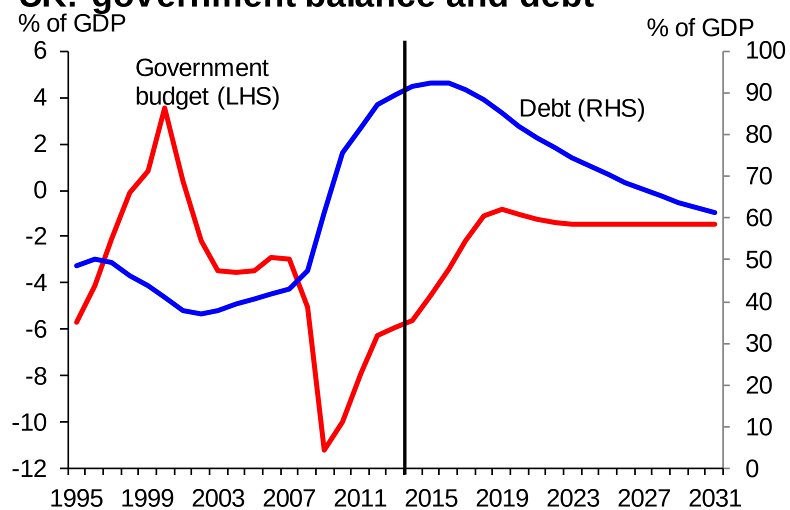
- Austerity measures introduced by the coalition government continue to impact upon the UK economy.
- Detailed sectoral data suggests that 201,500 public administration jobs were lost between 2009 and 2013. However, most of these losses were offset by gains in health and education. Employment in the health sector in particular is reported to have risen by 284,000 over the same period, resulting in employment in all the public services combined (public administration, health and education) also rising between 2009 and 2013. It is worth noting, however, that both education and health sectors include private elements.
- As the government moves towards a balanced budget and the cuts intensify, we forecast a loss of 184,000 public services jobs between 2013 and 2019. These losses are again primarily expected in public administration.
- In the longer term we expect employment in public services to start rising again from 2020 onwards, driven largely by job creation in the health sector.

UK: public services employment



Source: Oxford Economics/ONS

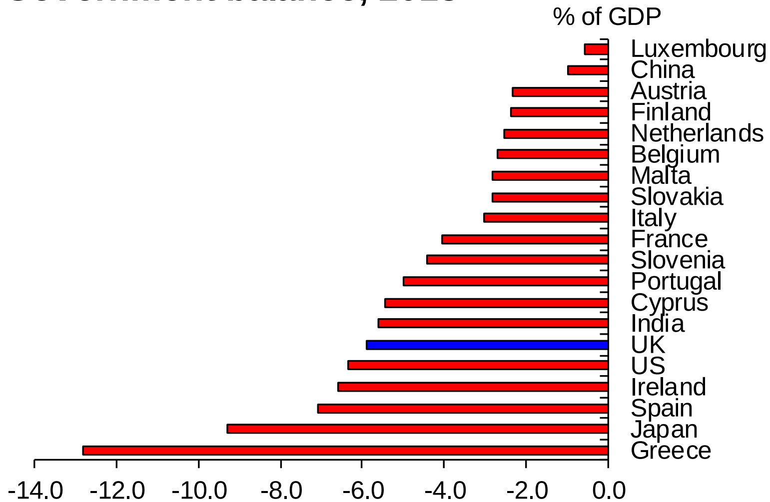
UK: government balance and debt



Source: Oxford Economics/ONS

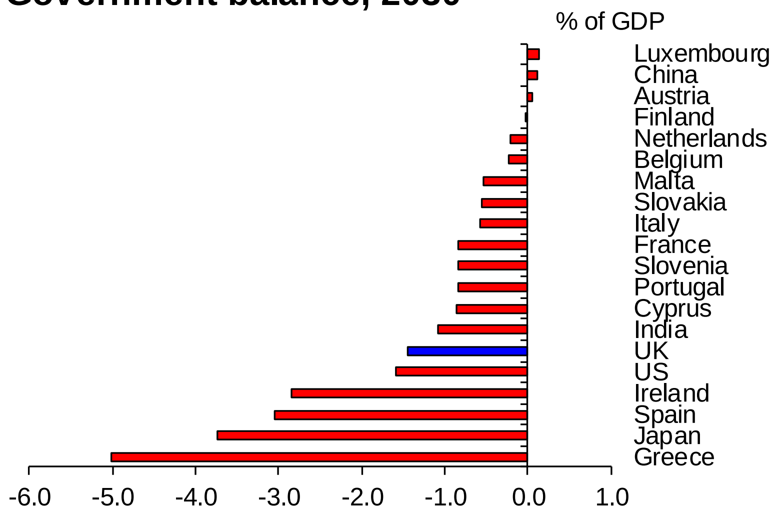
Debt remains a global issue

Government balance, 2013



Source: Oxford Economics/Haver Analytics

Government balance, 2030



Source: Oxford Economics/Haver Analytics

- Government debt continues to have a negative impact on the UK growth.
- In 2010 the UK budget deficit as a percentage of GDP was 10%, however this has gradually been coming down in recent years as the austerity measures were implemented. In 2013 the UK's deficit was estimated at 5.9% of GDP, although it remains high in comparison to other major economies.
- In recent years Ireland has had much success in reducing its budget deficit, particularly compared to other bailout countries. As has Portugal. However, Greece continues to struggle with debt reduction measures.
- The UK budget deficit as a percentage of GDP is close to that of the Eurozone countries which were bailed out, highlighting the importance of the ongoing austerity measures. By 2031 we forecast the UK's government balance to drop to 1.4% of GDP.

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Risks surrounding the forecasts

- We expect the level of forecast risk to decline over the next three years as the UK recovery strengthens and economic imbalances – which played such an important role in the financial crisis – continue to fade.

- The main emerging risks to our baseline forecast of the UK economy are:

➢ **Labour market** – our forecast assumes that the recovery in activity will be accompanied by a rebound in productivity, offsetting some of the productivity losses of the past five years. Were the productivity response to be weaker, we would see stronger employment growth and, potentially, a pick-up in wage pressures as firms face skills shortages. This could generate stronger growth in consumer spending.

➢ **Housing bubble** – apart from Central London, we do not see any compelling evidence that there is a housing bubble. However, one could develop soon if demand continues to grow strongly and the supply response lags behind.

➢ **Austerity** – the government's austerity plan is due to last until 2018-19, with the deepest spending cuts planned for the later years. This could cause growth to slow, particularly if monetary policy is tightened prematurely or external demand softens. Furthermore, austerity fatigue may mean that these cuts become increasingly difficult to implement.

- In addition, external risks such as the Eurozone deflation and potential recession, or a full-blown war in Ukraine would have an impact on the UK economy.

Oxford Economics' forecast

Forecast for UK (Annual percentage changes unless specified)	2013	2014	2015	2016	2017	2018
Domestic Demand	1.8	2.7	2.4	2.2	2.2	2.2
Private Consumption	2.2	2.8	2.2	2.2	2.5	2.6
Fixed Investment	-0.8	8.6	6.5	6.5	6.0	4.4
Stockbuilding (% of GDP)	0.7	0.4	0.4	0.4	0.4	0.4
Government Consumption	0.7	0.5	-0.3	-0.9	-1.5	-0.7
Exports of Goods and Services	0.5	1.2	4.7	5.9	6.2	5.5
Imports of Goods and Services	0.2	0.0	4.0	4.9	5.1	4.6
GDP	1.7	3.1	2.6	2.5	2.6	2.5
Industrial Production	-0.4	2.2	1.8	1.5	1.5	1.3
CPI	2.6	1.6	1.7	1.8	1.9	2.0
Current Balance (% of GDP)	-4.5	-4.4	-3.6	-2.8	-2.2	-1.7
Government Budget (% of GDP)	-5.9	-5.6	-4.5	-3.4	-2.2	-1.1
Short-Term Interest Rates (%)	0.5	0.5	0.9	1.7	2.6	3.7
Long-Term Interest Rates (%)	2.5	2.8	3.1	3.6	4.1	4.6
Exchange Rate (US$ per £)	1.56	1.68	1.66	1.63	1.61	1.60
Exchange Rate (Euro per £)	1.18	1.24	1.27	1.27	1.26	1.26

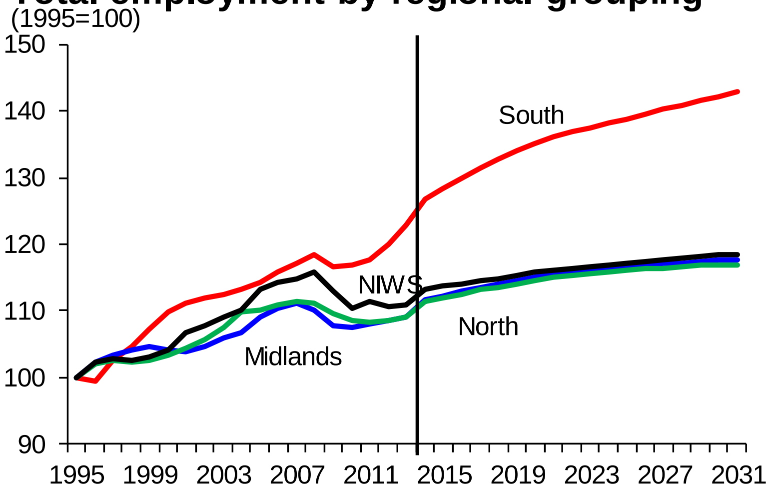
F - East of England outlook

East of England – regional context

Recent employment growth by region

	2012 - 2013 change		2013
	000's	%	000's
South East	54.2	1.2%	4533
London	226.1	4.4%	5319
East	75.4	2.6%	2944
South West	20.7	0.8%	2729
West Midlands	21.0	0.8%	2667
East Midlands	6.0	0.3%	2188
Yorkshire & Humber	5.0	0.2%	2498
North West	43.4	1.3%	3423
North East	-12.7	-1.1%	1111
Wales	-13.9	-1.0%	1363
Scotland	11.5	0.4%	2653
Northern Ireland	12.2	1.5%	820
United Kingdom	**448.7**	**1.4%**	**32248**

Total employment by regional grouping



Source: Oxford Economics/ONS

- Recent data shows that total employment in the East of England rose by 2.6% in 2013, which is equivalent to a gain of 75,400 jobs. This compares well to the UK as a whole, where total employment grew by 1.4%.
- The performance of the East in 2013 also compares well to the other regions of the UK, with only London's employment growing at a faster rate. The weakest performing regions were the North East and Wales, where employment fell.
- Looking at wider regional groupings, the labour market recovery appears to have been much stronger in the 'south' (which includes the South East, South West, London and East). By 2012 total employment in the 'south' was already above the pre-recession peak of 2008, which was not the case for the other groupings.
- Going forward we expect the 'south' to continue outperforming the other groupings, which means that the North-South divide is likely to widen further. Over the 2014-31 period we forecast employment growth in the 'south' to average 0.8% per year, double the average rate forecast for the rest of the country.

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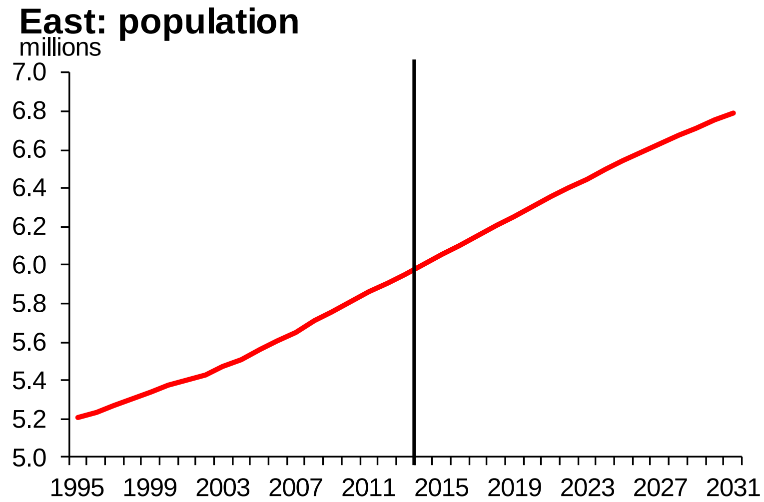
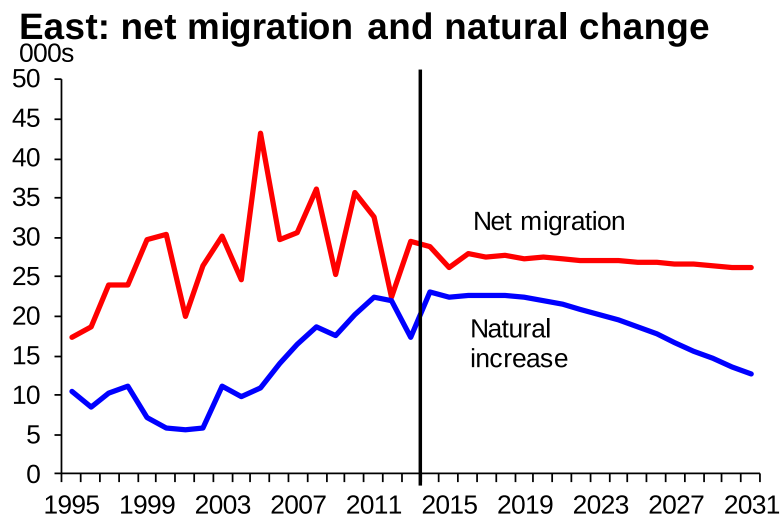
East of England – demographics

- In 2013 population of the East of England increased by 46,900 (0.8% growth), reaching almost 6 million.
- This growth can be broken down into a natural increase of 17,400 and net inward migration of 29,500.
- The net inward migration to the East has been falling since its peak of 43,100 in 2005. These historic migration highs were partly due to the influx of migrants from EU accession countries, and like the ONS we believe migration from these countries has now dropped significantly and will remain lower over the forecast period.
- We project that there will be an annual average net inflow of 27,100 people into the region over 2014-31. This is marginally lower than the level forecast in the EEFM 2013.
- Natural increase is also projected to ease due to the ageing population, and over 2014-31 total population of the East is forecast to grow at an average rate of 0.7% per year, reaching 6.8 million by 2031.



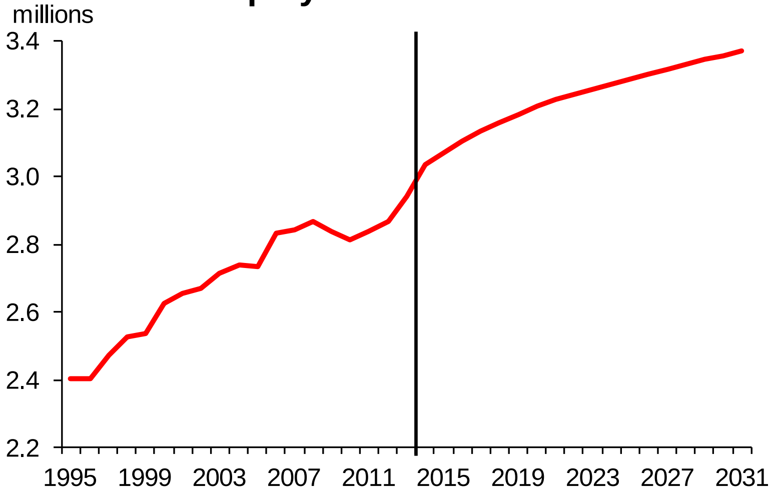
Source: Oxford Economics/ONS



Source: Oxford Economics/ONS

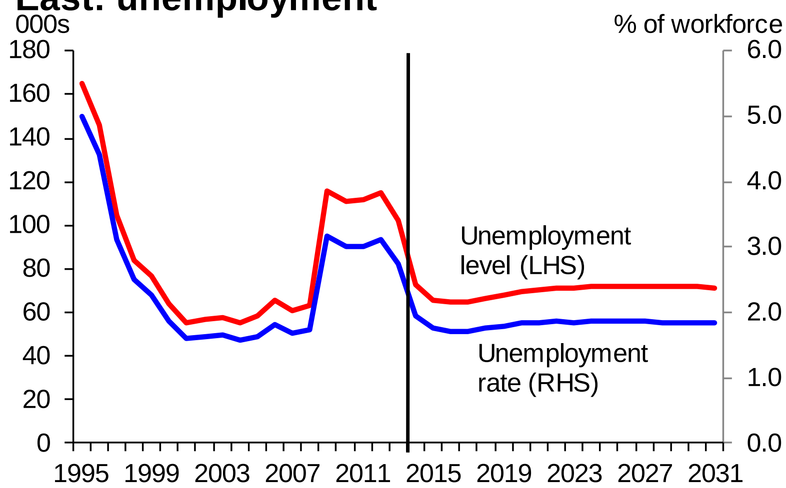
East of England – labour market

East: total employment



Source: Oxford Economics/ONS

East: unemployment

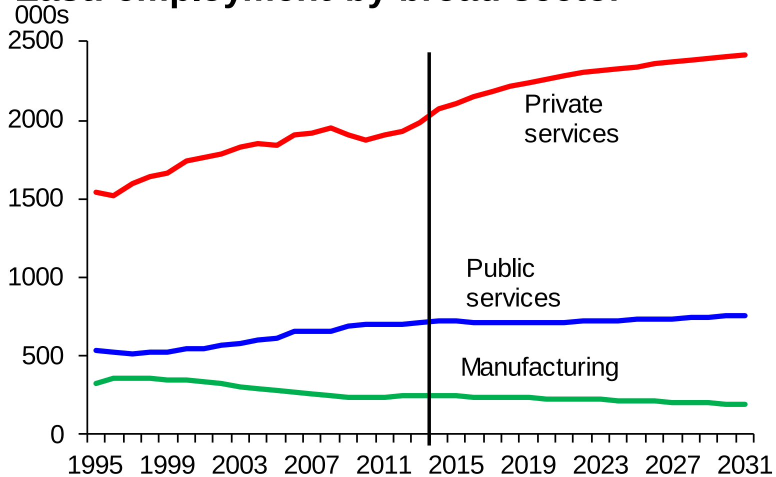


Source: Oxford Economics/ONS

- Revised employment data shows that during the 2008-09 recession the East of England fared better than reported in the EEFM 2013. It is now estimated that between 2008 and 2010 total employment fell by 54,300 (1.9%), compared to a contraction of 63,900 estimated in the EEFM 2013.
- More recent data suggests that the East also enjoyed a stronger recovery in the labour market. Employment in 2013 reportedly grew by 2.6%, compared to 1.4% growth in the UK. We expect this relative strength to persist in the medium and long term, and total employment in the East to grow by an average of 0.8% over 2014-31, slightly faster than the 0.6% expected for the UK.
- Total employment in the East is forecast to rise from just under 3 million in 2013 to 3.4 million in 2031, representing a gain of 426,000 jobs.
- As a result of this strong employment growth, the claimant count unemployment rate is expected to fall from 2.8% in 2013 to 1.8% in 2015, and then stabilise at around that level. The unemployment level is forecast to fall from 102,200 in 2013 to 71,200 in 2031.

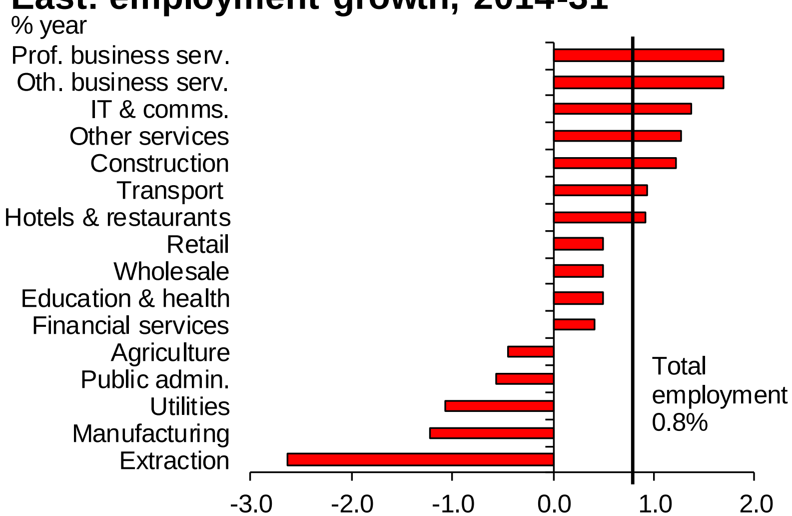
East of England – sector employment

East: employment by broad sector



Source: Oxford Economics/ONS

East: employment growth, 2014-31



Source: Oxford Economics/ONS

- The industries that suffered the most in the East of England during the 2008-09 recession were manufacturing and construction, which together lost 55,600 jobs between 2008 and 2010. The losses however were not limited to the secondary sector, with private services employment falling by another 43,600. Since then, the recovery in the region's labour market has been led by strong job creation in business services, IT & communication, and by solid rebounds in the construction and the hospitality sector.

- In 2014 we expect total employment in the East to rise by 3.2%, a gain of 93,000 jobs, before slowing down to 1.1% in 2015 (34,000 jobs). All industries with the exception of public administration are expected to gain jobs over this two year period.

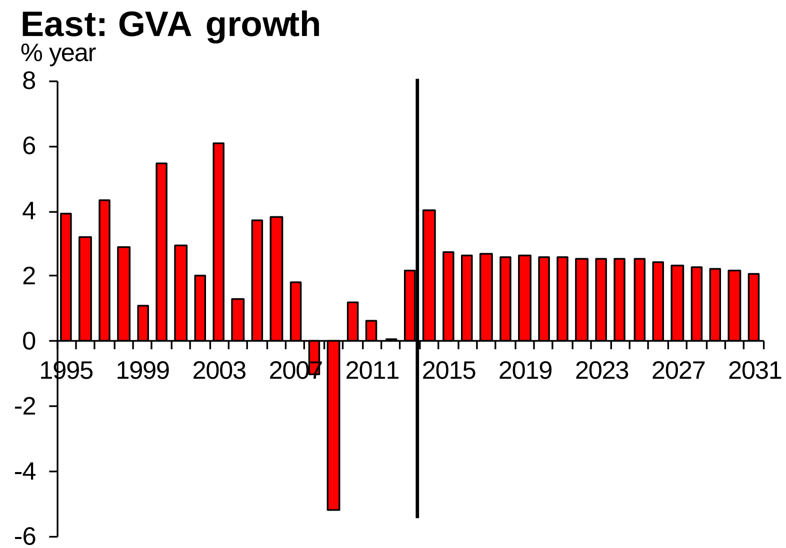
- In the long term we forecast employment in business services to continue growing strongly, and to account for almost half of the new jobs created in the East over 2014-31. Most other private services and construction will also contribute to employment growth, while manufacturing and public administration are likely to see further falls.

East of England – GVA

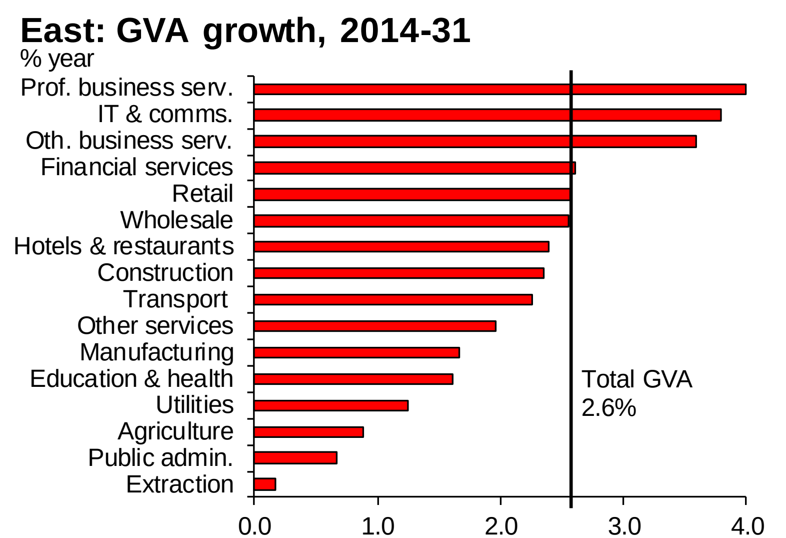
- The most recent estimates of the region's GVA suggest that the economy of the East contracted by 6.2% over 2008-09 . This recession was slightly deeper than the one experienced by the UK economy, which saw a contraction of 5.9%. The recovery was also more subdued in the East, with GVA growing by just 0.6% in 2011 and remaining broadly flat in 2012.

- The East's performance in 2013 was better, with the region's economy growing by 2.2%. We forecast its GVA to expand by 4% in 2014, before easing to 2.8% in 2015. In the long term we expect the East to slightly outperform the UK, with GVA growth averaging 2.6% per year over 2014-31.

- Key industries that will drive GVA growth in the East are expected to be business services and IT & communications. Financial services, retail and wholesale are also forecast to perform strongly. The weakest growth is expected in the primary sector and, due to the ongoing austerity measures, in public administration. The region's manufacturing growth is also forecast to lag behind private services.



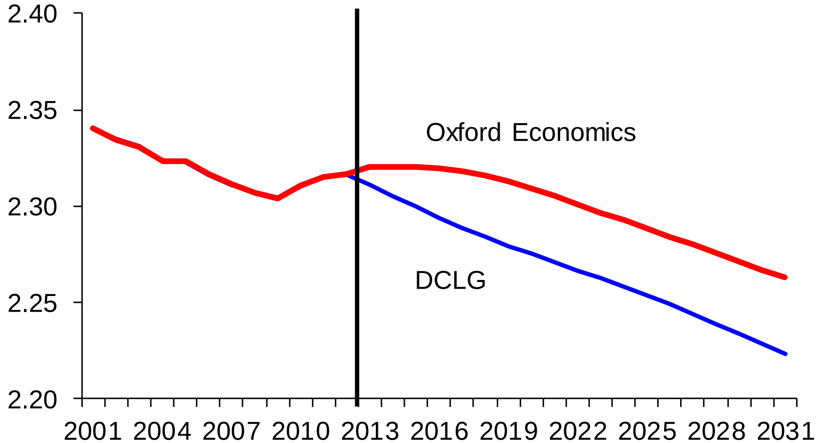
Source: Oxford Economics/ONS



Source: Oxford Economics/ONS

East of England – occupancy rates

East: occupancy rates
persons per dwelling



Source: Oxford Economics/ONS

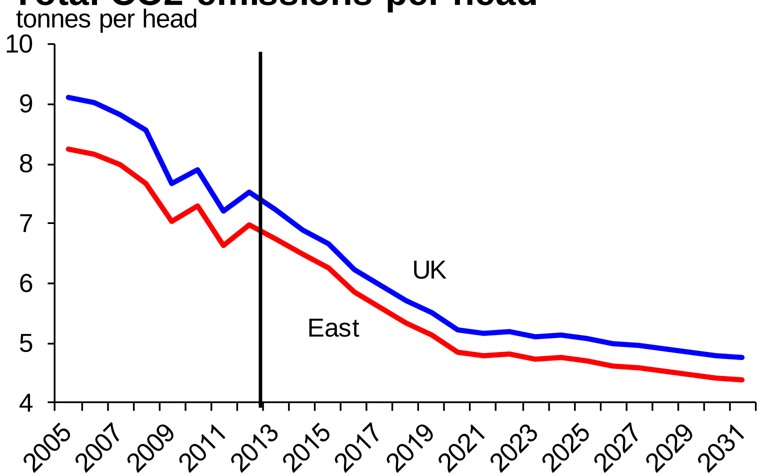
- Recent trends in the housing market brought about by the recession have led to a reversal in the downward trend of occupancy rates. Since 2009 occupancy rates have risen largely as a result of rising unemployment, falling real incomes and reduced rates of mortgage lending

- Oxford Economics estimate that occupancy rates will remain around current levels over the short to medium term. However, as the economic recovery becomes sustained with unemployment levels coming back down towards pre-recession levels and real incomes continuing to rise, we expect occupancy rates to revert to the pre-recession downward trend.

- The downward trend in our forecast remains slower than the ONS and DCLG official 2012-based projections. Over the period of 2014-31, we estimate the occupancy rates will fall by 2.5% (from 2.32 people per dwelling to 2.26 people per dwelling), compared with a fall of 3.8% in the official projections (from 2.31 people per dwelling to 2.22 people per dwelling).

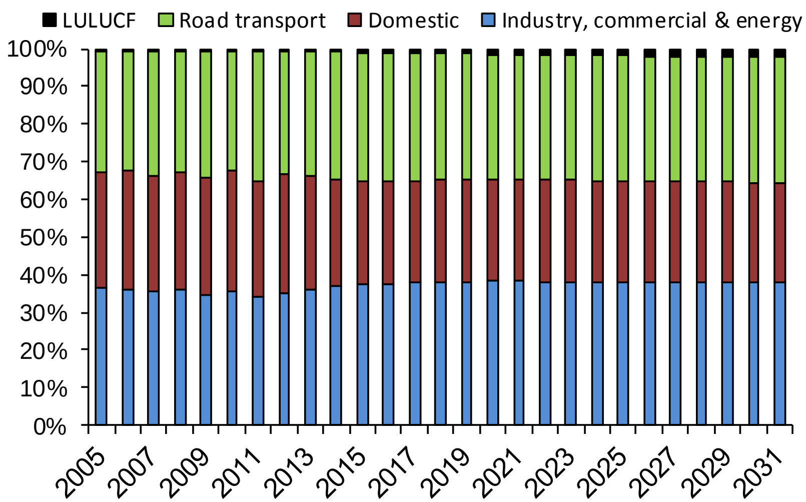
East of England – carbon footprint

Total CO2 emissions per head



Source: Oxford Economics/DECC

East: composition of total CO2 emissions (%)



Source: Oxford Economics/DECC

- The basis of the CO2 forecasts are the UK emissions forecasts. These are broken down into four groups: industry, commercial & energy; domestic; road transport; and LULUCF (land use, land-use change and forestry).
- Data on carbon emissions by these categories is published at local and regional level for 2005-12. On the basis of these we forecast future emissions using UK projections and other relevant indicators such as population, employment and output. More detail on the methodology can be found in the Technical Report.
- Total CO2 emissions in the East in 2012, the latest year for which data is available, were 41.2 million tonnes. This accounted for 8.6% of total UK CO2 emissions. The largest proportion of total emissions (34.9%) was accounted for by the industry, commercial & energy sector. The level of emissions from the domestic and road transport sectors in 2012 were both just under a third of total emissions.
- Overall, total CO2 emissions **per head** have been falling at both regional and national level since 2005, reflecting the adoption of policies, practices and technologies to reduce carbon footprints.
- The East of England shows lower emissions per head than the UK, and we expect this to continue. The East has a significantly higher proportion of lower carbon sectors (e.g., professional services) than the Midlands and the northern regions where concentrations of manufacturing and power generation produce more carbon emissions.

G – EEFM 2014 scenario summary

Scenario overview

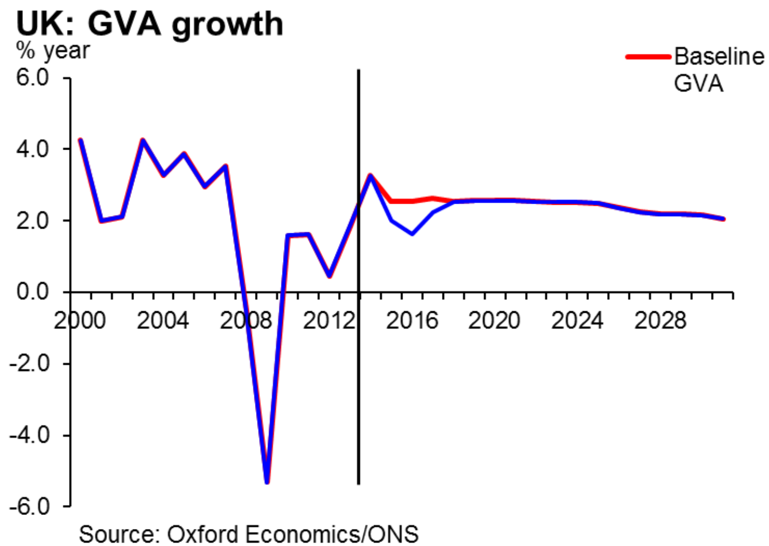
- In this 2014 update of the EEFM, Oxford Economics have provided 2 scenarios in addition to the baseline forecast. The scenarios that have been provided are:

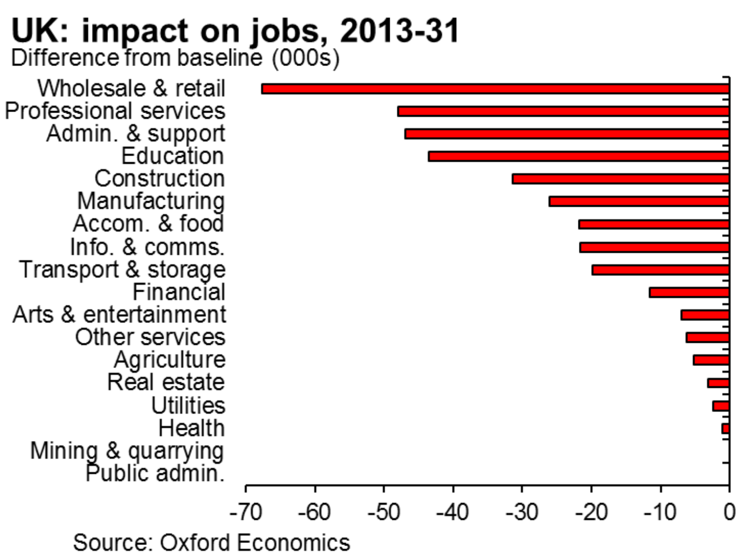
- **Eurozone deflation scenario:** Oxford Economics have produced a downside scenario version of the EEFM 2014 showing the economic, labour market and demographic impacts of a weaker UK outlook caused by a period of Eurozone deflation.
  Eurozone inflation was 0.5% in June 2014 and with GDP growth of just 1.1% expected for 2014 as a whole, the output gap is barely expected to narrow at all. Oxford Economics' core forecast shows inflation rising towards 1% by year-end, but a fall towards zero is well within the realms of possibility, particularly if the strength of the euro is extended with further gains. At this point, the risk of deflation then becomes very real.
  In a region characterised by high levels of public and private debt, a sustained fall in general prices could have devastating effects. In this scenario, a stronger euro and weaker growth combine to push the Eurozone into deflation in 2015-18. Weaker growth and deflation significantly raise the burden of public and private debt. Peripheral countries in particular see debt increase as a proportion of GDP. Even for France, issues of debt sustainability become much more serious in this scenario, and as a result Eurozone bond yields rise above baseline levels despite the ECB holding the policy rate lower for longer. Without additional debt relief on interest payments and possibly capital owed to other governments and EU institutions, Greece would most likely be pushed out of the Eurozone. This would push the Eurozone back into recession, while strong trade and financial links would also transmit the problems to the UK.
  Under this scenario, the UK recovery would slow sharply, with GDP growth averaging below 2% a year in 2015-16.

Scenario overview (cont.)

- **Housing-led scenario:** Oxford Economics have produced a version of the EEFM 2014 showing the economic and demographic impacts of achieving the total dwellings targets outlined in the latest local area development plans. This version of the model can be used to highlight the main differences between the target-based forecasts and the core trend-based EEFM forecasts, but will not provide analysis on the feasibility of achieving the targets. The results of this scenario will be addressed in a separate note.

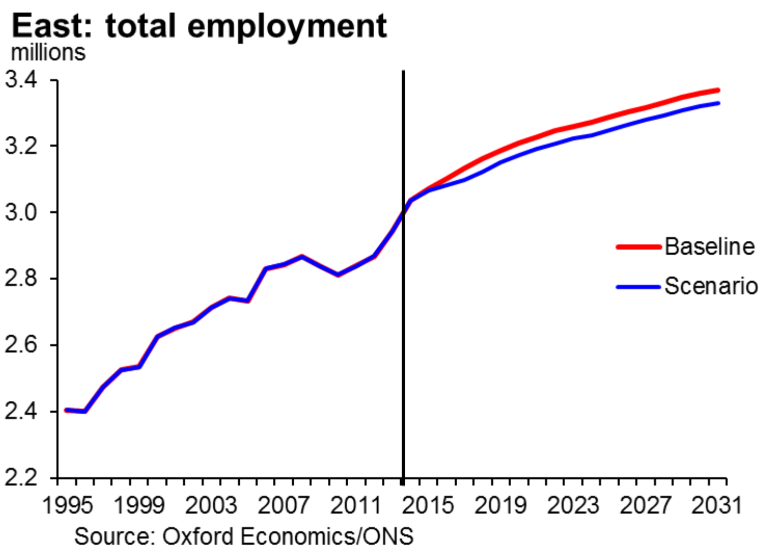
Eurozone deflation scenario: UK





- In this scenario, UK GVA growth slows to 2% in 2015 and 1.6% in 2016 before converging towards the baseline growth in 2018.
- Consequently average annual GVA growth over the period 2014-31 will be 2.4% per year, 0.1 percentage points below the baseline outlook.
- The impact of this scenario on employment levels is estimated by applying scenario productivity levels to the new UK scenario GVA forecasts.
- In the short to medium term, we expect to see some job losses across the UK under this scenario. However, as the economy returns to trend growth by 2018, we anticipate that jobs growth will resume the baseline pattern.
- Overall, jobs growth between 2013-31 in the UK is estimated to be 3.4 million jobs, compared with growth of 3.7 million additional jobs in the baseline forecast, with the largest losses expected in the wholesale and trade sector (68,000) as consumers reduce spending.

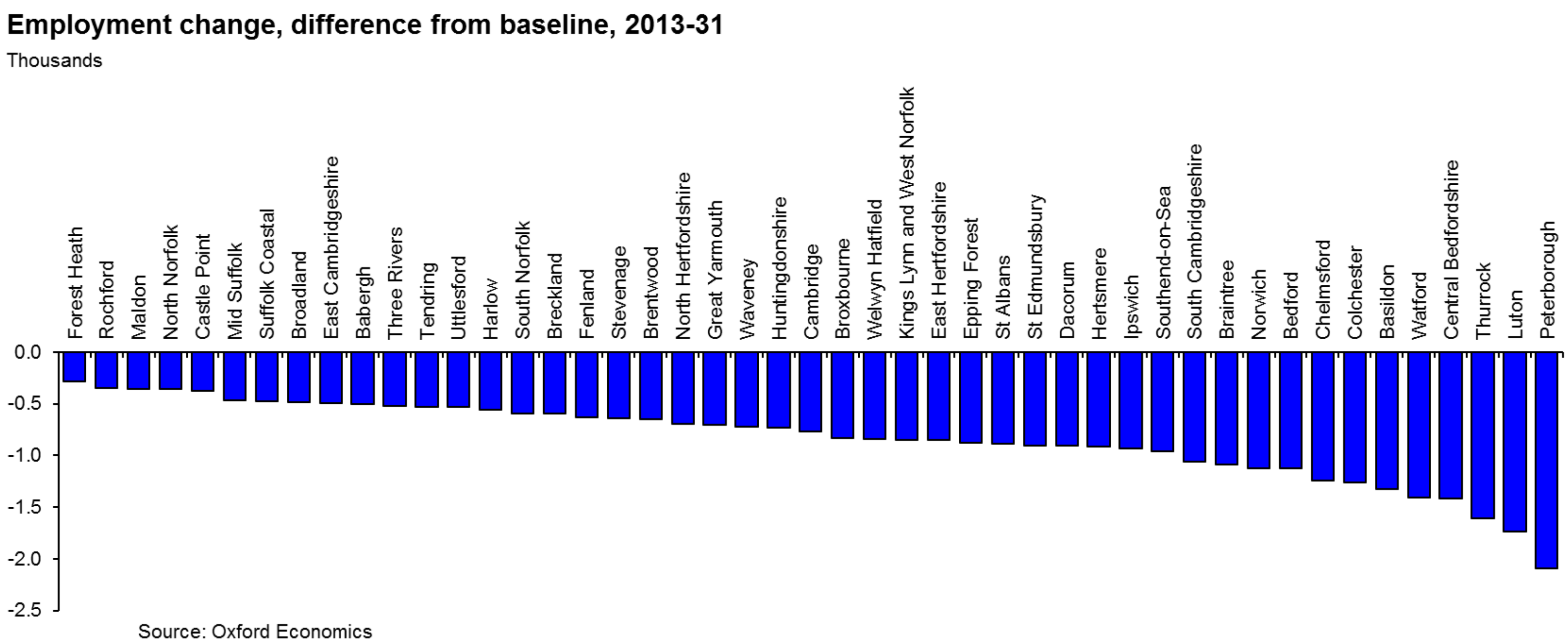
Eurozone deflation scenario: East



Employment change 2013-31 (000s)	Baseline	Scenario	Difference
Agriculture	-3	-3	0
Mining & quarrying	-1	-1	0
Manufacturing	-48	-51	-3
Utilities	-2	-2	0
Construction	54	51	-4
Wholesale & retail	45	37	-8
Transportation & storage	26	24	-2
Accommodation & food services	30	28	-2
Information & communication	30	28	-2
Financial & insurance activities	6	5	-1
Real estate activities	21	20	0
Professional services	89	84	-5
Administrative & support services	96	90	-6
Public administration & defence	-11	-11	0
Education	12	8	-4
Human health	43	42	0
Arts, entertainment & recreation	25	24	-1
Other services	15	14	-1
Total employment	427	387	-39

- Similar to the UK, we anticipate the East's economy will slow in the near term under the assumptions of this scenario, with GVA growth easing to 2.2% in 2015 and 1.7% in 2016. Consequently average annual GVA growth over the period 2014-31 will be 2.5% per year, 0.1 percentage points below the baseline outlook.
- The resulting impact of the slower economic growth on employment levels in the East is that jobs growth during this period will be slower. Our estimates suggest that jobs growth in the East between 2013 and 2031 would be approximately 387,000 additional jobs, compared with 427,000 additional jobs under the baseline outlook.
- Job creation in exportable service sectors such as the professional and other business services are significantly lower than in the baseline. This is due to the overall economic slowdown whereby demand for services from these sectors is likely to be lower as exports to the Eurozone weaken. In addition, fewer jobs opportunities mean that household incomes will be lower reducing demand for non-essential items leading to slower jobs growth in the retail sector.

Eurozone deflation scenario: local authority employment



- Under the Eurozone deflation scenario, all local authorities in the East are expected to have lower employment levels by 2031, although some are likely to be worse affected than others.
- The magnitude of impact depends largely on the sectoral mix in each area. Areas with high concentrations of employment in those sectors that are worst affected at a regional level (professional services, other business services and retail) are likely to be worse affected under this scenario.
- Consequently, Peterborough, Luton and Thurrock experience the largest absolute differences from baseline under this scenario in the East. Whilst Forest Heath, Rochford and Maldon are least affected.

OXFORD ECONOMICS

H - Summary of local authority forecasts

Notes:

More detailed forecasts for each local authority district are provided in excel spread sheets on the Cambridgeshire Insight website.

Employment data for districts are available up to 2012. Regional data up to 2013 allows for a reasonable estimate of district employment in 2013 (indicated on charts by the solid vertical line).

Forecasts for districts - Bedford

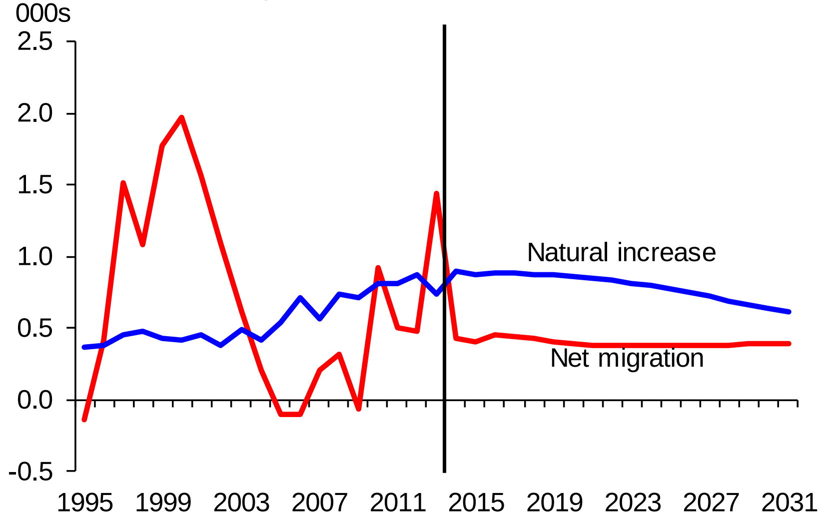
Bedford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.7	161.4	21.4
Employees total (000s)	3.7	69.7	4.4
Self-employed total (000s)	2.1	11.0	1.5
Employment total (000s)	5.9	80.7	5.9
Unemployment level (000s)	1.7	3.9	-1.1
Residence based employment (000s)	5.4	78.2	7.5
Residence employment rate (%)	0.7 (pp)	67.5	0.6 (pp)
Net commuting (000s)	2.9	0.1	-1.8
GVA total (£m, 2010 prices)	1.2 (%pa)	3097.4	2.2 (%pa)
Households (000s)	6.2	67.0	10.9
Demand for dwellings (000s)	6.4	68.9	11.2

Bedford: employment (000s)

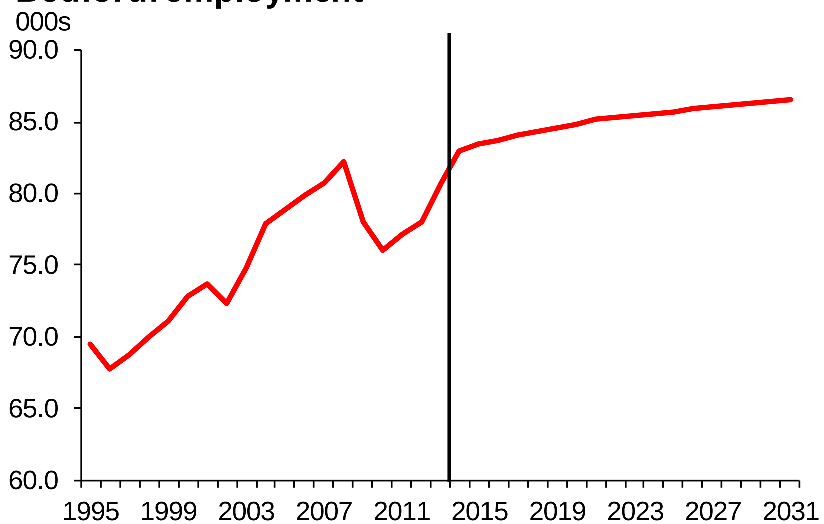
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.4	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-2.1	5.2	-1.1
Electricity, gas & water	-0.6	0.4	-0.1
Construction	1.0	5.4	1.0
Wholesale	1.1	6.6	0.4
Retail	-0.3	7.4	0.4
Hotels and restaurants	0.1	4.0	0.6
Transport	2.0	4.4	0.5
IT & communication	-0.4	2.1	0.5
Financial services	-0.3	1.4	0.0
Professional business services	-1.4	4.7	1.0
Other business services	-0.1	8.6	1.8
Public admin & defence	2.6	6.0	-0.9
Education & health	4.2	20.2	1.0
Other services	0.0	3.9	1.0
Total	**5.9**	**80.7**	**5.9**

Bedford: demographics



Source: Oxford Economics/ONS

Bedford: employment



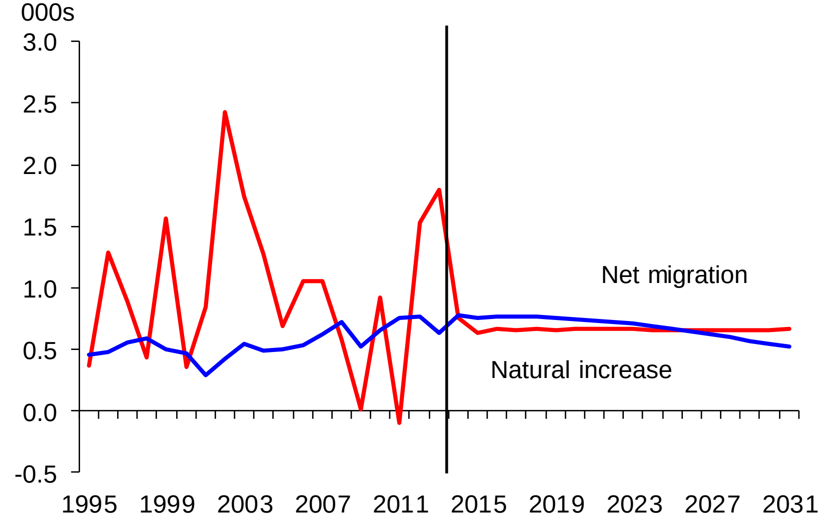
Source: Oxford Economics/ONS

Forecasts for districts - Mid Bedfordshire

Mid Bedfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	15.0	141.4	24.3
Employees total (000s)	6.0	44.6	9.7
Self-employed total (000s)	1.7	10.0	2.8
Employment total (000s)	7.8	56.1	12.6
Unemployment level (000s)	0.6	1.5	-0.4
Residence based employment (000s)	5.6	71.3	12.4
Residence employment rate (%)	-2.8 (pp)	68.9	3.0 (pp)
Net commuting (000s)	1.2	-19.3	-0.5
GVA total (£m, 2010 prices)	0.5 (%pa)	2208.1	2.8 (%pa)
Households (000s)	6.6	56.5	11.5
Demand for dwellings (000s)	6.8	58.1	11.8

Mid Bedfordshire: demographics

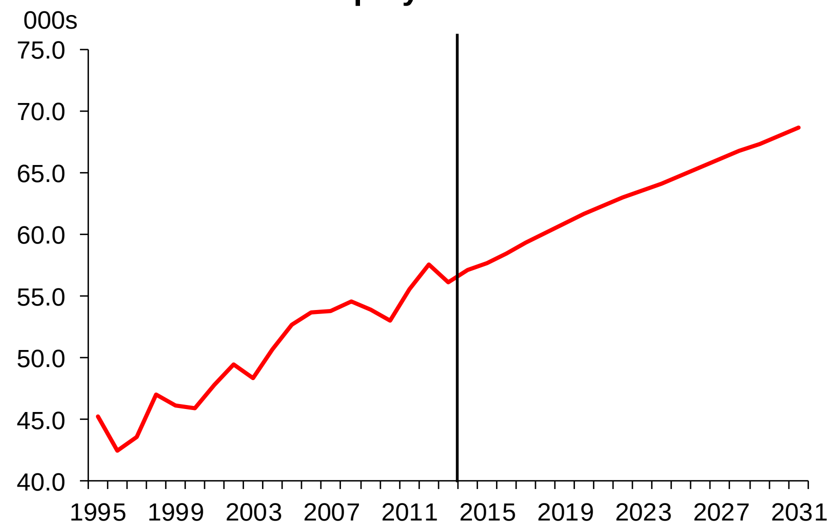


Source: Oxford Economics/ONS

Mid Bedfordshire: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.8	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.7	5.3	-1.0
Electricity, gas & water	0.0	0.0	0.0
Construction	1.2	6.6	1.3
Wholesale	0.1	3.5	0.3
Retail	0.5	4.4	1.7
Hotels and restaurants	1.1	3.3	0.6
Transport	1.2	2.8	0.8
IT & communication	0.5	1.8	0.5
Financial services	0.0	0.4	0.1
Professional business services	0.3	5.6	3.8
Other business services	1.1	4.0	1.3
Public admin & defence	0.8	3.6	-0.4
Education & health	0.8	9.2	2.4
Other services	1.6	4.6	1.2
Total	**7.8**	**56.1**	**12.6**

Mid Bedfordshire: employment



Source: Oxford Economics/ONS

Forecasts for districts - South Bedfordshire

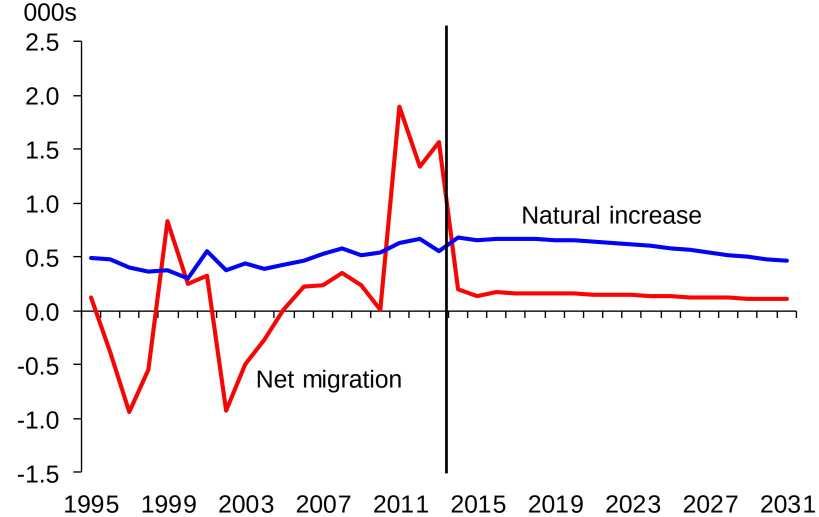
Mid Bedfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.9	123.1	13.4
Employees total (000s)	4.8	43.9	6.0
Self-employed total (000s)	4.0	10.5	2.5
Employment total (000s)	8.8	54.4	8.5
Unemployment level (000s)	0.8	2.0	-0.5
Residence based employment (000s)	4.1	61.2	9.8
Residence employment rate (%)	-1.7 (pp)	68.5	6.1 (pp)
Net commuting (000s)	8.0	-8.2	-1.4
GVA total (£m, 2010 prices)	2.9 (%pa)	2314.9	2.9 (%pa)
Households (000s)	5.0	51.5	7.1
Demand for dwellings (000s)	5.1	52.8	7.3

Mid Bedfordshire: employment (000s)

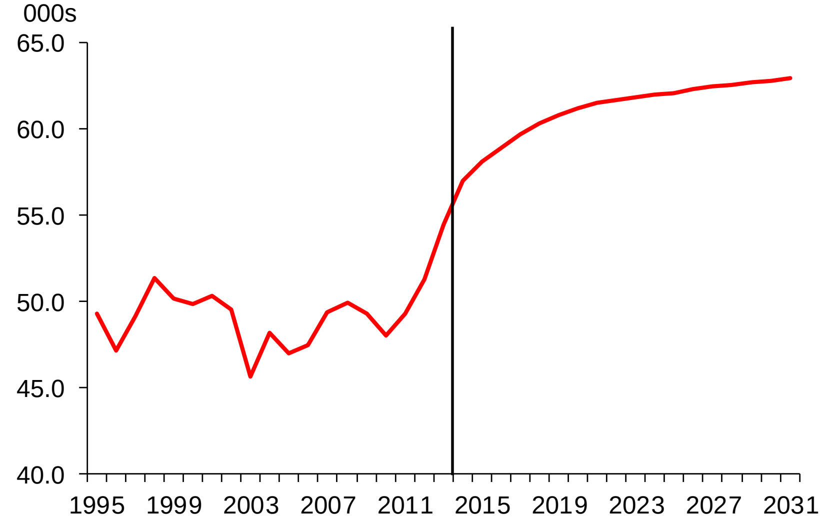
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.3	0.0
Extraction	0.0	0.1	0.0
Manufacturing	-0.4	6.3	-1.4
Electricity, gas & water	0.1	0.1	0.0
Construction	0.8	3.9	1.3
Wholesale	-0.7	3.6	0.0
Retail	-0.9	5.2	0.1
Hotels and restaurants	0.4	3.5	0.4
Transport	0.9	3.2	0.8
IT & communication	-0.9	1.4	0.1
Financial services	-0.2	0.6	0.1
Professional business services	3.8	6.4	2.6
Other business services	3.6	7.2	3.8
Public admin & defence	0.3	1.6	-0.3
Education & health	0.9	7.4	0.1
Other services	1.1	3.6	0.9
Total	**8.8**	**54.4**	**8.5**

South Bedfordshire: demographics



Source: Oxford Economics/ONS

South Bedfordshire: employment



Source: Oxford Economics/ONS

Forecasts for districts - Luton

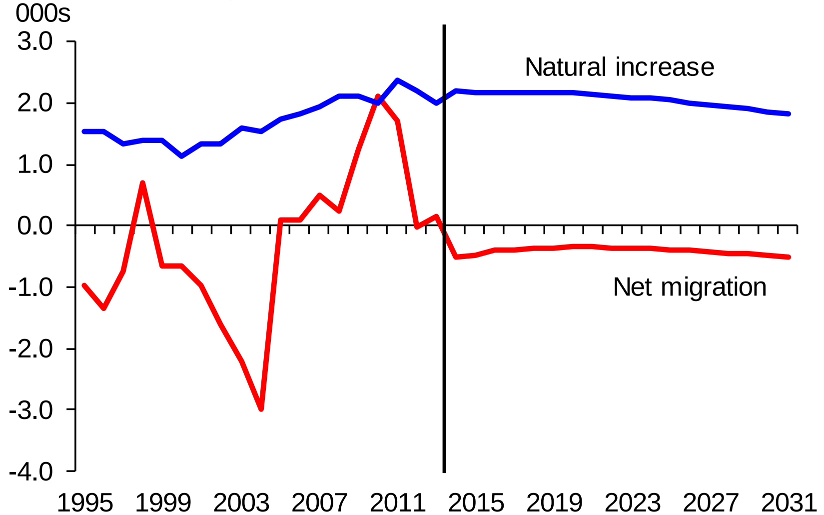
Luton: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	22.9	208.0	29.8
Employees total (000s)	0.6	83.2	9.6
Self-employed total (000s)	2.3	11.3	2.4
Employment total (000s)	2.8	94.5	12.0
Unemployment level (000s)	1.7	5.3	-1.6
Residence based employment (000s)	7.1	88.9	11.9
Residence employment rate (%)	-1.9 (pp)	60.3	2.0 (pp)
Net commuting (000s)	-4.1	0.4	-0.4
GVA total (£m, 2010 prices)	0.8 (%pa)	4288.2	2.4 (%pa)
Households (000s)	4.1	75.3	13.1
Demand for dwellings (000s)	4.2	76.7	13.3

Luton: employment (000s)

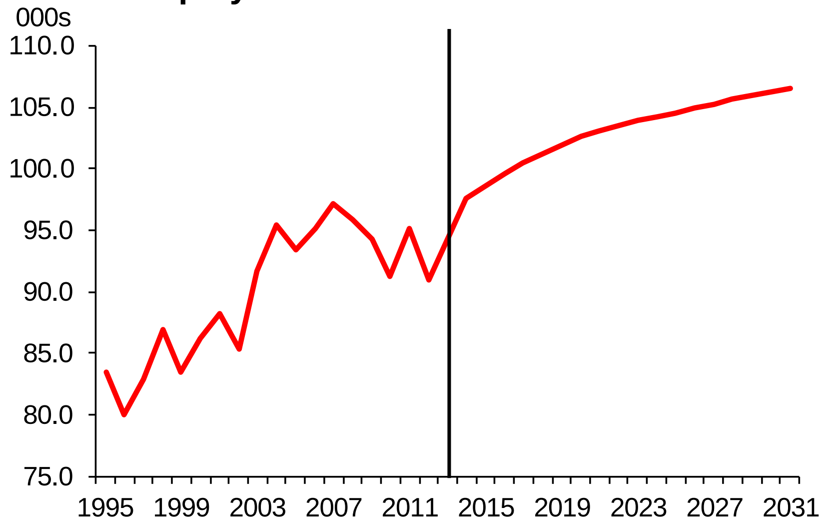
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-5.2	9.4	-2.7
Electricity, gas & water	0.1	0.2	0.0
Construction	-0.5	4.6	1.1
Wholesale	-0.7	5.8	0.4
Retail	-2.3	6.8	0.4
Hotels and restaurants	1.2	4.0	0.6
Transport	-1.2	7.2	1.1
IT & communication	-0.7	2.3	0.4
Financial services	-0.6	1.1	0.1
Professional business services	2.5	6.4	2.1
Other business services	6.1	19.1	6.3
Public admin & defence	-0.6	3.3	-0.5
Education & health	5.9	20.6	1.8
Other services	-1.2	4.0	1.0
Total	**2.8**	**94.5**	**12.0**

Luton: demographics



Source: Oxford Economics/ONS

Luton: employment



Source: Oxford Economics/ONS

Forecasts for districts - Cambridge

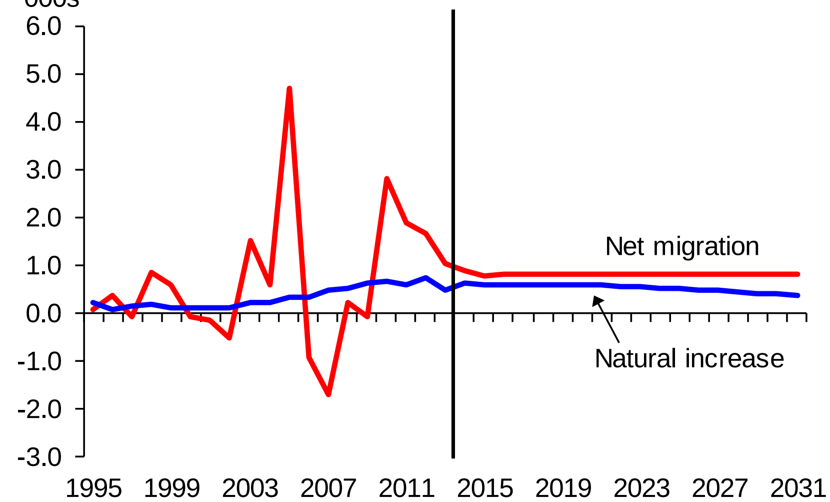
Cambridge: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	15.3	126.7	24.6
Employees total (000s)	5.6	92.5	16.3
Self-employed total (000s)	2.4	9.3	2.2
Employment total (000s)	8.1	101.8	18.5
Unemployment level (000s)	0.2	1.5	-0.3
Residence based employment (000s)	12.6	62.2	11.1
Residence employment rate (%)	5.0 (pp)	61.9	1.8 (pp)
Net commuting (000s)	8.4	37.9	7.3
GVA total (£m, 2010 prices)	1.2 (%pa)	4088.8	2.7 (%pa)
Households (000s)	5.1	48.2	10.9
Demand for dwellings (000s)	5.2	49.1	11.1

Cambridge: employment (000s)

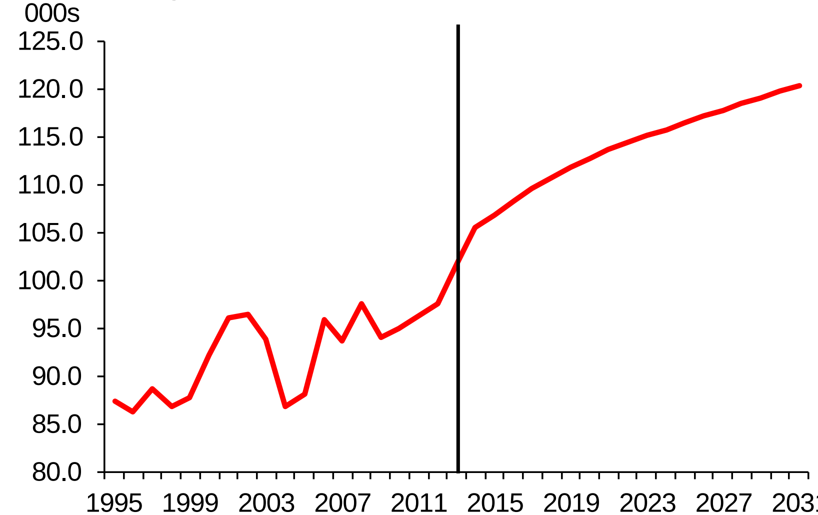
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.1	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.5	2.1	-0.5
Electricity, gas & water	0.1	0.3	-0.1
Construction	-0.6	2.2	0.4
Wholesale	-1.0	2.4	-0.1
Retail	0.6	9.5	1.0
Hotels and restaurants	0.4	6.6	1.3
Transport	-0.1	2.0	0.1
IT & communication	2.6	9.0	3.0
Financial services	-0.5	1.6	-0.3
Professional business services	3.8	10.1	4.0
Other business services	4.6	12.7	3.8
Public admin & defence	-2.6	2.5	-0.5
Education & health	2.8	36.5	5.3
Other services	-0.6	4.2	1.1
Total	**8.1**	**101.8**	**18.5**

Cambridge: demographics



Source: Oxford Economics/ONS

Cambridge: employment



Source: Oxford Economics/ONS

Forecasts for districts - East Cambridgeshire

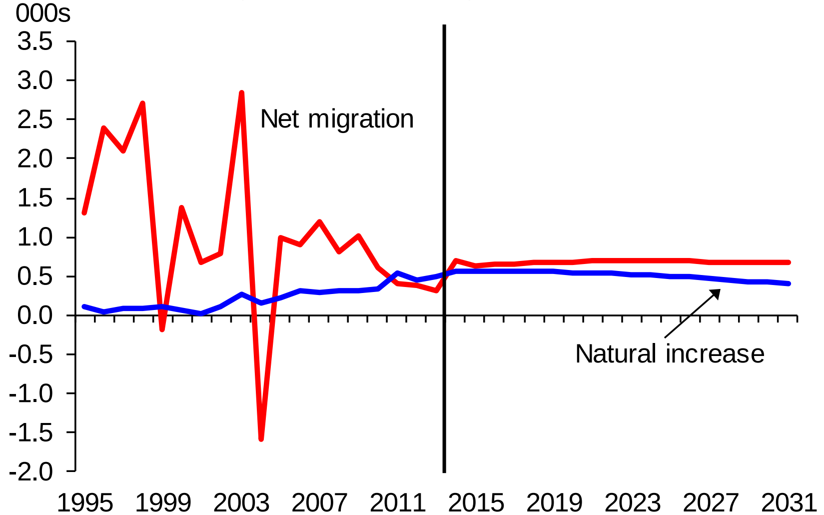
East Cambridgeshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	8.4	85.9	21.4
Employees total (000s)	6.0	27.0	5.6
Self-employed total (000s)	1.2	6.7	1.7
Employment total (000s)	7.2	33.6	7.2
Unemployment level (000s)	0.4	1.0	-0.2
Residence based employment (000s)	3.3	42.4	8.4
Residence employment rate (%)	-0.9 (pp)	69.5	-0.1 (pp)
Net commuting (000s)	2.6	-10.2	-1.4
GVA total (£m, 2010 prices)	2.8 (%pa)	1214.3	2.8 (%pa)
Households (000s)	4.4	35.5	10.0
Demand for dwellings (000s)	4.6	36.4	10.3

East Cambridgeshire: employment (000s)

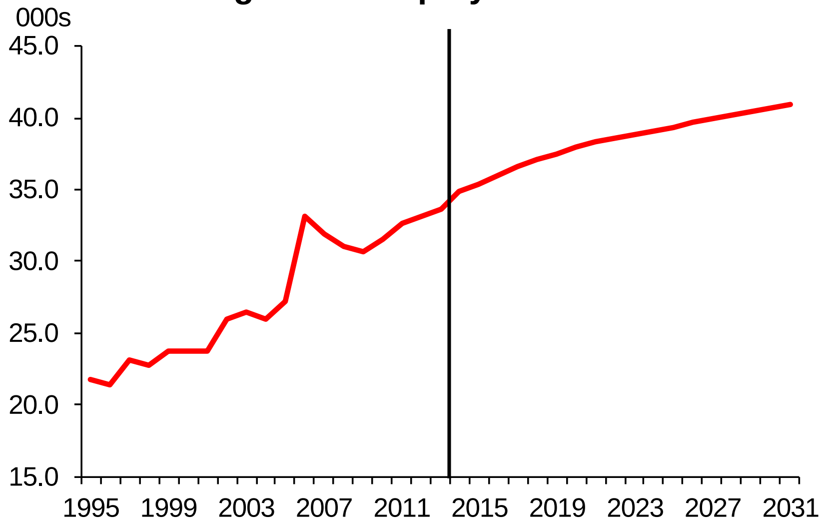
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.7	-0.1
Extraction	-0.1	0.0	0.0
Manufacturing	1.0	4.0	-0.3
Electricity, gas & water	0.1	0.2	0.0
Construction	0.3	2.8	0.9
Wholesale	0.2	1.9	0.7
Retail	0.1	2.6	0.4
Hotels and restaurants	0.1	1.4	0.4
Transport	1.2	3.0	0.9
IT & communication	-0.1	0.8	0.2
Financial services	0.0	0.2	0.0
Professional business services	0.3	2.4	0.6
Other business services	1.9	5.0	2.4
Public admin & defence	0.1	0.5	0.0
Education & health	1.8	4.8	0.7
Other services	0.0	2.3	0.6
Total	**7.2**	**33.6**	**7.2**

East Cambridgeshire: demographics



Source: Oxford Economics/ONS

East Cambridgeshire: employment



Source: Oxford Economics/ONS

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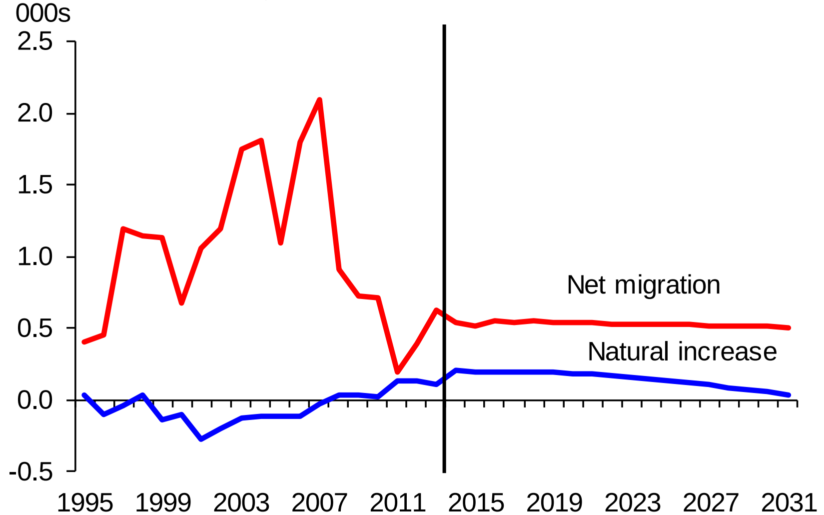
Forecasts for districts - Fenland

Fenland: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.4	96.7	12.1
Employees total (000s)	2.2	31.0	4.7
Self-employed total (000s)	0.9	6.3	1.4
Employment total (000s)	3.1	37.3	6.1
Unemployment level (000s)	1.1	1.9	-0.6
Residence based employment (000s)	2.4	43.0	6.7
Residence employment rate (%)	-4.4 (pp)	61.4	4.3 (pp)
Net commuting (000s)	1.0	-5.9	-0.7
GVA total (£m, 2010 prices)	2.0 (%pa)	1267.0	2.6 (%pa)
Households (000s)	5.0	41.3	6.4
Demand for dwellings (000s)	5.1	42.6	6.6

Fenland: demographics

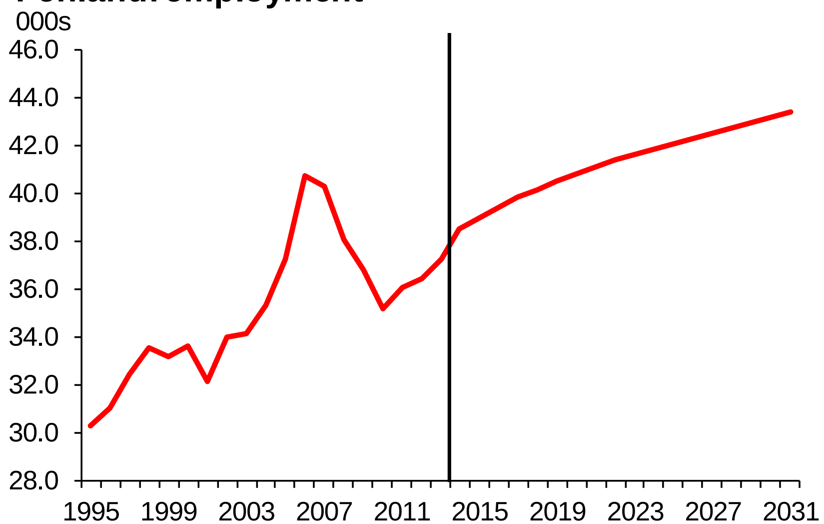


Source: Oxford Economics/ONS

Fenland: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.7	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	0.1	6.6	-1.0
Electricity, gas & water	0.0	0.0	0.0
Construction	0.4	2.7	1.0
Wholesale	-0.3	3.3	0.5
Retail	-0.1	3.3	0.5
Hotels and restaurants	-0.2	1.3	0.2
Transport	0.4	2.7	0.5
IT & communication	0.2	0.5	0.2
Financial services	-0.1	0.4	0.0
Professional business services	0.3	1.7	0.6
Other business services	2.0	4.7	1.6
Public admin & defence	0.0	1.5	0.0
Education & health	0.8	5.4	1.8
Other services	-0.2	1.5	0.3
Total	**3.1**	**37.3**	**6.1**

Fenland: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Huntingdonshire

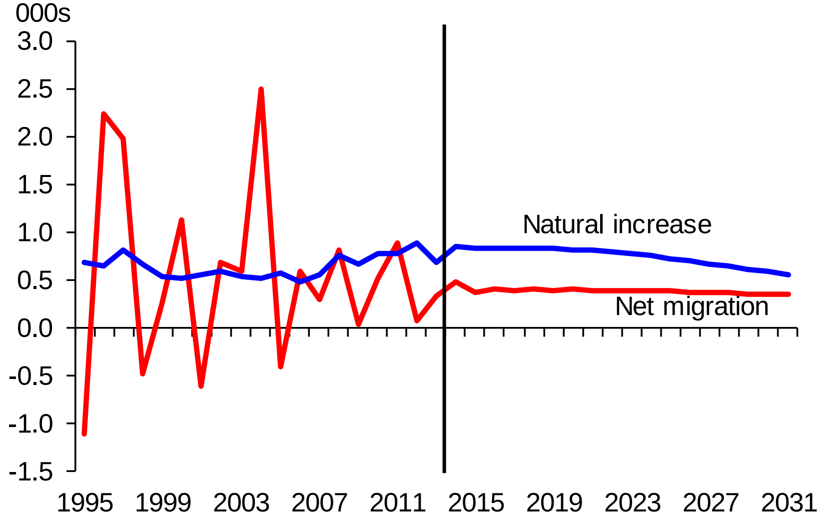
Huntingdonshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	12.4	172.0	20.6
Employees total (000s)	8.1	71.9	4.5
Self-employed total (000s)	2.6	11.9	1.8
Employment total (000s)	9.3	84.2	6.3
Unemployment level (000s)	0.8	2.0	-0.7
Residence based employment (000s)	7.5	92.9	9.7
Residence employment rate (%)	-0.1 (pp)	73.7	2.1 (pp)
Net commuting (000s)	4.7	-11.6	-3.6
GVA total (£m, 2010 prices)	1.7 (%pa)	3445.4	2.3 (%pa)
Households (000s)	6.6	70.5	10.5
Demand for dwellings (000s)	6.8	72.7	10.9

Huntingdonshire: employment (000s)

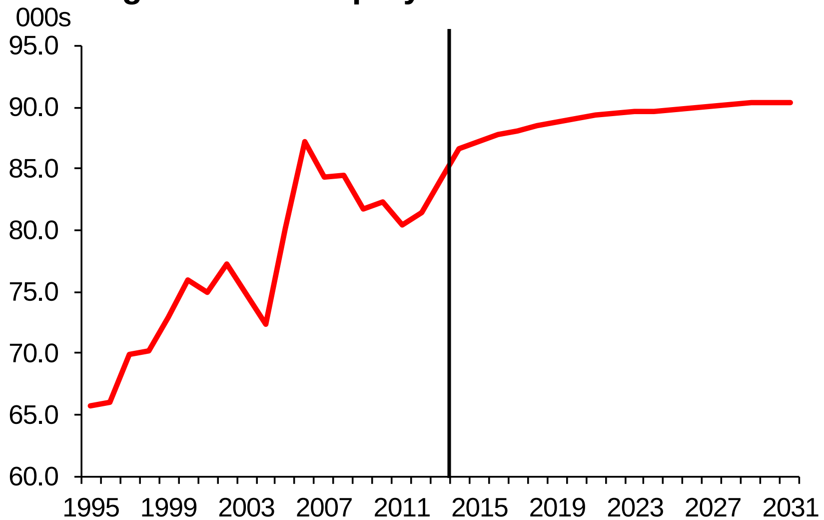
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	1.1	-0.1
Extraction	-0.1	0.0	0.0
Manufacturing	0.2	10.4	-1.9
Electricity, gas & water	0.6	1.0	0.0
Construction	0.0	5.1	0.9
Wholesale	-0.5	5.7	0.3
Retail	-0.3	6.3	-0.2
Hotels and restaurants	-1.3	4.1	0.0
Transport	0.0	3.8	0.5
IT & communication	0.6	3.1	0.8
Financial services	-0.4	0.9	-0.1
Professional business services	1.4	7.1	1.9
Other business services	3.4	7.9	2.1
Public admin & defence	-3.3	5.0	-0.8
Education & health	9.5	18.2	2.0
Other services	-0.6	4.3	0.9
Total	**9.3**	**84.2**	**6.3**

Huntingdonshire: demographics



Source: Oxford Economics/ONS

Huntingdonshire: employment



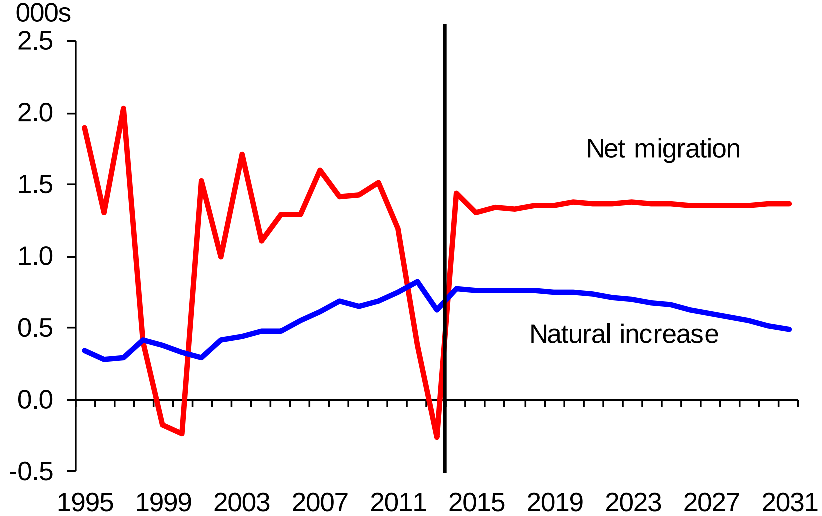
Source: Oxford Economics/ONS

Forecasts for districts - South Cambridgeshire

South Cambridgeshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	17.4	151.4	36.7
Employees total (000s)	8.3	67.4	16.4
Self-employed total (000s)	2.5	12.1	3.9
Employment total (000s)	9.5	79.5	20.3
Unemployment level (000s)	0.4	1.1	-0.2
Residence based employment (000s)	6.5	78.7	16.2
Residence employment rate (%)	-1.8 (pp)	72.7	0.9 (pp)
Net commuting (000s)	2.9	-3.6	3.2
GVA total (£m, 2010 prices)	2.0 (%pa)	4028.0	3.3 (%pa)
Households (000s)	8.0	61.4	16.9
Demand for dwellings (000s)	8.2	63.0	17.3

South Cambridgeshire: demographics

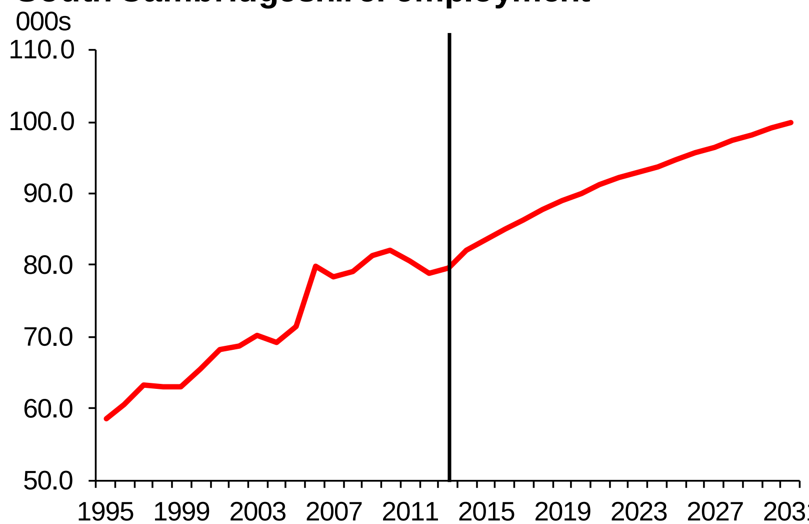


Source: Oxford Economics/ONS

South Cambridgeshire: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.5	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-3.3	9.5	-2.4
Electricity, gas & water	0.1	0.1	0.0
Construction	2.1	6.0	2.0
Wholesale	-0.8	4.9	0.8
Retail	0.6	3.8	0.9
Hotels and restaurants	-0.2	3.5	0.9
Transport	1.9	3.5	0.9
IT & communication	0.4	6.2	3.0
Financial services	0.3	0.9	0.6
Professional business services	0.7	7.8	3.4
Other business services	4.2	12.3	7.2
Public admin & defence	-0.6	1.8	0.4
Education & health	3.3	13.6	1.4
Other services	0.4	4.0	1.2
Total	**9.5**	**79.5**	**20.3**

South Cambridgeshire: employment



Source: Oxford Economics/ONS

Forecasts for districts - Peterborough

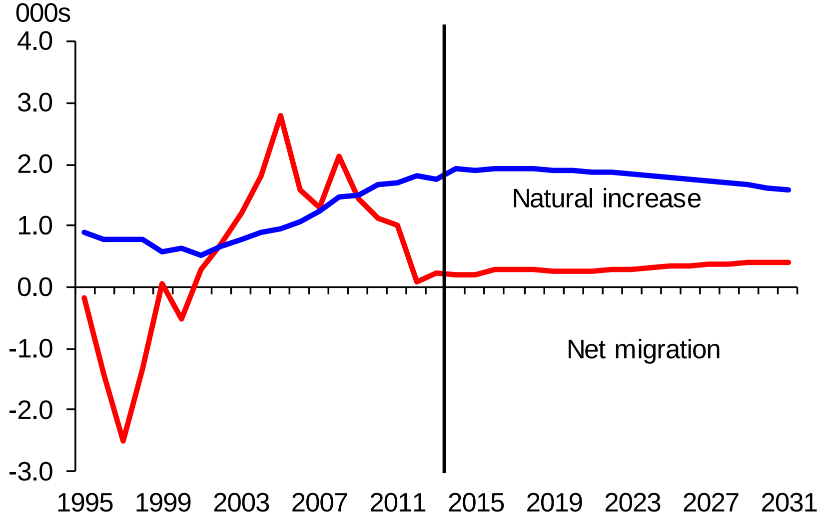
Peterborough: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	27.6	188.3	38.3
Employees total (000s)	7.0	100.4	22.5
Self-employed total (000s)	2.2	10.5	3.1
Employment total (000s)	9.0	112.2	25.5
Unemployment level (000s)	3.4	5.7	-2.5
Residence based employment (000s)	11.5	89.3	18.0
Residence employment rate (%)	-1.4 (pp)	66.5	2.7 (pp)
Net commuting (000s)	1.0	18.3	6.6
GVA total (£m, 2010 prices)	1.0 (%pa)	4294.3	3.0 (%pa)
Households (000s)	8.3	74.9	17.6
Demand for dwellings (000s)	8.7	78.3	18.4

Peterborough: employment (000s)

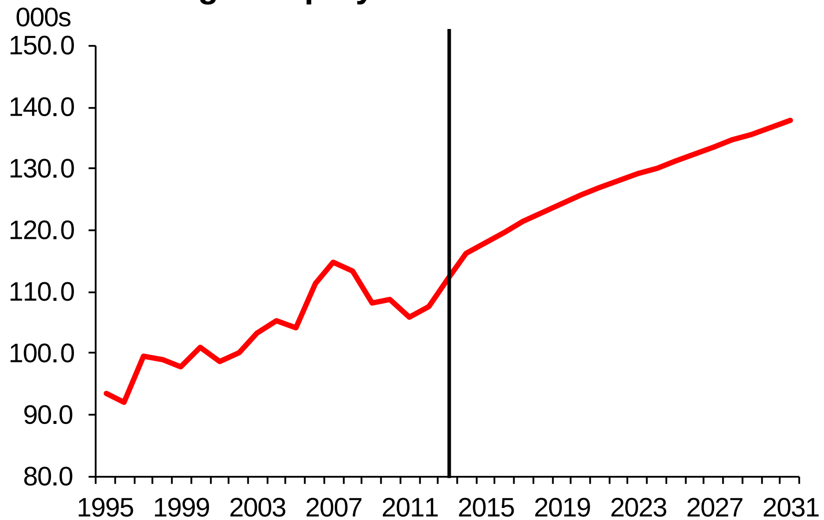
	2003-13 change	2013	2013-2031 change
Agriculture	-0.3	0.4	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.8	10.1	-1.7
Electricity, gas & water	0.4	0.9	-0.2
Construction	-0.1	3.9	1.4
Wholesale	-0.9	6.6	1.6
Retail	1.5	12.9	0.9
Hotels and restaurants	-0.1	5.6	1.2
Transport	-0.1	4.6	1.3
IT & communication	-1.3	4.4	1.3
Financial services	-1.7	6.7	1.0
Professional business services	2.7	6.6	3.6
Other business services	8.2	19.7	7.9
Public admin & defence	-0.2	5.4	-0.4
Education & health	2.2	19.7	6.3
Other services	-0.5	4.8	1.4
Total	**9.0**	**112.2**	**25.5**

Peterborough: demographics



Source: Oxford Economics/ONS

Peterborough: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Basildon

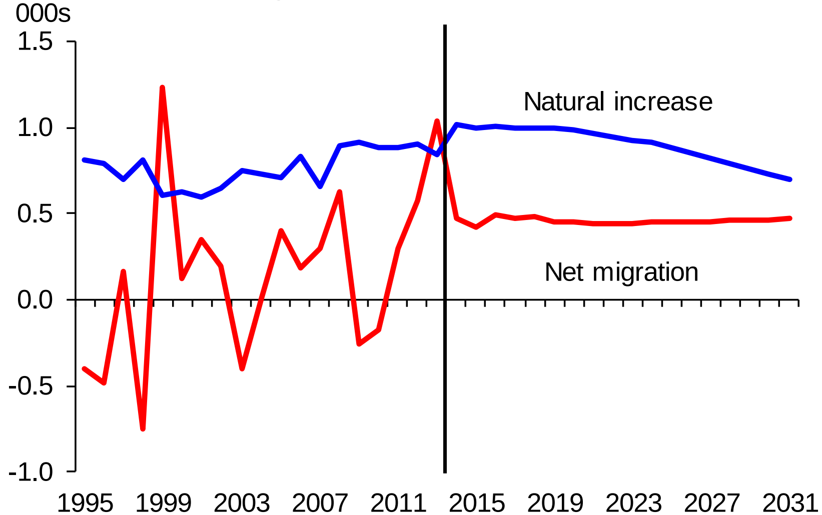
Basildon: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.3	178.3	24.6
Employees total (000s)	7.4	81.8	10.0
Self-employed total (000s)	2.4	11.9	1.4
Employment total (000s)	9.8	93.8	11.3
Unemployment level (000s)	2.3	4.3	-1.5
Residence based employment (000s)	10.2	87.8	11.9
Residence employment rate (%)	4.0 (pp)	68.7	2.7 (pp)
Net commuting (000s)	-0.6	0.8	-1.2
GVA total (£m, 2010 prices)	1.1 (%pa)	4020.6	2.6 (%pa)
Households (000s)	3.9	73.6	12.4
Demand for dwellings (000s)	4.0	75.3	12.7

Basildon: employment (000s)

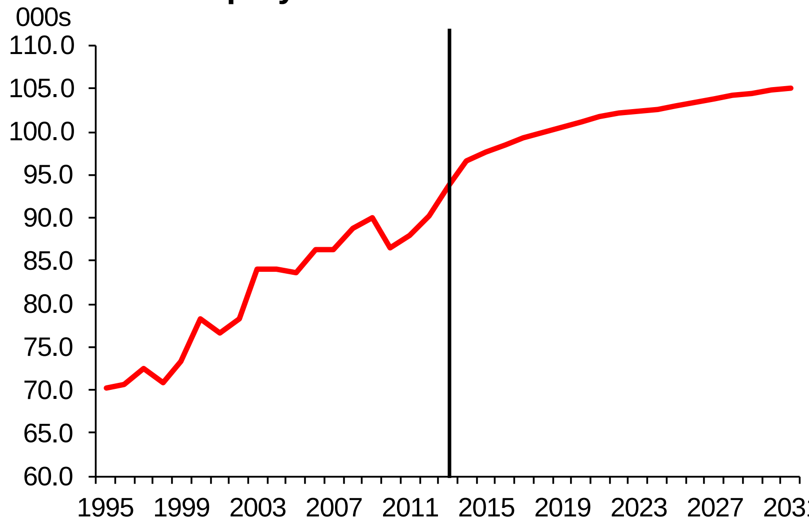
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-3.4	12.1	-2.1
Electricity, gas & water	0.1	0.2	0.0
Construction	-0.5	5.7	1.8
Wholesale	1.1	7.4	0.9
Retail	-0.6	11.7	0.7
Hotels and restaurants	-1.0	4.1	0.6
Transport	1.9	4.6	1.3
IT & communication	1.4	5.4	1.6
Financial services	-1.6	3.2	0.2
Professional business services	0.7	4.4	1.4
Other business services	2.2	8.4	2.8
Public admin & defence	0.7	3.3	-0.1
Education & health	8.5	19.4	1.1
Other services	0.2	3.8	1.3
Total	**9.8**	**93.8**	**11.3**

Basildon: demographics



Source: Oxford Economics/ONS

Basildon: employment



Source: Oxford Economics/ONS

Forecasts for districts - Braintree

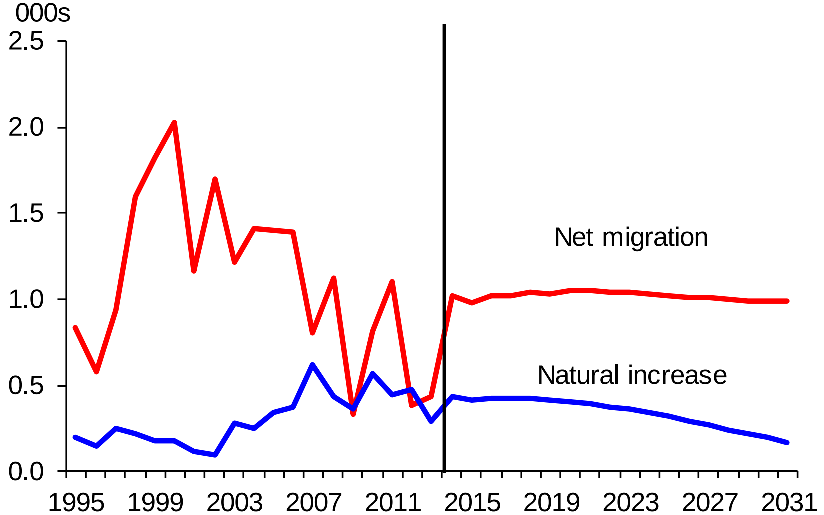
Braintree: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.3	149.1	24.4
Employees total (000s)	1.3	49.5	8.3
Self-employed total (000s)	0.9	11.7	3.5
Employment total (000s)	2.2	61.2	11.8
Unemployment level (000s)	1.1	2.3	-0.9
Residence based employment (000s)	4.7	71.8	12.8
Residence employment rate (%)	-2.2 (pp)	66.6	3.7 (pp)
Net commuting (000s)	-1.5	-12.4	-1.3
GVA total (£m, 2010 prices)	1.0 (%pa)	2312.2	2.8 (%pa)
Households (000s)	5.7	61.6	12.0
Demand for dwellings (000s)	5.9	63.2	12.3

Braintree: employment (000s)

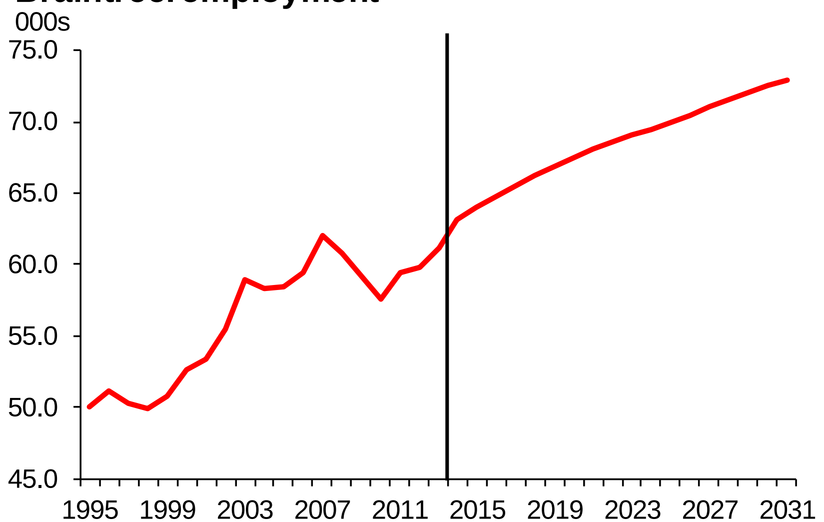
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.7	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.9	6.9	-1.4
Electricity, gas & water	0.1	0.2	0.0
Construction	-0.4	6.8	3.5
Wholesale	0.3	4.3	0.4
Retail	-0.4	5.7	0.5
Hotels and restaurants	0.3	3.3	1.0
Transport	0.4	2.7	0.6
IT & communication	0.4	1.4	0.5
Financial services	-0.1	1.2	0.1
Professional business services	0.1	5.2	2.0
Other business services	0.7	5.1	2.0
Public admin & defence	-0.4	1.8	-0.3
Education & health	2.5	11.8	1.8
Other services	0.5	3.8	1.2
Total	**2.2**	**61.2**	**11.8**

Braintree: demographics



Source: Oxford Economics/ONS

Braintree: employment



Source: Oxford Economics/ONS

Forecasts for districts - Brentwood

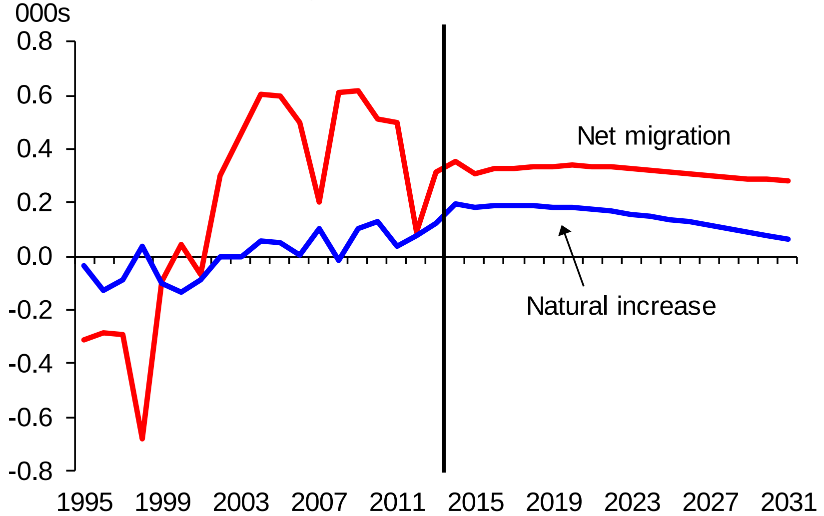
Brentwood: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.2	74.5	8.4
Employees total (000s)	4.2	35.3	6.1
Self-employed total (000s)	1.3	6.7	2.1
Employment total (000s)	5.5	42.1	8.2
Unemployment level (000s)	0.4	0.8	-0.2
Residence based employment (000s)	4.3	35.1	6.8
Residence employment rate (%)	3.9 (pp)	65.9	7.8 (pp)
Net commuting (000s)	-1.3	2.9	0.7
GVA total (£m, 2010 prices)	1.2 (%pa)	1939.1	2.9 (%pa)
Households (000s)	2.1	31.4	4.5
Demand for dwellings (000s)	2.2	32.4	4.6

Brentwood: employment (000s)

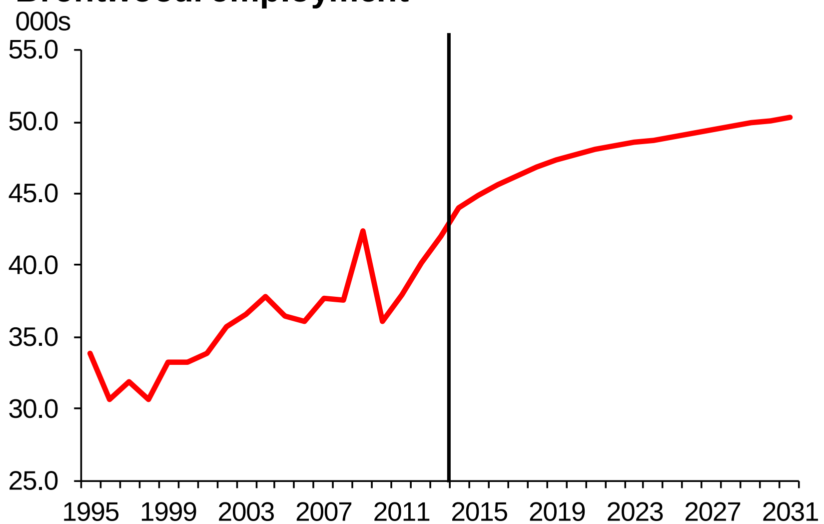
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.3	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.6	2.6	-0.5
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.7	4.4	1.4
Wholesale	-0.2	1.9	0.1
Retail	-0.5	2.5	0.0
Hotels and restaurants	-0.4	2.4	0.0
Transport	0.3	1.3	0.2
IT & communication	-0.1	1.8	0.4
Financial services	0.2	2.8	0.4
Professional business services	3.0	6.4	2.8
Other business services	2.2	5.3	2.6
Public admin & defence	0.1	0.6	-0.1
Education & health	1.9	7.5	0.3
Other services	0.3	2.3	0.7
Total	**5.5**	**42.1**	**8.2**

Brentwood: demographics



Source: Oxford Economics/ONS

Brentwood: employment



Source: Oxford Economics/ONS

Forecasts for districts - Castle Point

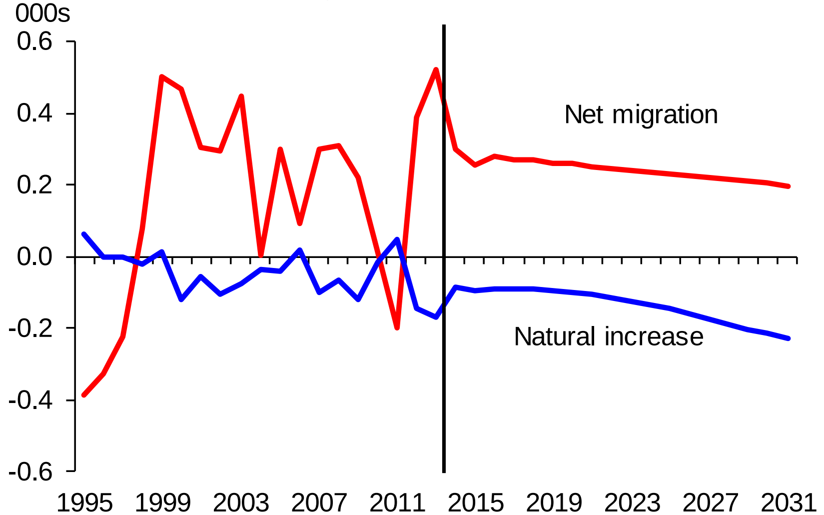
Castle Point: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	1.3	88.6	1.9
Employees total (000s)	3.0	21.3	0.8
Self-employed total (000s)	1.4	7.1	0.7
Employment total (000s)	4.4	28.3	1.5
Unemployment level (000s)	0.7	1.4	-0.4
Residence based employment (000s)	-1.8	40.8	4.5
Residence employment rate (%)	-3.7 (pp)	62.9	8.4 (pp)
Net commuting (000s)	7.3	-12.0	-2.9
GVA total (£m, 2010 prices)	2.5 (%pa)	877.7	2.0 (%pa)
Households (000s)	1.7	37.3	1.8
Demand for dwellings (000s)	1.7	37.9	1.9

Castle Point: employment (000s)

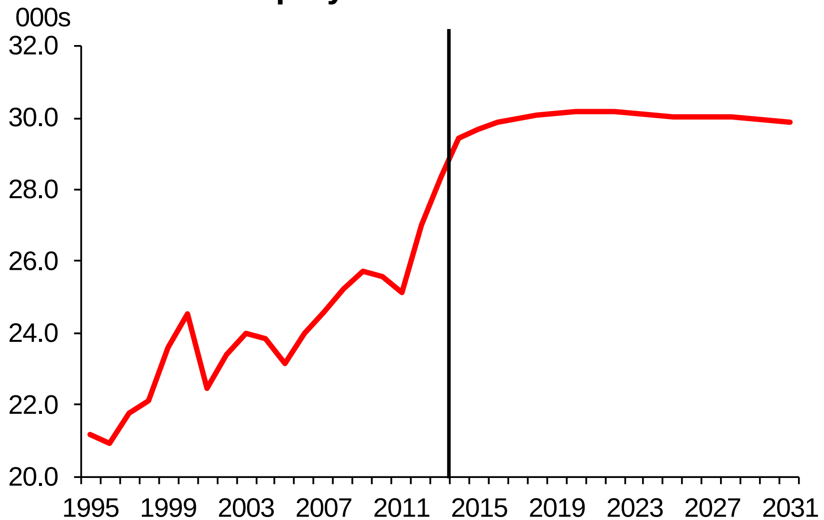
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	0.1	2.3	-0.5
Electricity, gas & water	0.0	0.0	0.0
Construction	-0.6	3.2	0.2
Wholesale	-0.1	1.5	-0.1
Retail	-0.1	3.3	0.0
Hotels and restaurants	-0.1	1.6	0.2
Transport	0.1	1.1	0.1
IT & communication	0.2	0.4	0.2
Financial services	0.1	0.5	0.1
Professional business services	0.9	2.4	0.7
Other business services	0.7	2.3	0.6
Public admin & defence	-0.2	0.4	-0.1
Education & health	3.5	7.8	-0.1
Other services	-0.2	1.4	0.3
Total	**4.4**	**28.3**	**1.5**

Castle Point: demographics



Source: Oxford Economics/ONS

Castle Point: employment



Source: Oxford Economics/ONS

Forecasts for districts - Chelmsford

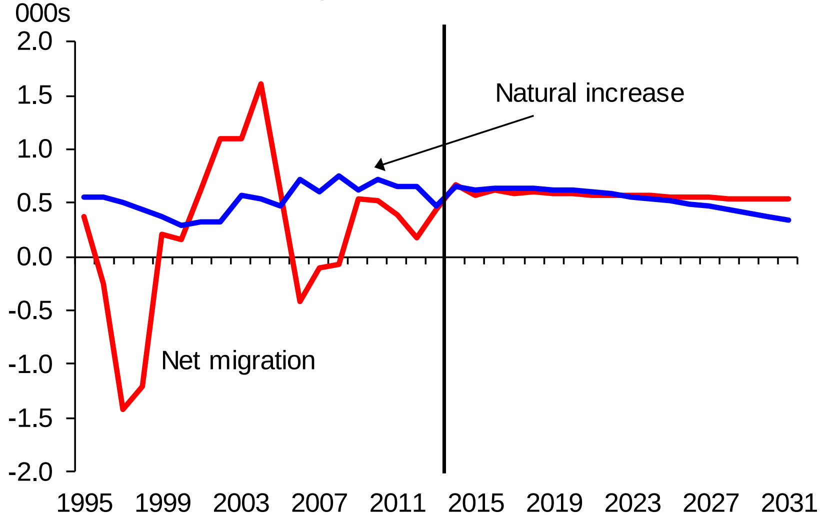
Chelmsford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	9.9	170.2	20.1
Employees total (000s)	4.3	83.6	15.8
Self-employed total (000s)	1.2	12.9	3.5
Employment total (000s)	5.5	96.6	19.3
Unemployment level (000s)	1.2	2.5	-0.7
Residence based employment (000s)	4.1	89.6	15.5
Residence employment rate (%)	-0.5 (pp)	72.0	6.7 (pp)
Net commuting (000s)	-5.2	-4.9	1.4
GVA total (£m, 2010 prices)	0.6 (%pa)	3579.8	2.7 (%pa)
Households (000s)	4.2	70.2	10.4
Demand for dwellings (000s)	4.3	71.7	10.6

Chelmsford: employment (000s)

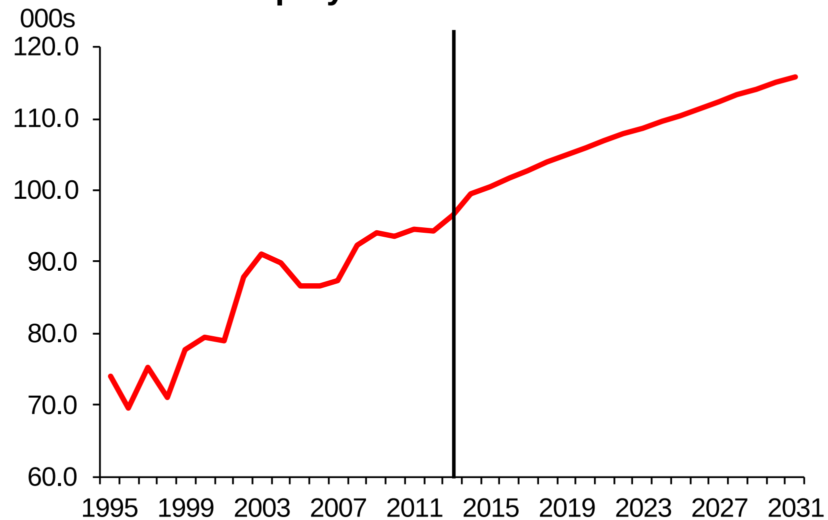
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.7	-0.1
Extraction	-0.1	0.1	0.0
Manufacturing	-1.7	4.7	-0.7
Electricity, gas & water	0.1	0.7	-0.1
Construction	-3.2	6.6	2.0
Wholesale	0.0	4.3	1.1
Retail	-1.2	9.2	0.3
Hotels and restaurants	-0.1	5.5	2.1
Transport	0.8	3.9	1.3
IT & communication	-1.1	3.1	0.8
Financial services	-2.0	4.1	0.4
Professional business services	1.0	6.9	2.7
Other business services	2.7	8.3	4.7
Public admin & defence	0.4	7.5	-0.6
Education & health	7.8	24.9	3.6
Other services	2.2	6.2	1.8
Total	**5.5**	**96.6**	**19.3**

Chelmsford: demographics



Source: Oxford Economics/ONS

Chelmsford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Colchester

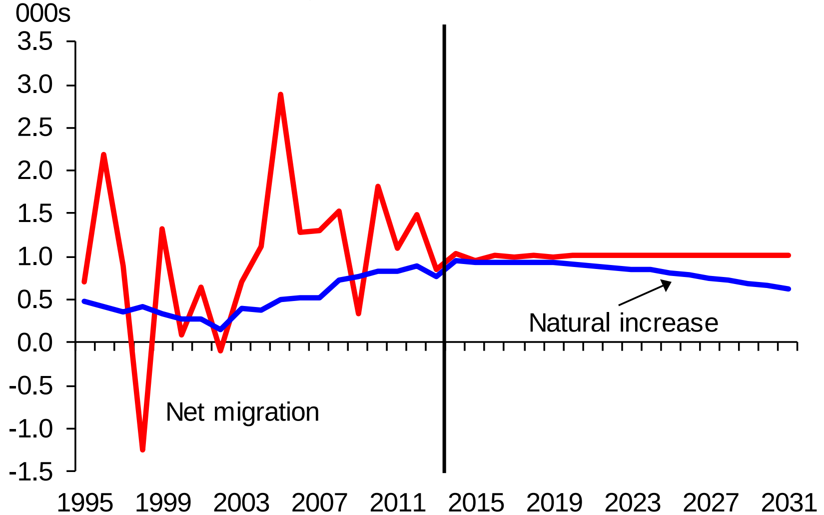
Colchester: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	20.4	177.6	33.1
Employees total (000s)	5.7	76.5	9.6
Self-employed total (000s)	1.2	11.6	2.2
Employment total (000s)	6.4	91.3	11.9
Unemployment level (000s)	1.5	2.9	-1.1
Residence based employment (000s)	11.4	85.8	11.4
Residence employment rate (%)	0.7 (pp)	65.5	-0.3 (pp)
Net commuting (000s)	-2.7	0.3	0.2
GVA total (£m, 2010 prices)	0.5 (%pa)	3303.8	2.5 (%pa)
Households (000s)	9.2	74.3	16.2
Demand for dwellings (000s)	9.5	76.2	16.6

Colchester: employment (000s)

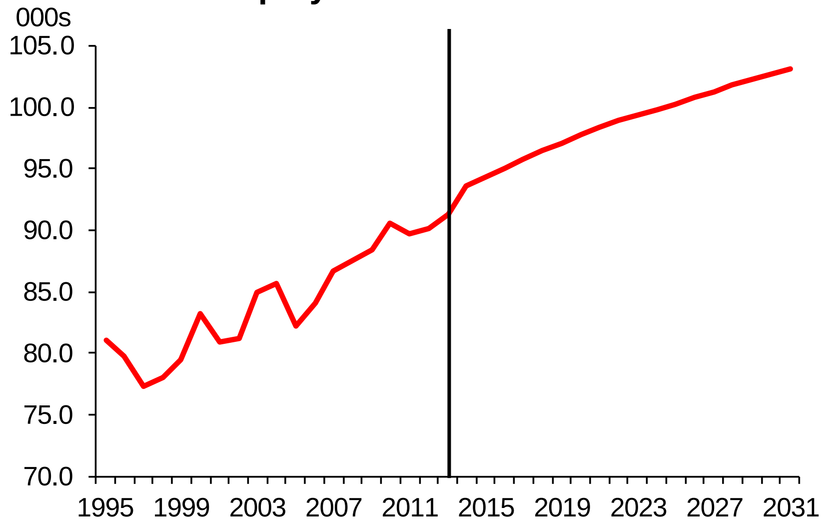
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.5	0.0
Extraction	0.1	0.1	-0.1
Manufacturing	-0.9	5.0	-1.2
Electricity, gas & water	-0.1	0.4	-0.1
Construction	-2.3	5.3	1.2
Wholesale	-0.3	4.6	0.1
Retail	-1.1	10.0	1.0
Hotels and restaurants	-0.5	5.3	1.0
Transport	0.6	2.7	0.1
IT & communication	0.1	3.3	1.1
Financial services	-2.2	2.6	0.1
Professional business services	2.2	6.9	2.1
Other business services	3.8	8.6	2.9
Public admin & defence	-1.2	5.8	-0.3
Education & health	7.2	25.3	2.6
Other services	1.0	4.8	1.4
Total	**6.4**	**91.3**	**11.9**

Colchester: demographics



Source: Oxford Economics/ONS

Colchester: employment



Source: Oxford Economics/ONS

Forecasts for districts - Epping Forest

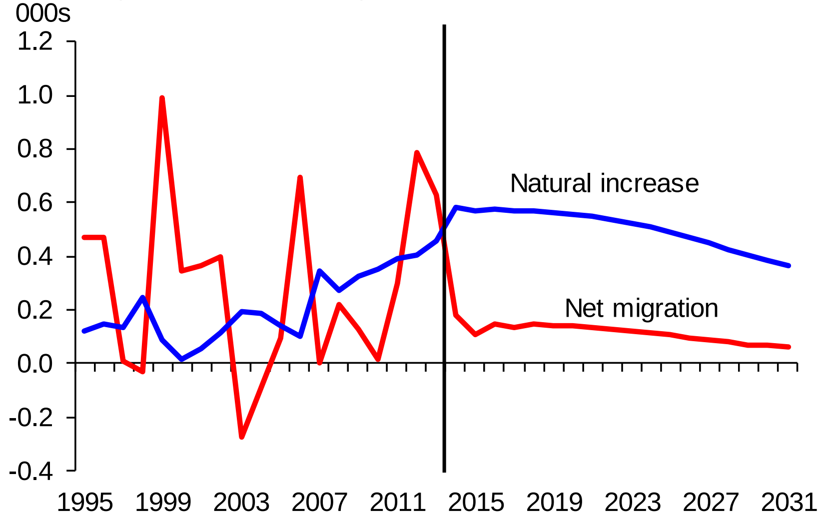
Epping Forest: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.8	127.2	11.2
Employees total (000s)	5.7	45.1	7.2
Self-employed total (000s)	2.5	12.2	2.7
Employment total (000s)	8.2	57.3	9.9
Unemployment level (000s)	0.8	2.0	-0.5
Residence based employment (000s)	7.1	67.4	10.1
Residence employment rate (%)	4.3 (pp)	73.4	7.4 (pp)
Net commuting (000s)	-1.8	-20.2	-1.8
GVA total (£m, 2010 prices)	1.4 (%pa)	2246.6	2.6 (%pa)
Households (000s)	2.4	53.5	6.2
Demand for dwellings (000s)	2.5	54.8	6.4

Epping Forest: employment (000s)

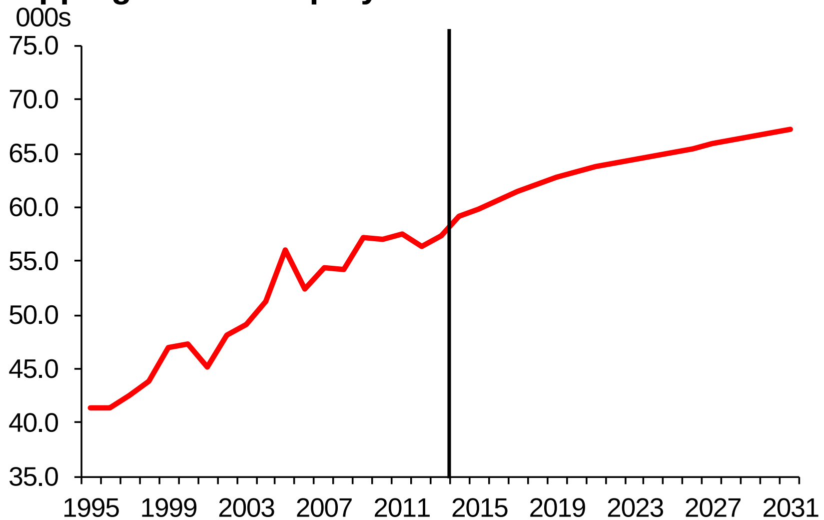
	2003-13 change	2013	2013-2031 change
Agriculture	0.5	1.3	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	0.0	2.6	-0.5
Electricity, gas & water	0.0	0.1	0.0
Construction	1.7	9.6	2.6
Wholesale	-0.4	3.5	0.1
Retail	0.0	4.4	0.0
Hotels and restaurants	-0.4	3.9	0.4
Transport	0.6	1.7	0.3
IT & communication	0.5	1.3	0.5
Financial services	0.1	0.7	0.1
Professional business services	0.1	3.8	0.8
Other business services	2.8	9.4	3.9
Public admin & defence	0.1	1.2	-0.2
Education & health	2.0	9.8	0.8
Other services	0.5	4.0	1.4
Total	**8.2**	**57.3**	**9.9**

Epping Forest: demographics



Source: Oxford Economics/ONS

Epping Forest: employment



Source: Oxford Economics/ONS

Forecasts for districts - Harlow

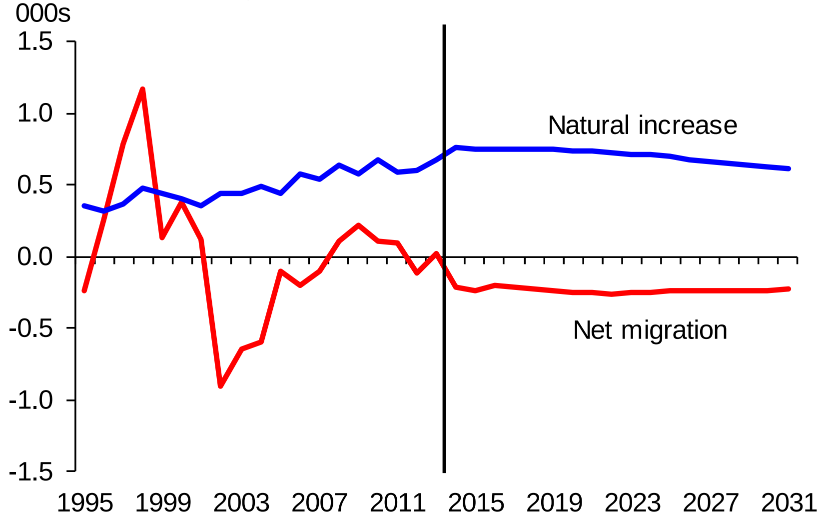
Harlow: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.2	83.4	8.4
Employees total (000s)	1.5	40.3	2.9
Self-employed total (000s)	1.9	5.6	1.0
Employment total (000s)	3.4	45.9	3.8
Unemployment level (000s)	1.2	2.3	-0.7
Residence based employment (000s)	-0.1	38.7	4.6
Residence employment rate (%)	-3.2 (pp)	65.6	3.8 (pp)
Net commuting (000s)	5.3	4.8	-0.9
GVA total (£m, 2010 prices)	0.7 (%pa)	1760.3	2.2 (%pa)
Households (000s)	2.1	35.6	4.7
Demand for dwellings (000s)	2.2	36.3	4.7

Harlow: employment (000s)

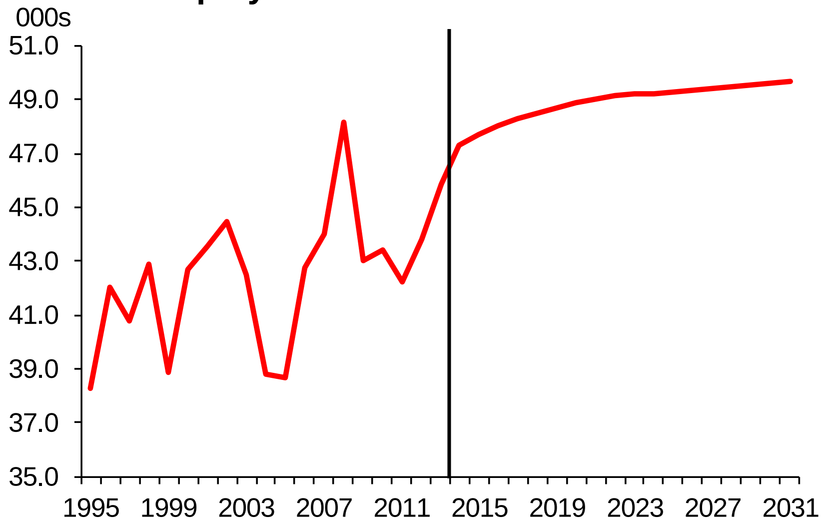
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.1	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.4	5.3	-1.3
Electricity, gas & water	0.0	0.1	0.0
Construction	0.9	2.9	0.6
Wholesale	-0.1	3.4	-0.2
Retail	-0.4	5.6	-0.2
Hotels and restaurants	-0.5	1.9	0.2
Transport	1.0	1.8	0.3
IT & communication	0.1	1.9	0.8
Financial services	0.0	0.9	0.0
Professional business services	0.8	2.2	0.6
Other business services	-2.1	6.0	1.3
Public admin & defence	-0.2	1.1	-0.2
Education & health	4.1	11.3	1.5
Other services	0.0	1.6	0.3
Total	**3.4**	**45.9**	**3.8**

Harlow: demographics



Source: Oxford Economics/ONS

Harlow: employment



Source: Oxford Economics/ONS

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Forecasts for districts - Maldon

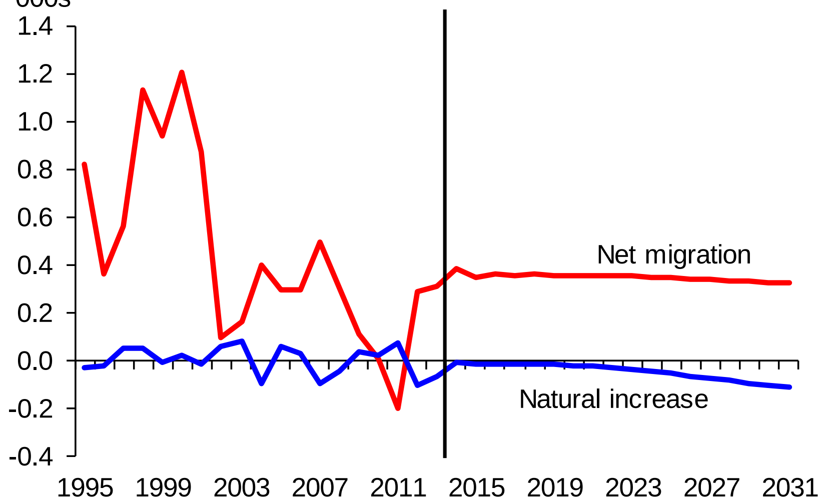
Maldon: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	2.2	62.2	5.5
Employees total (000s)	0.1	19.6	2.0
Self-employed total (000s)	0.1	6.0	1.0
Employment total (000s)	0.2	25.6	3.0
Unemployment level (000s)	0.3	0.8	-0.2
Residence based employment (000s)	1.1	31.6	4.2
Residence employment rate (%)	-1.0 (pp)	69.2	5.8 (pp)
Net commuting (000s)	0.6	-6.7	-1.3
GVA total (£m, 2010 prices)	0.6 (%pa)	1072.6	2.4 (%pa)
Households (000s)	1.7	26.3	3.1
Demand for dwellings (000s)	1.8	27.4	3.2

Maldon: employment (000s)

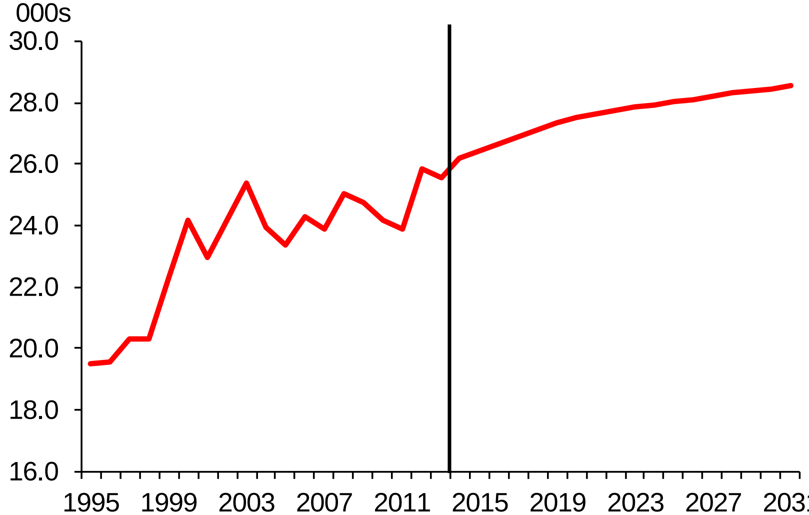
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.6	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.5	3.3	-0.4
Electricity, gas & water	-0.5	0.0	0.0
Construction	-1.5	3.0	0.5
Wholesale	0.0	1.4	0.0
Retail	-0.1	2.3	0.3
Hotels and restaurants	-0.1	1.6	0.4
Transport	0.2	1.1	0.1
IT & communication	0.1	0.4	0.1
Financial services	-0.1	0.3	0.0
Professional business services	0.8	2.3	0.6
Other business services	0.1	2.5	0.6
Public admin & defence	-0.2	0.4	-0.1
Education & health	1.3	4.4	0.2
Other services	0.6	1.9	0.6
Total	**0.2**	**25.6**	**3.0**

Maldon: demographics



Source: Oxford Economics/ONS

Maldon: employment



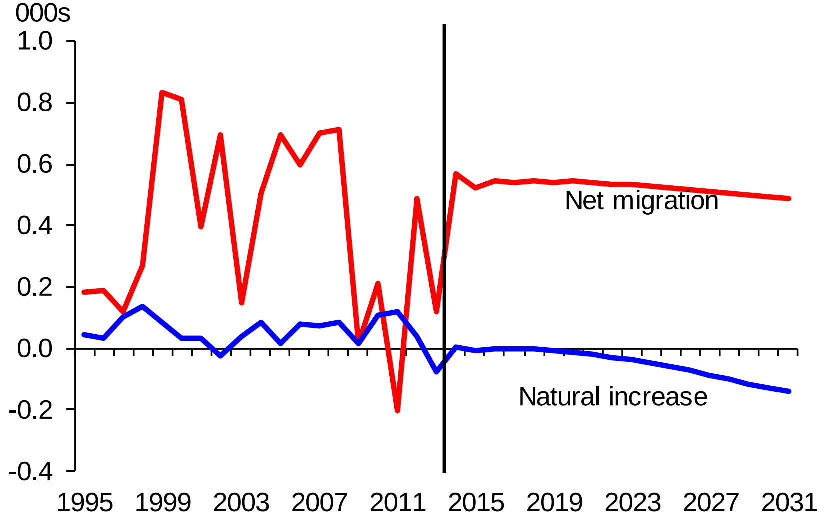
Source: Oxford Economics/ONS

Forecasts for districts - Rochford

Rochford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	4.4	83.9	8.6
Employees total (000s)	1.1	21.4	1.8
Self-employed total (000s)	1.8	6.8	1.2
Employment total (000s)	2.9	28.2	2.9
Unemployment level (000s)	0.4	1.0	-0.3
Residence based employment (000s)	0.5	40.3	5.1
Residence employment rate (%)	-3.0 (pp)	66.3	4.2 (pp)
Net commuting (000s)	4.5	-12.2	-2.1
GVA total (£m, 2010 prices)	1.4 (%pa)	937.8	2.3 (%pa)
Households (000s)	1.5	33.8	4.5
Demand for dwellings (000s)	1.6	34.6	4.6

Rochford: demographics

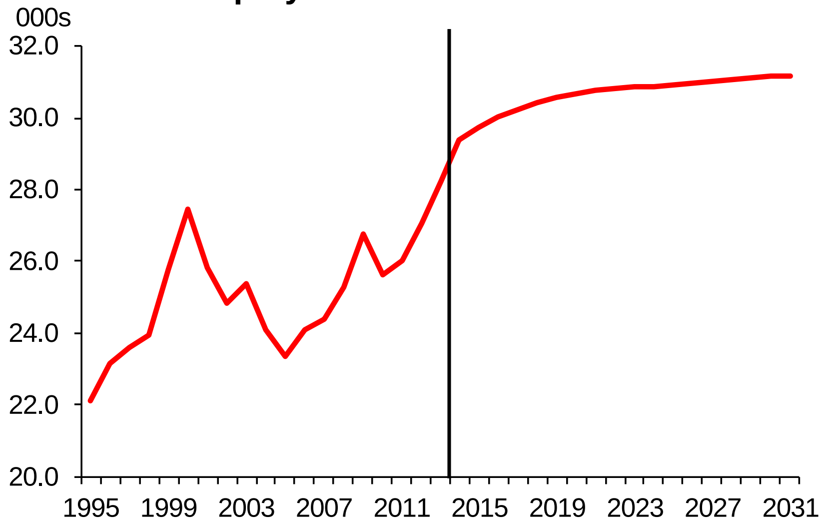


Source: Oxford Economics/ONS

Rochford: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.4	0.0
Extraction	0.0	0.0	0.0
Manufacturing	0.3	3.2	-0.6
Electricity, gas & water	-0.4	0.0	0.0
Construction	0.4	3.4	0.8
Wholesale	-0.3	1.4	0.0
Retail	0.0	2.4	0.1
Hotels and restaurants	0.0	1.6	0.2
Transport	1.0	1.7	0.4
IT & communication	-0.1	0.5	0.1
Financial services	-0.1	0.4	0.0
Professional business services	0.9	2.7	0.5
Other business services	-1.2	1.9	0.6
Public admin & defence	0.1	0.9	-0.2
Education & health	1.7	5.5	0.4
Other services	0.6	2.2	0.6
Total	**2.9**	**28.2**	**2.9**

Rochford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Tendring

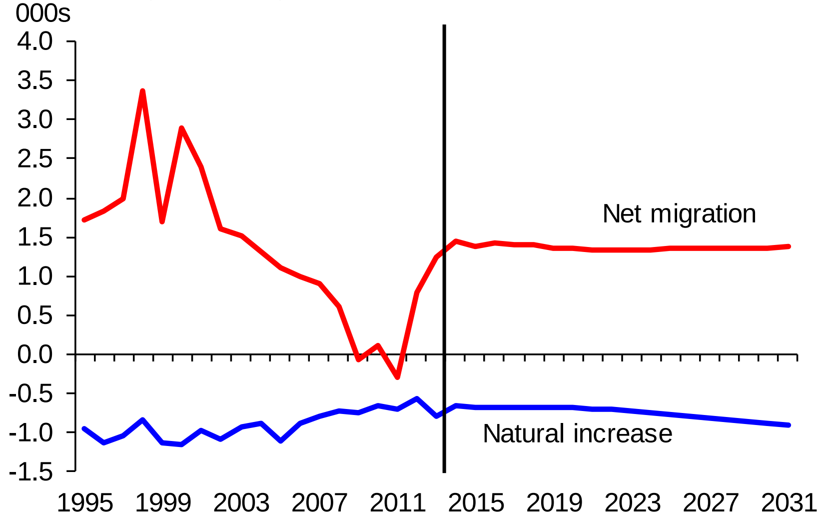
Tendring: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	-1.2	138.7	11.2
Employees total (000s)	1.4	38.1	2.0
Self-employed total (000s)	0.7	9.7	1.1
Employment total (000s)	2.0	47.8	3.2
Unemployment level (000s)	1.4	3.1	-0.9
Residence based employment (000s)	1.4	53.9	4.8
Residence employment rate (%)	1.1 (pp)	55.3	2.7 (pp)
Net commuting (000s)	-0.4	-6.7	-1.6
GVA total (£m, 2010 prices)	-0.6 (%pa)	1437.7	1.9 (%pa)
Households (000s)	2.1	64.0	7.0
Demand for dwellings (000s)	2.2	67.4	7.4

Tendring: employment (000s)

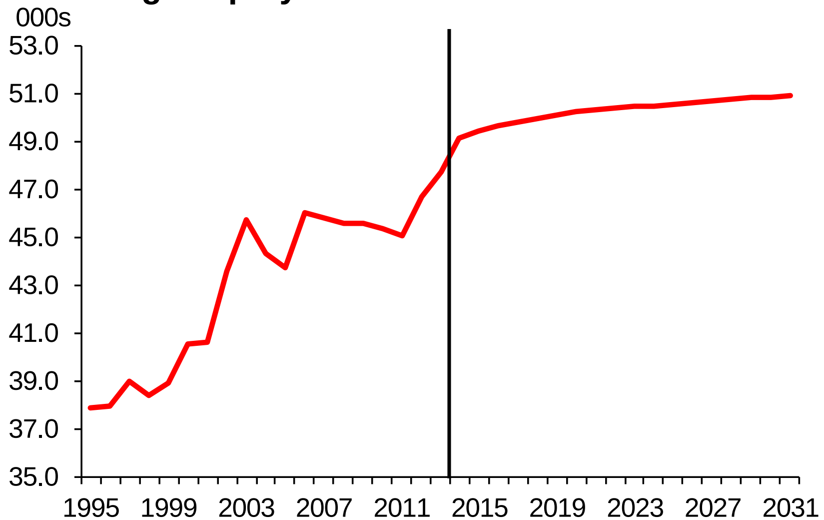
	2003-13 change	2013	2013-2031 change
Agriculture	-0.2	1.2	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.5	3.3	-0.7
Electricity, gas & water	-0.2	0.2	0.0
Construction	-0.8	3.7	0.7
Wholesale	-0.2	2.4	0.0
Retail	-0.4	5.4	1.0
Hotels and restaurants	0.2	3.7	0.3
Transport	0.5	3.2	0.3
IT & communication	-0.1	0.5	0.1
Financial services	-1.5	0.5	0.0
Professional business services	0.5	2.2	0.5
Other business services	-0.1	2.7	0.6
Public admin & defence	0.3	1.7	-0.3
Education & health	4.4	14.0	0.2
Other services	0.0	3.0	0.6
Total	**2.0**	**47.8**	**3.2**

Tendring: demographics



Source: Oxford Economics/ONS

Tendring: employment



Source: Oxford Economics/ONS

Forecasts for districts - Uttlesford

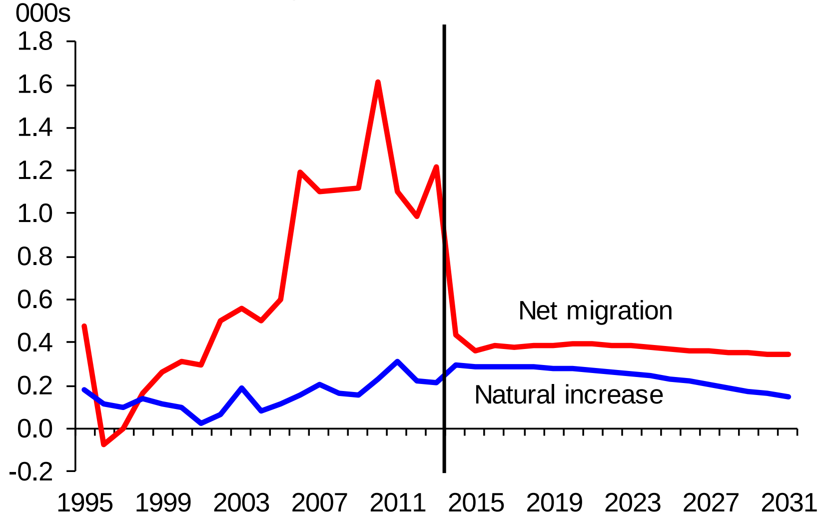
Uttlesford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	12.4	82.7	11.1
Employees total (000s)	2.5	36.7	3.6
Self-employed total (000s)	1.1	8.1	1.2
Employment total (000s)	3.7	45.7	4.8
Unemployment level (000s)	0.3	0.6	-0.2
Residence based employment (000s)	9.7	44.1	5.2
Residence employment rate (%)	7.0 (pp)	75.1	2.0 (pp)
Net commuting (000s)	-4.9	-1.4	-0.6
GVA total (£m, 2010 prices)	0.7 (%pa)	1971.7	2.2 (%pa)
Households (000s)	4.6	32.7	5.4
Demand for dwellings (000s)	4.8	33.9	5.6

Uttlesford: employment (000s)

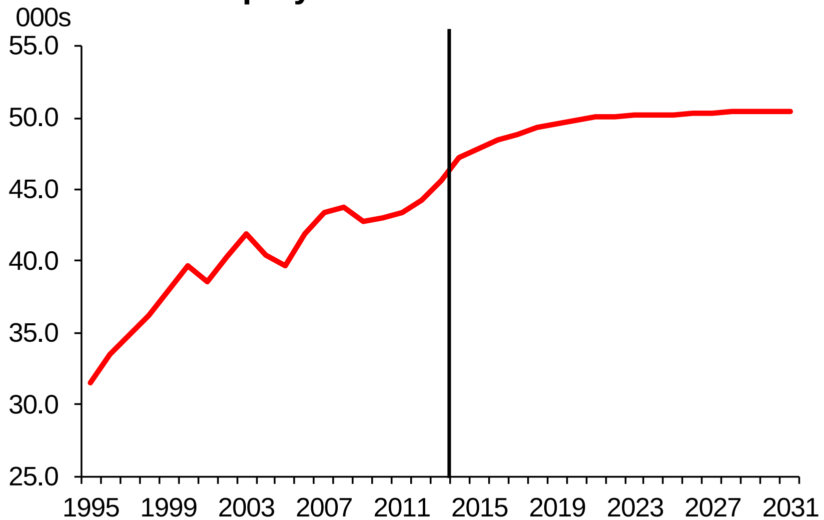
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	0.8	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.8	3.2	-0.8
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.4	4.0	0.9
Wholesale	0.2	2.6	0.2
Retail	-0.2	2.9	0.1
Hotels and restaurants	0.2	3.5	0.5
Transport	0.1	7.6	1.3
IT & communication	0.1	1.2	0.3
Financial services	0.1	0.6	0.0
Professional business services	0.4	3.2	0.8
Other business services	0.5	4.3	1.0
Public admin & defence	0.2	1.9	-0.1
Education & health	3.2	7.6	0.3
Other services	0.0	2.1	0.5
Total	**3.7**	**45.7**	**4.8**

Uttlesford: demographics



Source: Oxford Economics/ONS

Uttlesford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Southend-on-Sea

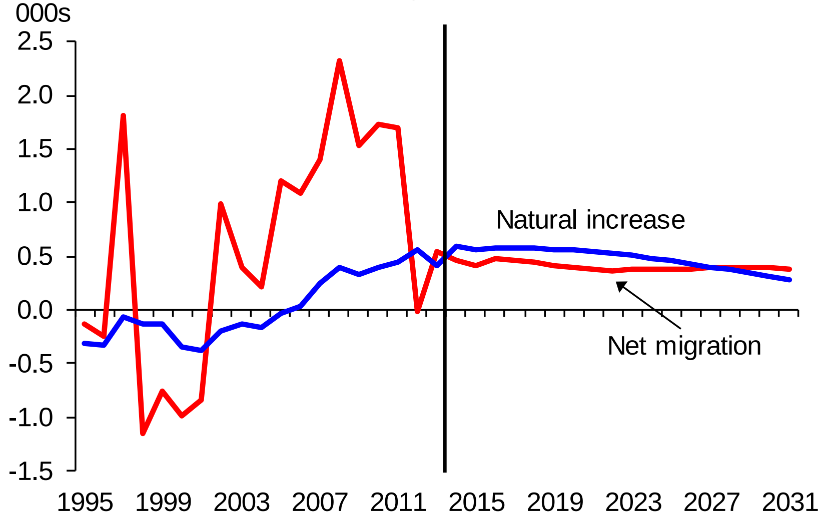
Southend-on-Sea: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	14.3	175.8	15.9
Employees total (000s)	-1.0	65.0	6.0
Self-employed total (000s)	3.0	13.0	2.7
Employment total (000s)	1.9	77.9	8.6
Unemployment level (000s)	1.8	4.5	-1.3
Residence based employment (000s)	9.4	82.0	10.0
Residence employment rate (%)	0.9 (pp)	65.0	4.7 (pp)
Net commuting (000s)	0.4	-5.3	-1.4
GVA total (£m, 2010 prices)	0.3 (%pa)	2851.4	2.3 (%pa)
Households (000s)	4.2	76.1	9.1
Demand for dwellings (000s)	4.3	79.2	9.5

Southend-on-Sea: employment (000s)

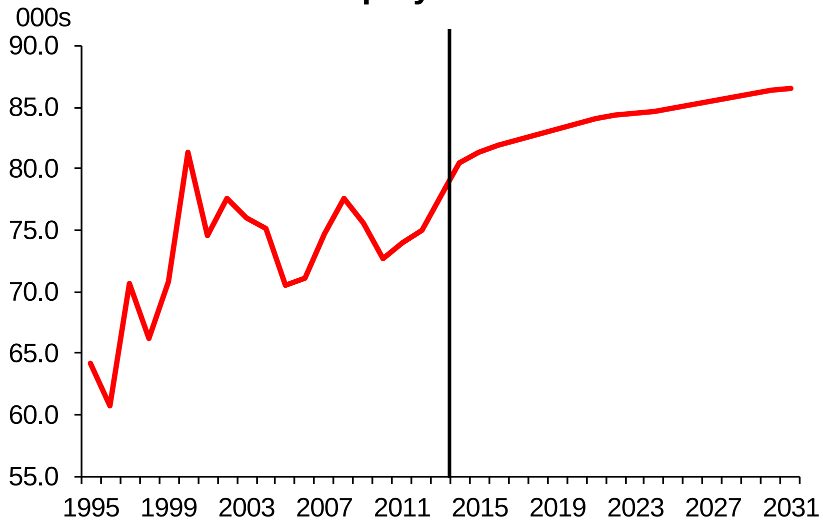
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.1	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.1	4.9	-1.6
Electricity, gas & water	0.1	0.1	0.0
Construction	0.0	4.0	1.9
Wholesale	-0.9	2.8	-0.2
Retail	-2.0	8.0	0.1
Hotels and restaurants	-1.2	4.8	0.5
Transport	-0.2	1.8	0.2
IT & communication	-0.2	1.6	0.4
Financial services	-3.4	3.2	0.2
Professional business services	4.1	8.2	2.6
Other business services	1.7	9.1	2.6
Public admin & defence	-1.5	3.6	-0.7
Education & health	5.2	20.4	1.2
Other services	0.2	5.3	1.5
Total	**1.9**	**77.9**	**8.6**

Southend-on-Sea: demographics



Source: Oxford Economics/ONS

Southend-on-Sea: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Thurrock

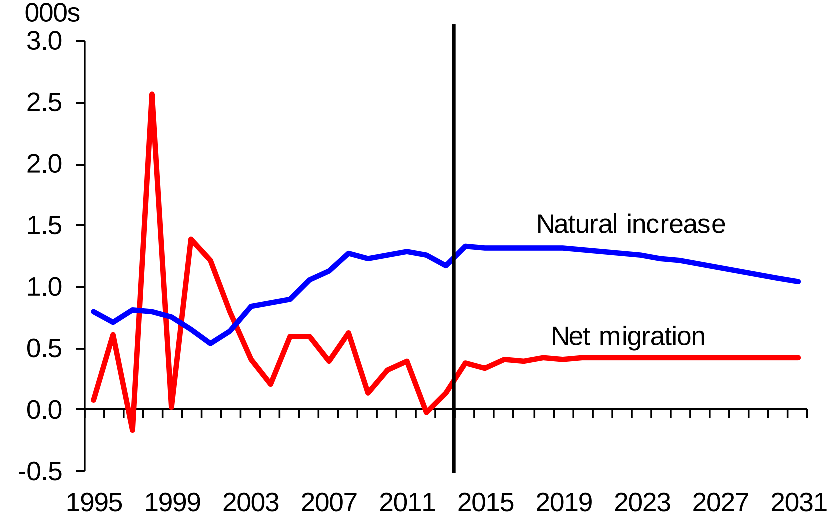
Thurrock: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	14.9	160.8	29.6
Employees total (000s)	3.5	58.9	16.8
Self-employed total (000s)	2.3	9.6	3.4
Employment total (000s)	5.8	68.5	20.2
Unemployment level (000s)	2.2	4.0	-1.4
Residence based employment (000s)	7.9	78.6	17.8
Residence employment rate (%)	0.8 (pp)	67.9	5.4 (pp)
Net commuting (000s)	-3.3	-14.5	1.4
GVA total (£m, 2010 prices)	-0.1 (%pa)	2569.9	3.0 (%pa)
Households (000s)	3.4	63.5	13.7
Demand for dwellings (000s)	3.4	64.5	13.9

Thurrock: employment (000s)

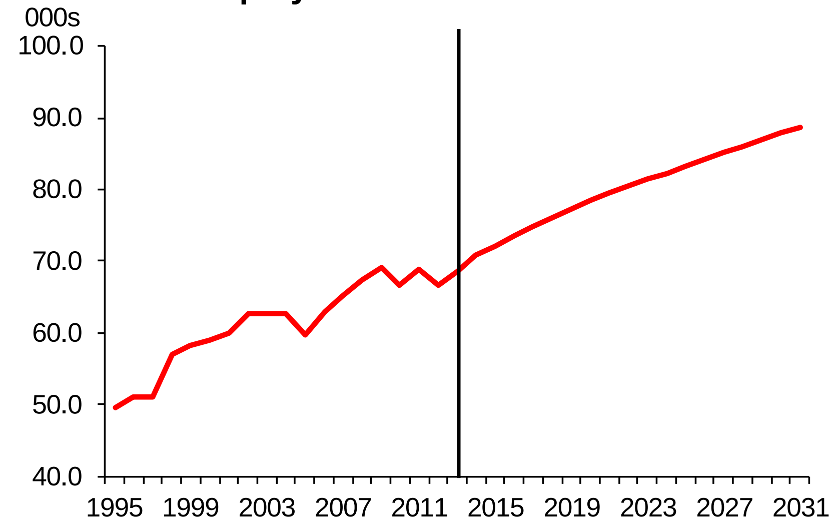
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-2.4	4.1	-1.0
Electricity, gas & water	0.4	0.6	-0.1
Construction	-0.7	5.2	2.1
Wholesale	1.0	5.8	5.3
Retail	0.0	13.3	1.3
Hotels and restaurants	0.2	4.2	1.5
Transport	1.3	9.7	3.2
IT & communication	-0.4	0.8	0.2
Financial services	-0.2	0.6	0.1
Professional business services	0.8	2.2	1.1
Other business services	3.6	6.5	5.2
Public admin & defence	-0.1	1.4	-0.2
Education & health	1.8	10.5	0.9
Other services	0.7	3.5	0.6
Total	**5.8**	**68.5**	**20.2**

Thurrock: demographics



Source: Oxford Economics/ONS

Thurrock: employment



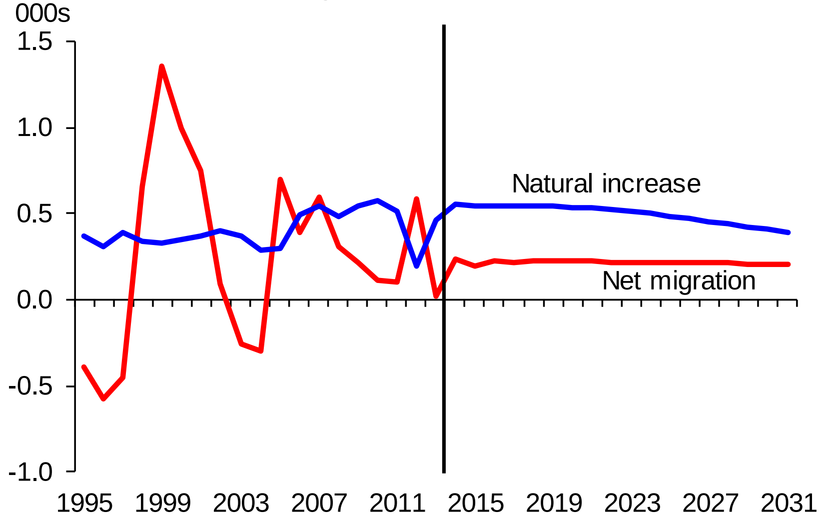
Source: Oxford Economics/ONS

Forecasts for districts - Broxbourne

Broxbourne: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	7.2	95.0	12.9
Employees total (000s)	5.0	39.3	6.7
Self-employed total (000s)	1.6	7.9	1.9
Employment total (000s)	6.6	47.3	8.6
Unemployment level (000s)	0.9	1.8	-0.6
Residence based employment (000s)	3.8	47.7	7.9
Residence employment rate (%)	1.1 (pp)	69.9	4.9 (pp)
Net commuting (000s)	1.8	-6.5	-0.3
GVA total (£m, 2010 prices)	2.2 (%pa)	1978.0	2.9 (%pa)
Households (000s)	3.2	38.5	6.4
Demand for dwellings (000s)	3.3	39.6	6.6

Broxbourne: demographics

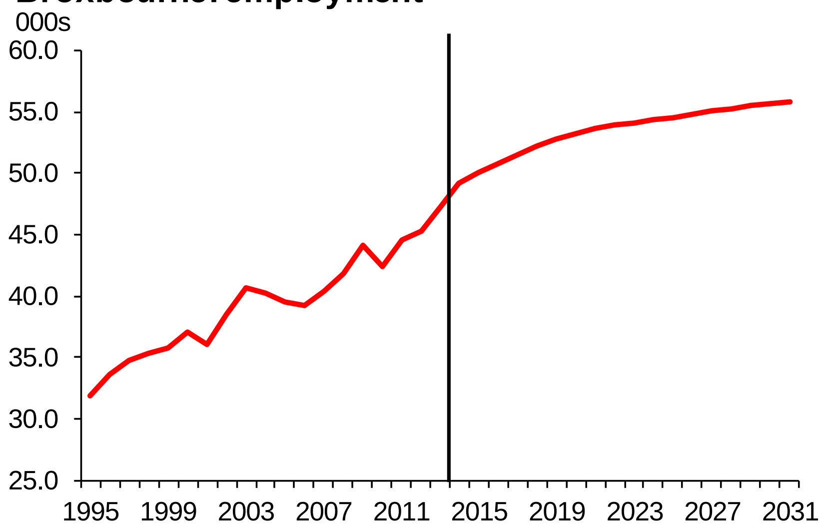


Source: Oxford Economics/ONS

Broxbourne: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.2	0.0
Extraction	-0.1	0.0	0.0
Manufacturing	-0.6	4.4	-0.8
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.7	4.7	1.3
Wholesale	1.0	4.1	0.9
Retail	0.7	8.1	0.4
Hotels and restaurants	-0.3	1.5	0.2
Transport	-1.0	1.8	0.4
IT & communication	-0.1	0.8	0.3
Financial services	-0.7	0.7	0.1
Professional business services	3.3	5.0	2.0
Other business services	4.7	8.7	3.4
Public admin & defence	0.1	0.7	0.1
Education & health	0.7	5.0	0.2
Other services	-0.7	1.5	0.3
Total	**6.6**	**47.3**	**8.6**

Broxbourne: employment



Source: Oxford Economics/ONS

Forecasts for districts - Dacorum

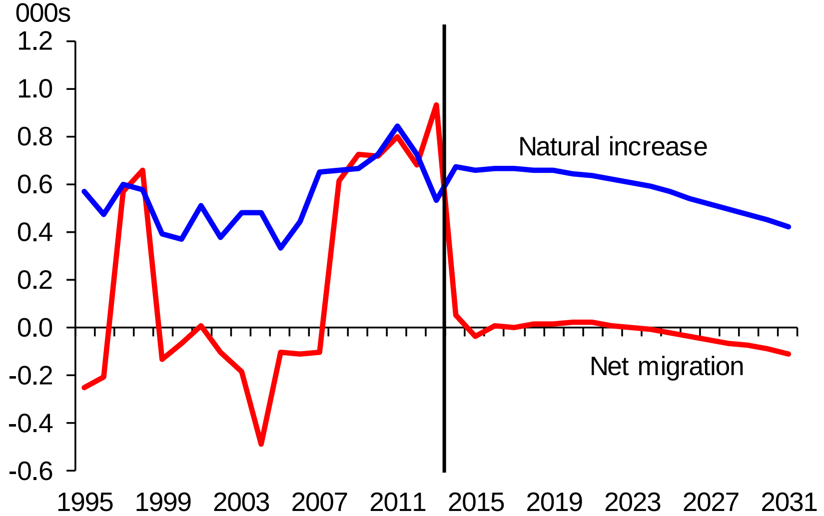
Dacorum: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	9.8	148.2	10.3
Employees total (000s)	-1.4	61.6	2.4
Self-employed total (000s)	2.7	12.4	1.6
Employment total (000s)	1.3	74.0	4.0
Unemployment level (000s)	0.6	2.0	-0.6
Residence based employment (000s)	1.1	72.7	7.7
Residence employment rate (%)	-3.7 (pp)	68.3	5.3 (pp)
Net commuting (000s)	3.8	-1.2	-3.7
GVA total (£m, 2010 prices)	-0.4 (%pa)	3274.8	2.1 (%pa)
Households (000s)	4.4	61.4	6.0
Demand for dwellings (000s)	4.5	62.6	6.1

Dacorum: employment (000s)

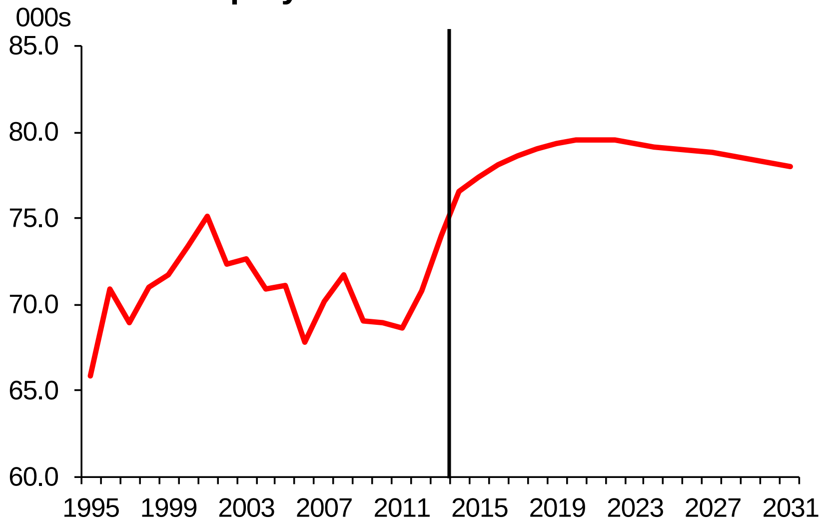
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.3	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-3.3	3.4	-0.9
Electricity, gas & water	0.1	0.2	-0.1
Construction	2.0	6.1	1.1
Wholesale	1.1	7.5	-0.9
Retail	-2.5	6.6	-0.7
Hotels and restaurants	0.3	4.1	0.7
Transport	0.6	4.6	0.5
IT & communication	-0.3	6.2	1.5
Financial services	-0.4	1.4	0.0
Professional business services	0.8	9.0	1.4
Other business services	0.5	6.5	1.5
Public admin & defence	0.3	2.1	-0.3
Education & health	1.9	11.9	-0.6
Other services	0.1	4.2	0.9
Total	**1.3**	**74.0**	**4.0**

Dacorum: demographics



Source: Oxford Economics/ONS

Dacorum: employment



Source: Oxford Economics/ONS

Forecasts for districts - East Hertfordshire

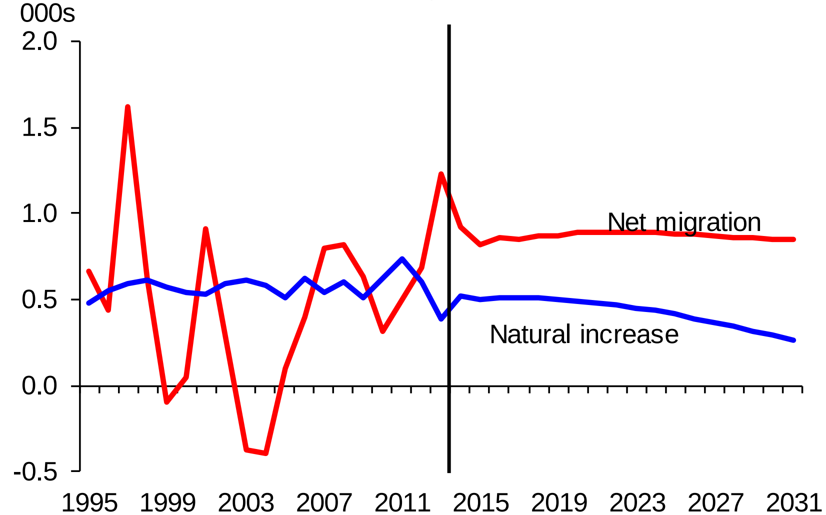
East Hertfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.8	141.1	23.5
Employees total (000s)	-1.3	56.7	6.4
Self-employed total (000s)	1.6	11.0	2.1
Employment total (000s)	0.3	67.7	8.6
Unemployment level (000s)	0.8	1.5	-0.5
Residence based employment (000s)	10.0	76.6	9.8
Residence employment rate (%)	4.7 (pp)	75.0	0.6 (pp)
Net commuting (000s)	-9.3	-17.3	-2.3
GVA total (£m, 2010 prices)	-0.1 (%pa)	2774.4	2.4 (%pa)
Households (000s)	5.0	58.1	11.5
Demand for dwellings (000s)	5.1	59.4	11.7

East Hertfordshire: employment (000s)

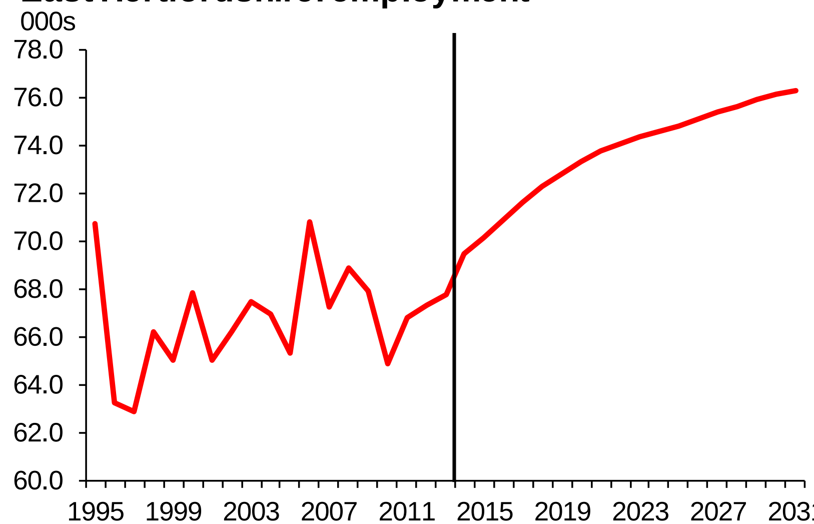
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	0.6	-0.1
Extraction	-0.1	0.0	0.0
Manufacturing	-3.1	6.0	-1.3
Electricity, gas & water	0.0	0.2	0.0
Construction	-1.2	5.3	1.1
Wholesale	-0.3	4.2	0.4
Retail	-1.4	5.9	0.5
Hotels and restaurants	0.6	5.1	0.9
Transport	0.0	1.4	0.2
IT & communication	-0.6	2.8	0.6
Financial services	-0.4	1.0	0.0
Professional business services	2.7	7.2	2.1
Other business services	2.9	10.7	2.7
Public admin & defence	-1.8	1.9	-0.2
Education & health	2.5	12.0	0.6
Other services	0.2	3.4	1.2
Total	**0.3**	**67.7**	**8.6**

East Hertfordshire: demographics



Source: Oxford Economics/ONS

East Hertfordshire: employment



Source: Oxford Economics/ONS

Forecasts for districts - Hertsmere

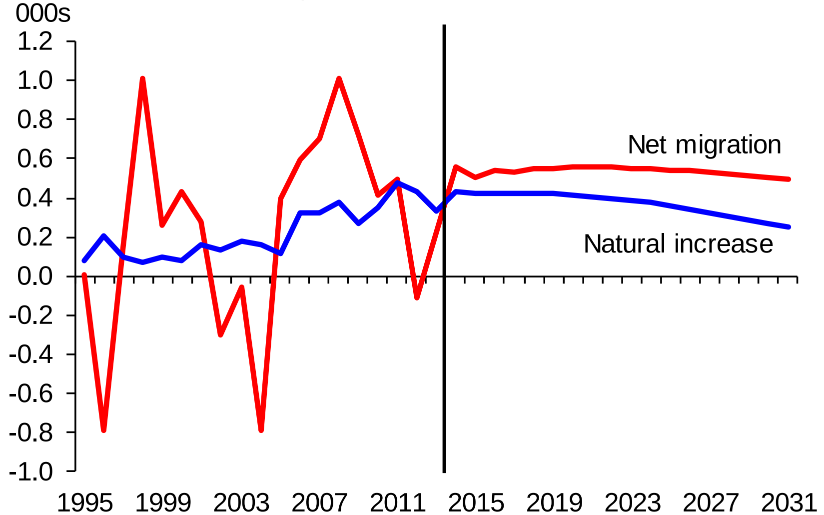
Hertsmere: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	6.8	101.3	16.4
Employees total (000s)	2.5	48.7	10.6
Self-employed total (000s)	4.0	10.6	3.2
Employment total (000s)	6.5	59.3	13.9
Unemployment level (000s)	0.5	1.4	-0.3
Residence based employment (000s)	3.9	49.9	10.4
Residence employment rate (%)	0.7 (pp)	69.5	5.8 (pp)
Net commuting (000s)	2.1	1.5	1.8
GVA total (£m, 2010 prices)	1.4 (%pa)	2828.1	3.0 (%pa)
Households (000s)	2.3	40.6	7.8
Demand for dwellings (000s)	2.4	41.5	8.0

Hertsmere: employment (000s)

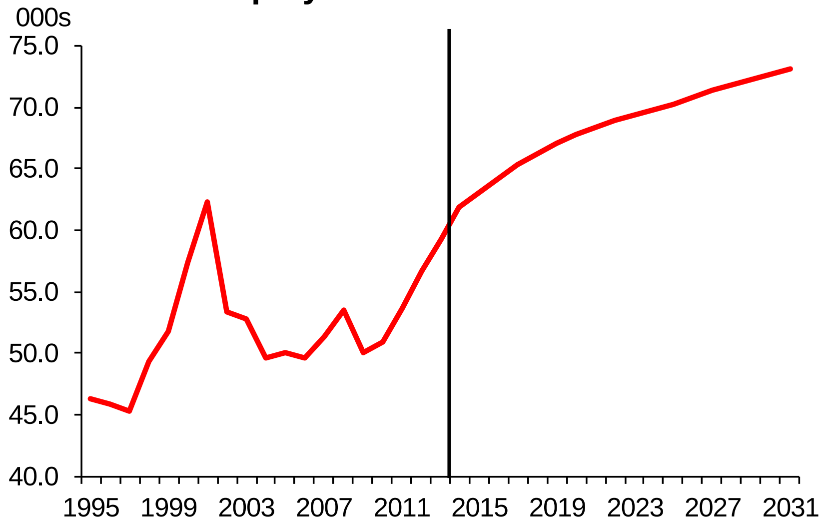
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	0.3	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-2.0	2.5	-0.7
Electricity, gas & water	0.0	0.5	-0.1
Construction	3.5	8.7	3.2
Wholesale	0.4	4.9	1.0
Retail	-0.9	4.0	0.1
Hotels and restaurants	-0.1	3.7	1.0
Transport	1.0	2.4	0.7
IT & communication	-1.3	3.7	0.9
Financial services	0.1	2.6	0.7
Professional business services	1.6	5.4	2.5
Other business services	1.7	7.8	3.2
Public admin & defence	0.2	0.5	-0.1
Education & health	1.9	8.8	0.6
Other services	0.2	3.5	0.8
Total	**6.5**	**59.3**	**13.9**

Hertsmere: demographics



Source: Oxford Economics/ONS

Hertsmere: employment



Source: Oxford Economics/ONS

Forecasts for districts - North Hertfordshire

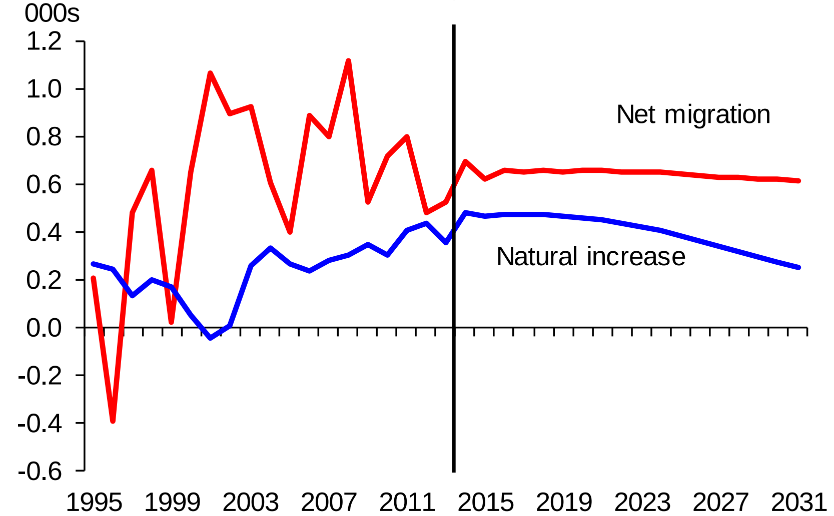
North Hertfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.2	129.3	18.9
Employees total (000s)	-2.3	47.3	2.7
Self-employed total (000s)	2.1	10.2	1.4
Employment total (000s)	-0.2	57.4	4.0
Unemployment level (000s)	0.8	1.8	-0.5
Residence based employment (000s)	3.5	63.4	7.2
Residence employment rate (%)	-1.7 (pp)	68.4	0.8 (pp)
Net commuting (000s)	1.6	-7.8	-3.3
GVA total (£m, 2010 prices)	-0.3 (%pa)	2618.5	2.3 (%pa)
Households (000s)	4.4	54.5	9.6
Demand for dwellings (000s)	4.5	55.7	9.8

North Hertfordshire: employment (000s)

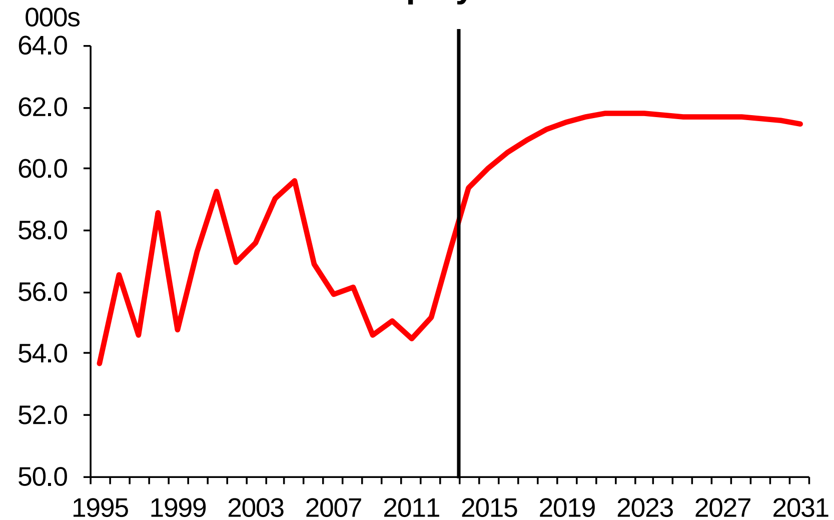
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.4	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.1	7.6	-1.6
Electricity, gas & water	0.0	0.2	-0.1
Construction	0.5	5.4	1.0
Wholesale	-0.6	4.7	0.2
Retail	-0.4	5.7	0.4
Hotels and restaurants	0.5	3.8	0.6
Transport	0.0	1.4	-0.1
IT & communication	0.3	3.0	0.4
Financial services	0.4	1.9	0.1
Professional business services	-0.6	5.4	1.5
Other business services	1.0	5.3	0.9
Public admin & defence	0.1	0.9	0.0
Education & health	0.8	8.8	0.1
Other services	-2.0	2.9	0.7
Total	**-0.2**	**57.4**	**4.0**

North Hertfordshire: demographics



Source: Oxford Economics/ONS

North Hertfordshire: employment



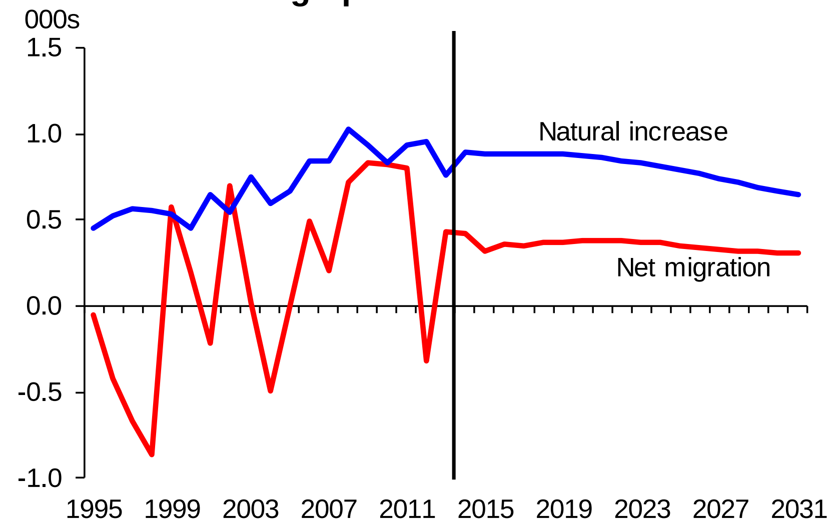
Source: Oxford Economics/ONS

Forecasts for districts - St Albans

St Albans: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.9	143.1	20.9
Employees total (000s)	12.7	66.2	12.5
Self-employed total (000s)	3.3	11.5	3.2
Employment total (000s)	16.0	77.7	15.8
Unemployment level (000s)	0.5	1.3	-0.4
Residence based employment (000s)	3.7	72.2	13.5
Residence employment rate (%)	-0.7 (pp)	72.0	5.7 (pp)
Net commuting (000s)	10.2	-5.8	0.1
GVA total (£m, 2010 prices)	0.5 (%pa)	2952.7	2.8 (%pa)
Households (000s)	4.0	57.4	10.2
Demand for dwellings (000s)	4.1	58.6	10.4

St Albans: demographics

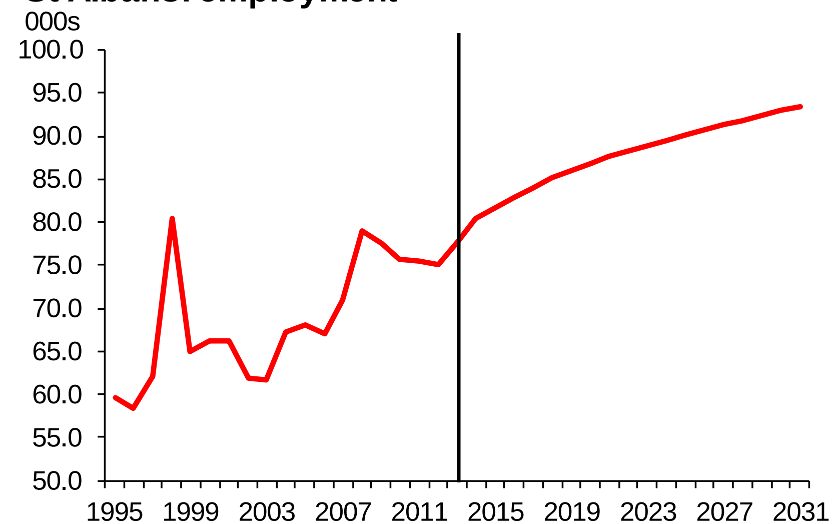


Source: Oxford Economics/ONS

St Albans: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.3	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.4	1.8	-0.5
Electricity, gas & water	-0.2	0.1	0.0
Construction	1.4	5.6	1.8
Wholesale	0.2	4.1	0.3
Retail	0.0	7.7	0.5
Hotels and restaurants	0.4	4.6	0.9
Transport	-0.2	2.6	0.6
IT & communication	0.7	3.7	1.0
Financial services	-1.1	1.8	0.3
Professional business services	1.7	10.2	4.3
Other business services	9.3	13.3	4.7
Public admin & defence	0.0	1.0	-0.1
Education & health	4.5	16.1	0.8
Other services	0.5	4.7	1.1
Total	**16.0**	**77.7**	**15.8**

St Albans: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Stevenage

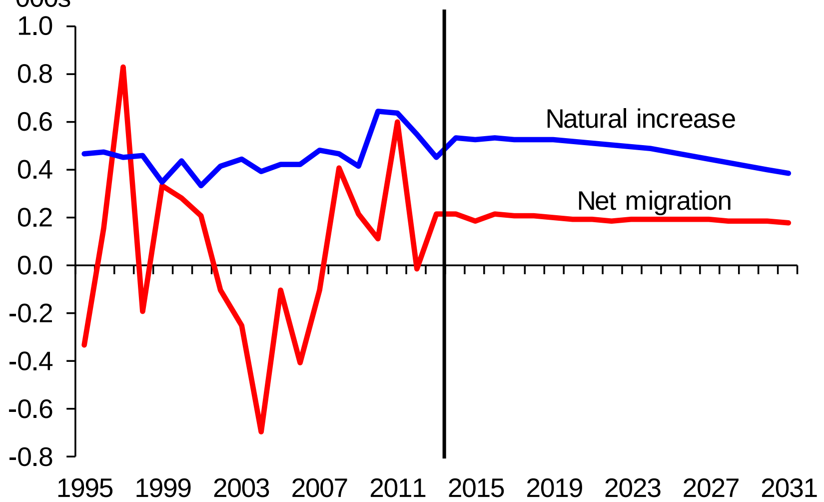
Stevenage: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.2	85.5	12.3
Employees total (000s)	2.1	43.9	3.4
Self-employed total (000s)	1.2	5.6	0.6
Employment total (000s)	3.3	49.5	4.0
Unemployment level (000s)	1.1	2.0	-0.5
Residence based employment (000s)	5.1	45.8	4.5
Residence employment rate (%)	3.6 (pp)	74.1	0.1 (pp)
Net commuting (000s)	-4.0	-0.2	-0.8
GVA total (£m, 2010 prices)	1.6 (%pa)	2223.5	2.3 (%pa)
Households (000s)	2.3	35.3	6.1
Demand for dwellings (000s)	2.3	35.8	6.2

Stevenage: employment (000s)

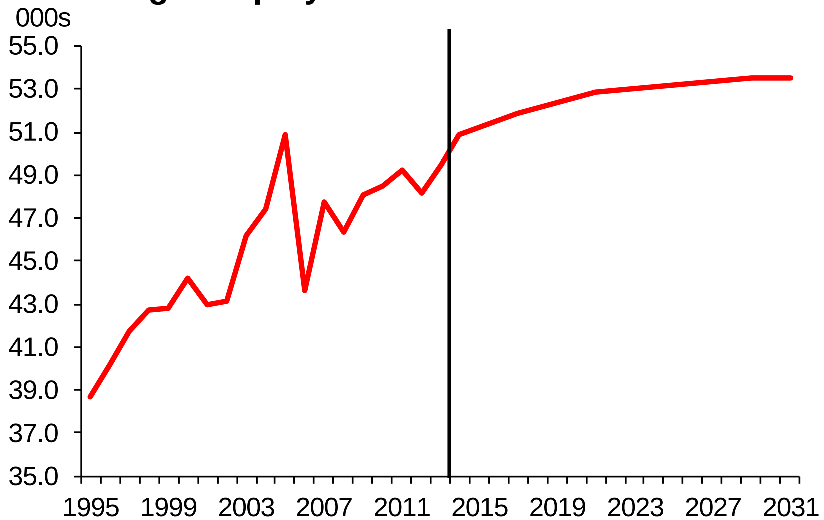
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.1	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-0.6	5.3	-0.5
Electricity, gas & water	0.0	0.2	0.0
Construction	0.6	4.8	-0.7
Wholesale	0.7	2.9	-0.8
Retail	-0.7	5.3	0.3
Hotels and restaurants	0.2	2.5	0.4
Transport	0.0	1.0	0.5
IT & communication	-0.1	3.1	1.0
Financial services	-1.1	0.7	0.0
Professional business services	0.9	2.5	0.7
Other business services	0.8	6.5	2.8
Public admin & defence	0.2	2.0	-0.7
Education & health	2.5	10.3	0.6
Other services	-0.1	2.3	0.7
Total	**3.3**	**49.5**	**4.0**

Stevenage: demographics



Source: Oxford Economics/ONS

Stevenage: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Three Rivers

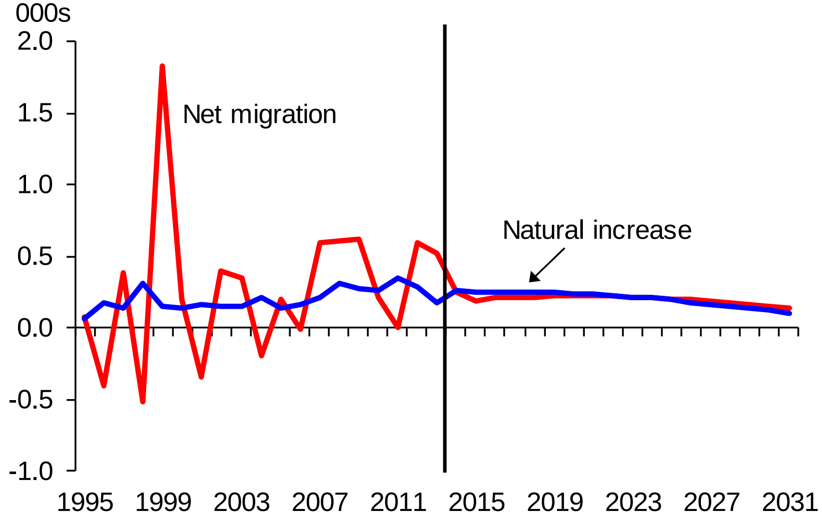
Three Rivers: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.5	89.5	7.3
Employees total (000s)	6.2	34.8	5.8
Self-employed total (000s)	2.2	7.4	1.6
Employment total (000s)	8.3	43.3	7.4
Unemployment level (000s)	0.4	1.0	-0.2
Residence based employment (000s)	1.5	43.3	8.1
Residence employment rate (%)	-1.6 (pp)	68.5	9.8 (pp)
Net commuting (000s)	6.9	-5.7	-1.4
GVA total (£m, 2010 prices)	0.9 (%pa)	2202.3	2.7 (%pa)
Households (000s)	1.9	35.8	3.9
Demand for dwellings (000s)	1.9	36.5	4.0

Three Rivers: employment (000s)

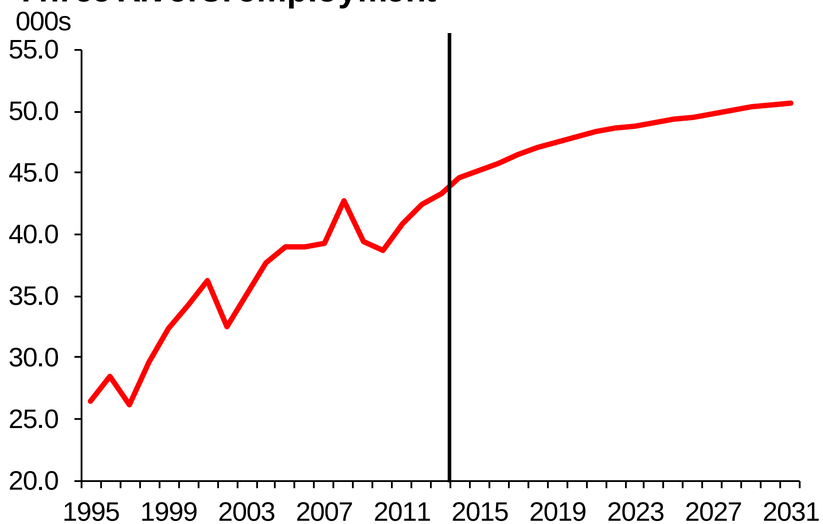
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.1	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.8	1.1	-0.2
Electricity, gas & water	0.1	0.3	-0.1
Construction	-0.5	5.6	0.9
Wholesale	0.6	4.2	0.0
Retail	0.3	2.5	0.5
Hotels and restaurants	0.8	2.5	0.7
Transport	0.5	1.2	0.3
IT & communication	1.0	2.9	0.7
Financial services	0.5	1.7	0.1
Professional business services	2.6	5.9	2.2
Other business services	3.0	5.0	1.8
Public admin & defence	-0.6	1.7	-0.1
Education & health	1.3	5.7	-0.1
Other services	0.3	3.0	0.6
Total	**8.3**	**43.3**	**7.4**

Three Rivers: demographics



Source: Oxford Economics/ONS

Three Rivers: employment



Source: Oxford Economics/ONS

Forecasts for districts - Watford

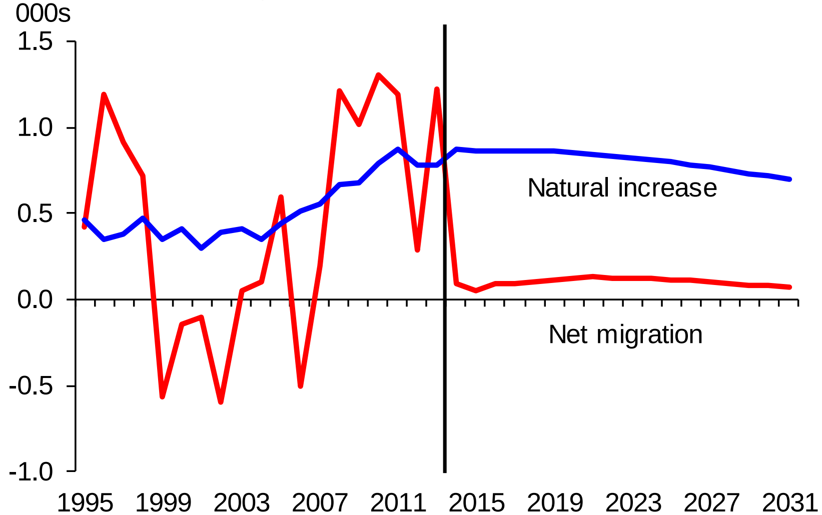
Watford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.1	93.7	16.5
Employees total (000s)	1.9	70.9	17.1
Self-employed total (000s)	1.6	7.3	2.1
Employment total (000s)	3.5	78.2	19.2
Unemployment level (000s)	0.7	1.7	-0.5
Residence based employment (000s)	11.5	52.7	10.8
Residence employment rate (%)	7.3 (pp)	77.7	5.3 (pp)
Net commuting (000s)	-11.1	12.3	4.9
GVA total (£m, 2010 prices)	-0.4 (%pa)	2712.5	3.1 (%pa)
Households (000s)	4.7	37.4	7.7
Demand for dwellings (000s)	4.8	38.4	7.9

Watford: employment (000s)

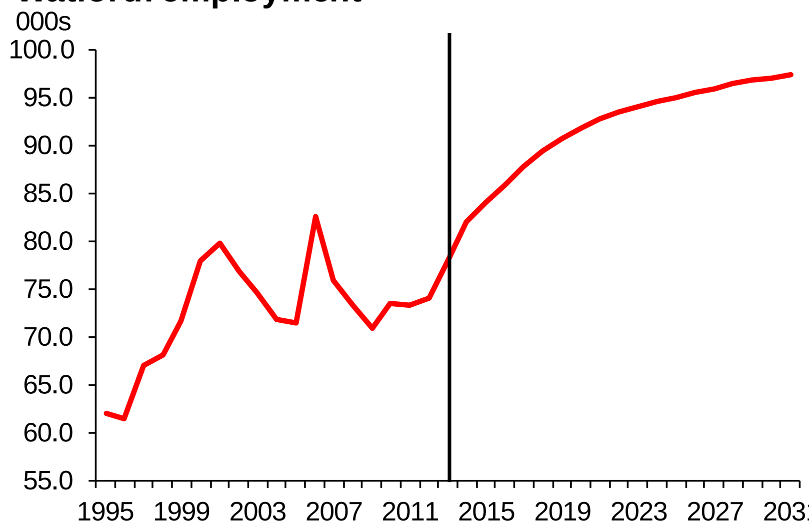
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-3.1	2.5	-0.7
Electricity, gas & water	0.2	0.2	0.0
Construction	-2.3	3.6	0.8
Wholesale	-0.7	4.1	0.2
Retail	-0.1	8.9	0.0
Hotels and restaurants	0.6	3.0	0.6
Transport	-0.3	2.2	0.7
IT & communication	-0.2	3.0	0.4
Financial services	-0.3	1.7	0.7
Professional business services	7.6	12.3	6.1
Other business services	0.6	22.1	9.4
Public admin & defence	0.0	1.4	-0.2
Education & health	1.1	9.7	0.6
Other services	0.3	3.3	0.6
Total	**3.5**	**78.2**	**19.2**

Watford: demographics



Source: Oxford Economics/ONS

Watford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Welwyn Hatfield

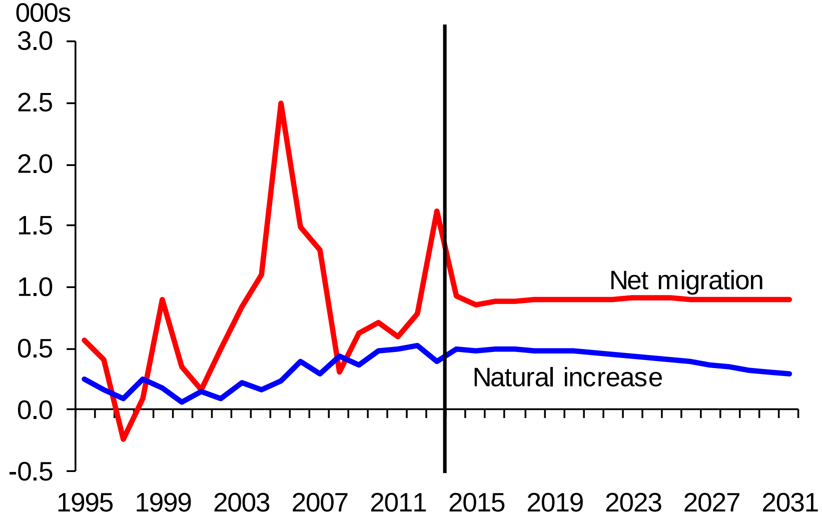
Welwyn Hatfield: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	14.8	114.0	23.9
Employees total (000s)	13.3	71.5	15.1
Self-employed total (000s)	1.9	7.6	2.0
Employment total (000s)	15.2	79.1	17.1
Unemployment level (000s)	0.8	1.6	-0.4
Residence based employment (000s)	13.0	56.6	9.8
Residence employment rate (%)	7.3 (pp)	67.6	0.8 (pp)
Net commuting (000s)	1.2	11.7	4.8
GVA total (£m, 2010 prices)	1.2 (%pa)	3416.1	2.8 (%pa)
Households (000s)	4.7	45.0	10.9
Demand for dwellings (000s)	4.8	46.0	11.1

Welwyn Hatfield: employment (000s)

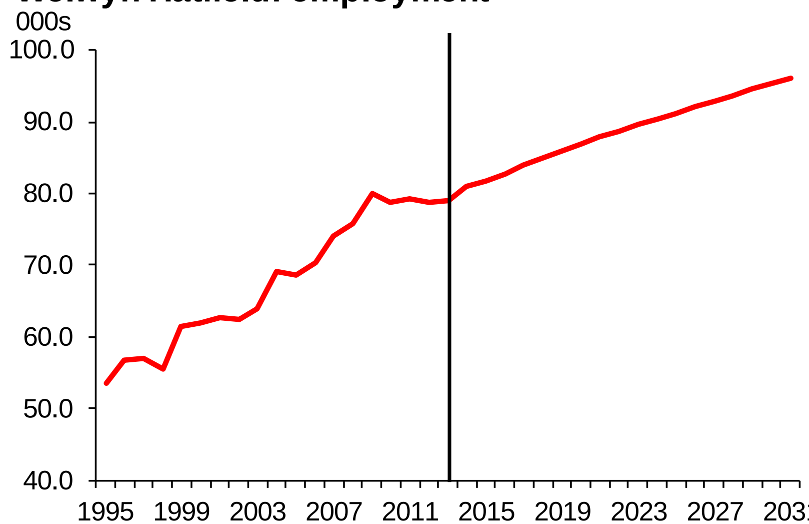
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.6	3.5	-0.6
Electricity, gas & water	0.1	0.6	-0.1
Construction	1.4	3.7	1.1
Wholesale	0.6	7.9	1.2
Retail	5.3	14.6	4.1
Hotels and restaurants	0.2	2.8	1.2
Transport	-0.4	2.9	0.2
IT & communication	1.7	4.2	1.0
Financial services	-0.2	0.6	0.1
Professional business services	1.2	4.9	1.8
Other business services	6.1	13.4	4.0
Public admin & defence	-1.5	3.6	-0.3
Education & health	2.9	13.4	2.6
Other services	-0.5	2.9	0.9
Total	**15.2**	**79.1**	**17.1**

Welwyn Hatfield: demographics



Source: Oxford Economics/ONS

Welwyn Hatfield: employment



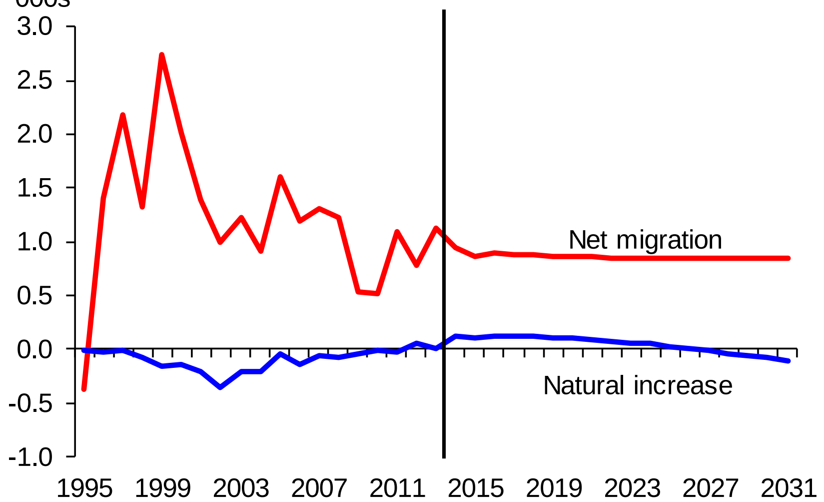
Source: Oxford Economics/ONS

Forecasts for districts - Breckland

Breckland: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	9.7	133.0	16.4
Employees total (000s)	1.7	42.1	3.2
Self-employed total (000s)	1.3	9.4	1.3
Employment total (000s)	2.7	52.0	4.5
Unemployment level (000s)	1.1	2.0	-0.5
Residence based employment (000s)	2.9	59.2	5.7
Residence employment rate (%)	-1.4 (pp)	62.5	1.0 (pp)
Net commuting (000s)	2.6	-6.4	-1.2
GVA total (£m, 2010 prices)	0.8 (%pa)	1665.4	2.3 (%pa)
Households (000s)	4.5	56.0	8.6
Demand for dwellings (000s)	4.7	58.1	8.9

Breckland: demographics

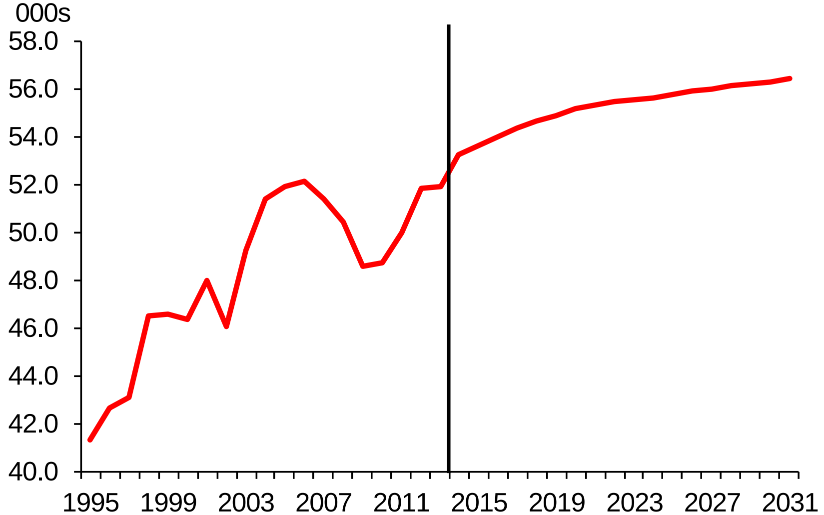


Source: Oxford Economics/ONS

Breckland: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	2.1	-0.2
Extraction	-0.1	0.0	0.0
Manufacturing	-2.0	7.6	-1.4
Electricity, gas & water	0.0	0.1	0.0
Construction	0.6	4.5	0.8
Wholesale	0.3	3.0	0.4
Retail	-0.1	5.4	0.2
Hotels and restaurants	0.9	2.9	1.0
Transport	-1.0	3.0	0.3
IT & communication	0.1	0.5	0.2
Financial services	-0.2	0.5	0.0
Professional business services	1.6	3.7	0.9
Other business services	1.0	4.2	1.1
Public admin & defence	0.0	2.0	-0.1
Education & health	2.4	9.3	0.5
Other services	-0.6	3.0	0.6
Total	**2.7**	**52.0**	**4.5**

Breckland: employment



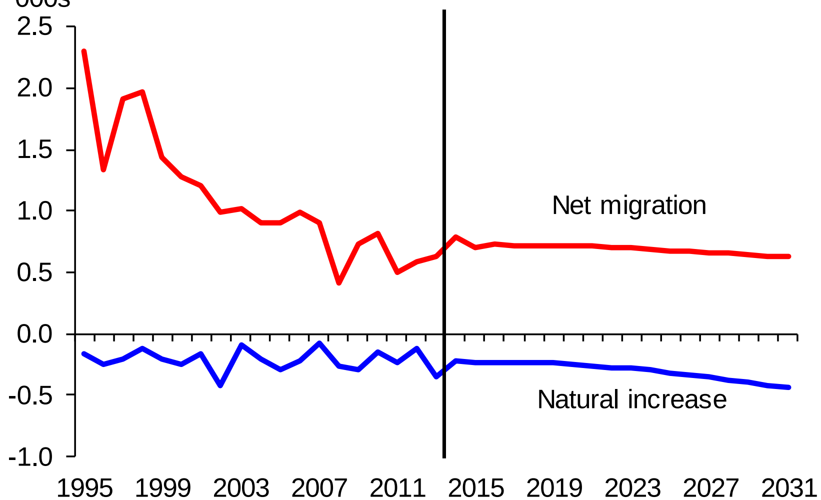
Source: Oxford Economics/ONS

Forecasts for districts - Broadland

Broadland: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.2	125.5	7.1
Employees total (000s)	4.5	44.6	0.7
Self-employed total (000s)	1.2	8.9	0.7
Employment total (000s)	5.7	53.5	1.4
Unemployment level (000s)	0.5	1.3	-0.4
Residence based employment (000s)	7.2	63.9	4.3
Residence employment rate (%)	5.6 (pp)	70.6	3.8 (pp)
Net commuting (000s)	-2.5	-17.2	-3.1
GVA total (£m, 2010 prices)	-1.4 (%pa)	2286.9	2.0 (%pa)
Households (000s)	3.0	53.8	4.5
Demand for dwellings (000s)	3.1	55.3	4.7

Broadland: demographics

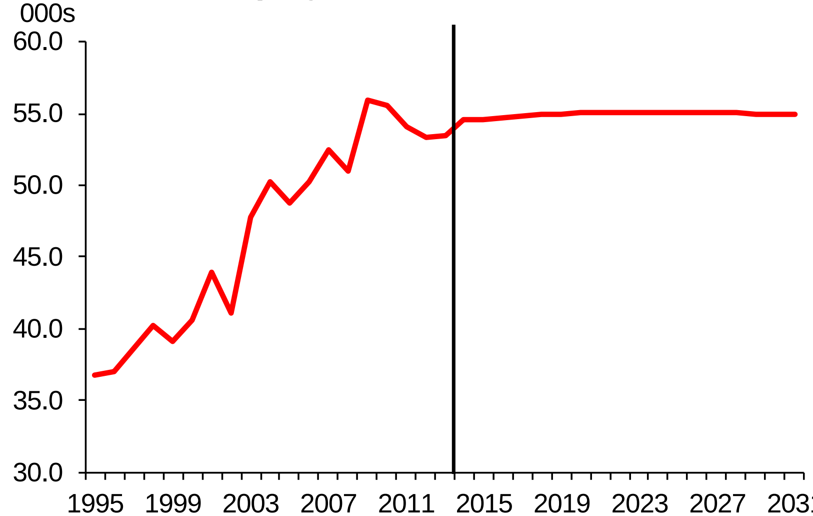


Source: Oxford Economics/ONS

Broadland: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.2	1.3	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-2.7	4.9	-0.9
Electricity, gas & water	0.1	0.1	0.0
Construction	0.7	5.3	0.5
Wholesale	0.5	3.7	0.1
Retail	0.2	4.4	0.1
Hotels and restaurants	0.2	2.9	0.2
Transport	-0.8	1.3	0.1
IT & communication	-0.3	0.8	0.2
Financial services	6.9	7.3	-0.1
Professional business services	0.8	2.7	0.7
Other business services	-2.5	3.5	0.6
Public admin & defence	0.2	1.3	-0.3
Education & health	2.8	11.8	-0.1
Other services	-0.5	2.1	0.4
Total	**5.7**	**53.5**	**1.4**

Broadland: employment



Source: Oxford Economics/ONS

Forecasts for districts - Great Yarmouth

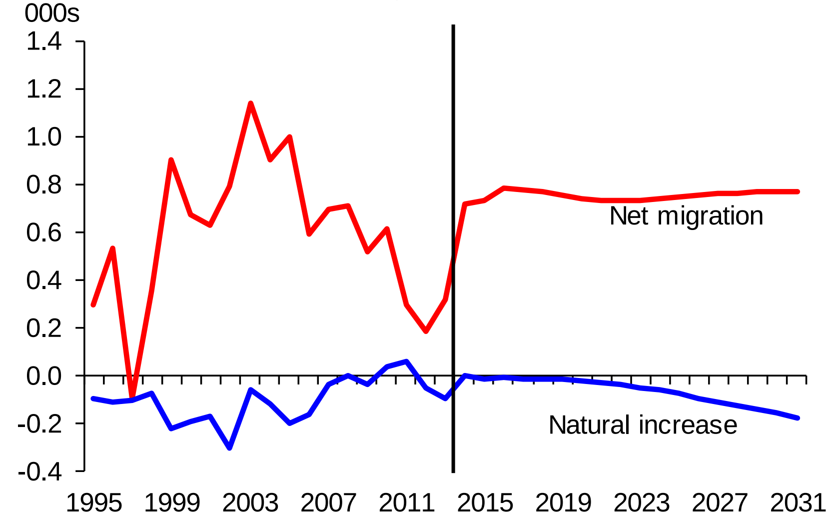
Great Yarmouth: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.3	97.8	12.5
Employees total (000s)	1.2	38.3	2.5
Self-employed total (000s)	0.8	6.0	0.6
Employment total (000s)	2.0	44.3	3.1
Unemployment level (000s)	1.1	3.4	-1.1
Residence based employment (000s)	3.6	42.8	2.7
Residence employment rate (%)	1.3 (pp)	60.6	-1.0 (pp)
Net commuting (000s)	1.5	-0.4	0.2
GVA total (£m, 2010 prices)	1.3 (%pa)	1447.9	2.1 (%pa)
Households (000s)	3.1	42.8	6.7
Demand for dwellings (000s)	3.2	44.7	7.0

Great Yarmouth: employment (000s)

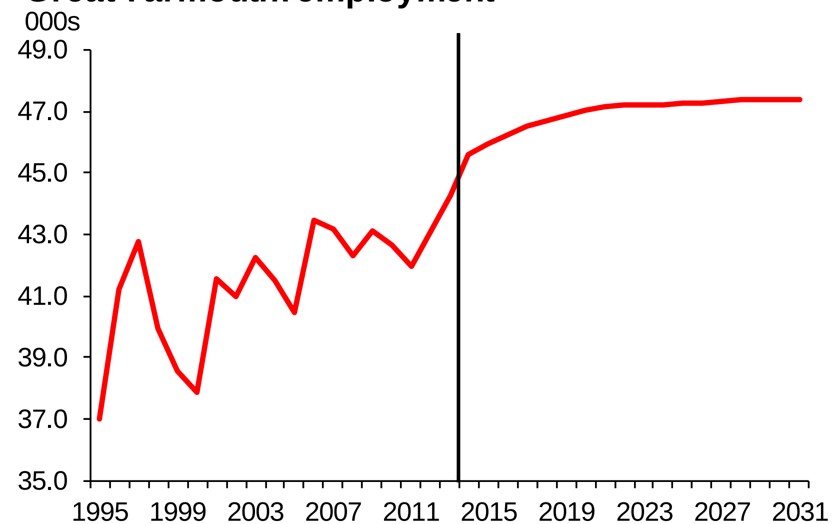
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	0.5	0.0
Extraction	0.4	0.6	-0.2
Manufacturing	-0.2	3.5	-0.4
Electricity, gas & water	0.1	0.2	0.0
Construction	0.8	2.6	0.5
Wholesale	-0.4	1.6	-0.1
Retail	0.7	5.3	0.8
Hotels and restaurants	1.0	5.1	0.7
Transport	-0.9	1.8	0.0
IT & communication	0.1	0.6	0.1
Financial services	-0.3	0.3	0.0
Professional business services	1.6	4.8	0.4
Other business services	-1.1	2.3	0.3
Public admin & defence	-0.6	1.1	-0.1
Education & health	1.1	11.0	0.6
Other services	-0.5	2.9	0.6
Total	**2.0**	**44.3**	**3.1**

Great Yarmouth: demographics



Source: Oxford Economics/ONS

Great Yarmouth: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Kings Lynn and West Norfolk

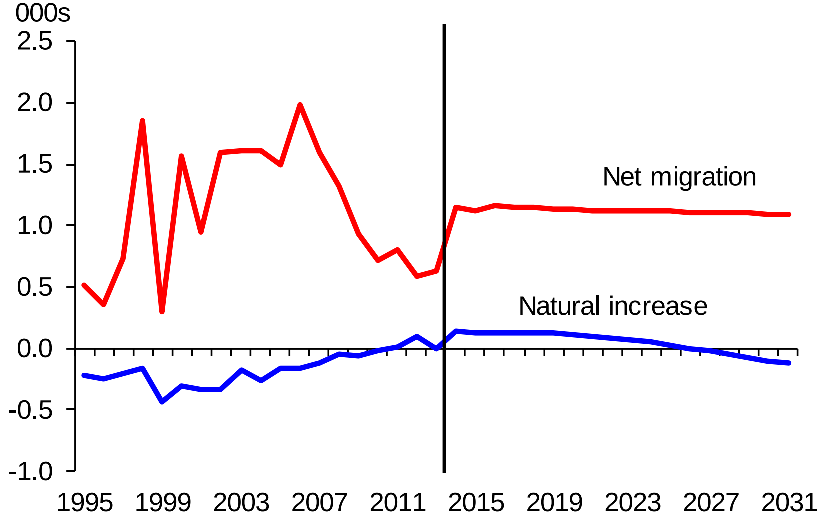
Kings Lynn and West Norfolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.0	149.2	21.0
Employees total (000s)	4.7	52.6	3.9
Self-employed total (000s)	2.2	10.8	1.2
Employment total (000s)	6.3	65.9	5.1
Unemployment level (000s)	1.3	2.6	-0.7
Residence based employment (000s)	1.4	64.8	5.7
Residence employment rate (%)	-3.1 (pp)	61.0	-0.4 (pp)
Net commuting (000s)	9.4	2.8	-0.4
GVA total (£m, 2010 prices)	2.0 (%pa)	2284.0	2.1 (%pa)
Households (000s)	8.9	69.1	11.8
Demand for dwellings (000s)	9.6	74.9	12.8

Kings Lynn and West Norfolk: employment (000s)

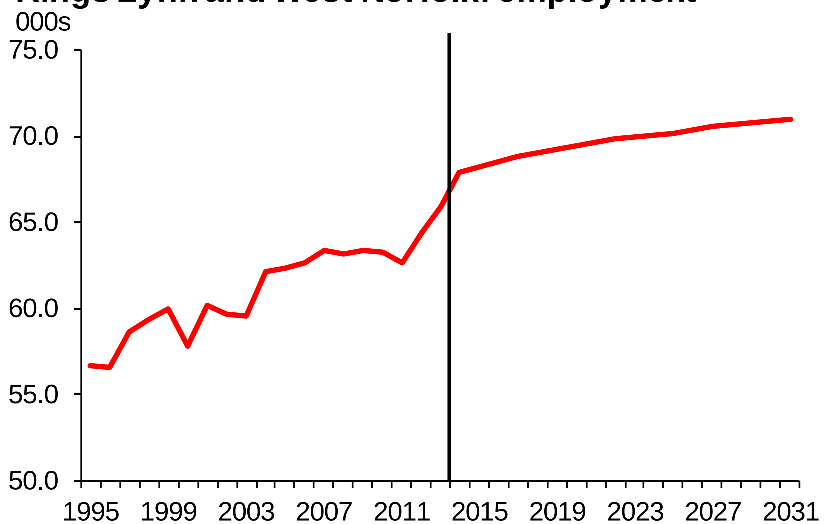
	2003-13 change	2013	2013-2031 change
Agriculture	-0.3	3.1	-0.3
Extraction	-0.2	0.1	0.0
Manufacturing	-1.6	7.1	-1.3
Electricity, gas & water	0.1	0.4	-0.1
Construction	0.7	5.5	0.8
Wholesale	0.5	3.6	0.2
Retail	0.9	6.9	1.1
Hotels and restaurants	1.3	4.4	0.7
Transport	-0.1	2.4	-0.1
IT & communication	0.2	0.6	0.2
Financial services	0.3	1.3	0.1
Professional business services	0.5	2.8	0.5
Other business services	2.3	5.2	1.8
Public admin & defence	-0.4	5.4	0.0
Education & health	2.6	14.2	0.9
Other services	-0.5	3.0	0.6
Total	**6.3**	**65.9**	**5.1**

Kings Lynn and West Norfolk: demographics



Source: Oxford Economics/ONS

Kings Lynn and West Norfolk: employment



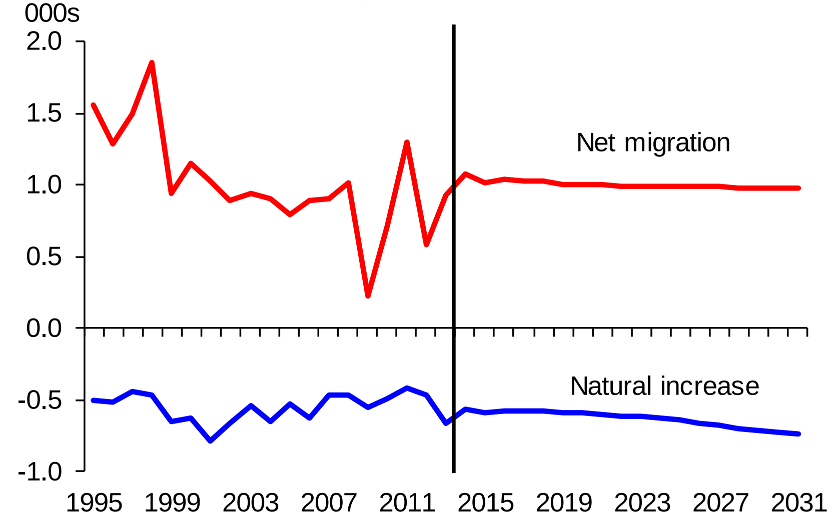
Source: Oxford Economics/ONS

Forecasts for districts - North Norfolk

North Norfolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	2.9	102.0	6.6
Employees total (000s)	0.0	29.8	0.8
Self-employed total (000s)	0.4	8.9	0.8
Employment total (000s)	-1.6	38.7	1.7
Unemployment level (000s)	0.5	1.4	-0.4
Residence based employment (000s)	3.9	44.2	2.1
Residence employment rate (%)	3.8 (pp)	60.8	1.5 (pp)
Net commuting (000s)	-3.6	-5.0	-0.4
GVA total (£m, 2010 prices)	0.2 (%pa)	1230.9	1.9 (%pa)
Households (000s)	3.9	48.4	4.5
Demand for dwellings (000s)	4.4	53.8	5.0

North Norfolk: demographics

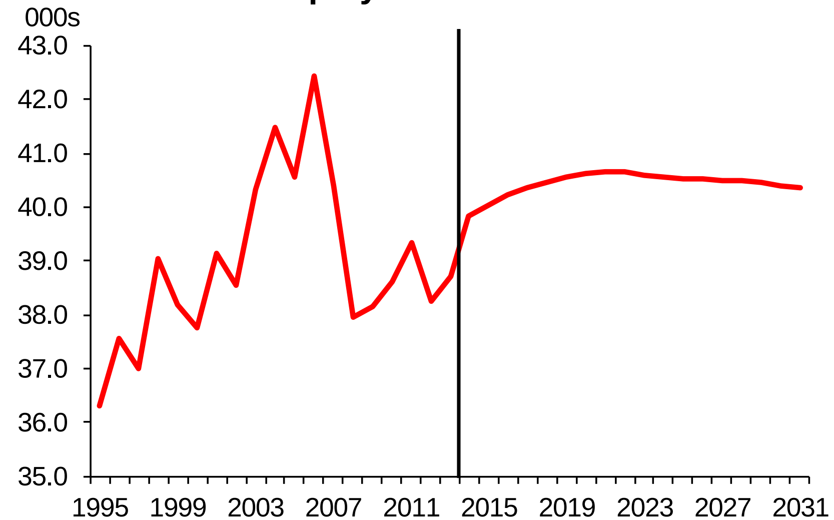


Source: Oxford Economics/ONS

North Norfolk: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.2	1.6	-0.1
Extraction	-0.1	0.2	-0.1
Manufacturing	-0.5	3.9	-0.8
Electricity, gas & water	0.1	0.1	0.0
Construction	-1.5	3.3	0.4
Wholesale	0.2	1.6	0.0
Retail	0.8	4.9	0.3
Hotels and restaurants	1.0	4.4	0.3
Transport	0.0	1.3	0.2
IT & communication	-0.2	0.3	0.1
Financial services	0.0	0.5	0.1
Professional business services	-0.3	1.9	0.4
Other business services	0.7	2.4	0.5
Public admin & defence	-2.0	1.2	-0.2
Education & health	0.2	7.7	-0.3
Other services	-0.3	3.3	1.0
Total	**-1.6**	**38.7**	**1.7**

North Norfolk: employment



Source: Oxford Economics/ONS

Forecasts for districts - Norwich

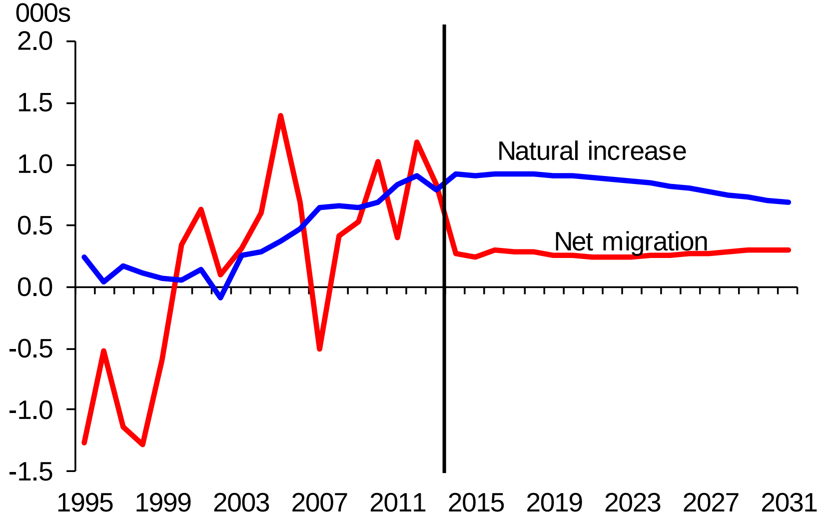
Norwich: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	12.9	135.9	20.1
Employees total (000s)	-6.8	85.9	9.7
Self-employed total (000s)	1.8	9.9	1.8
Employment total (000s)	-5.0	95.8	11.4
Unemployment level (000s)	1.6	4.1	-1.4
Residence based employment (000s)	9.7	64.5	6.9
Residence employment rate (%)	2.6 (pp)	62.3	0.3 (pp)
Net commuting (000s)	-6.5	30.6	4.4
GVA total (£m, 2010 prices)	-0.8 (%pa)	3260.3	2.4 (%pa)
Households (000s)	5.8	61.3	10.9
Demand for dwellings (000s)	6.0	64.0	11.4

Norwich: employment (000s)

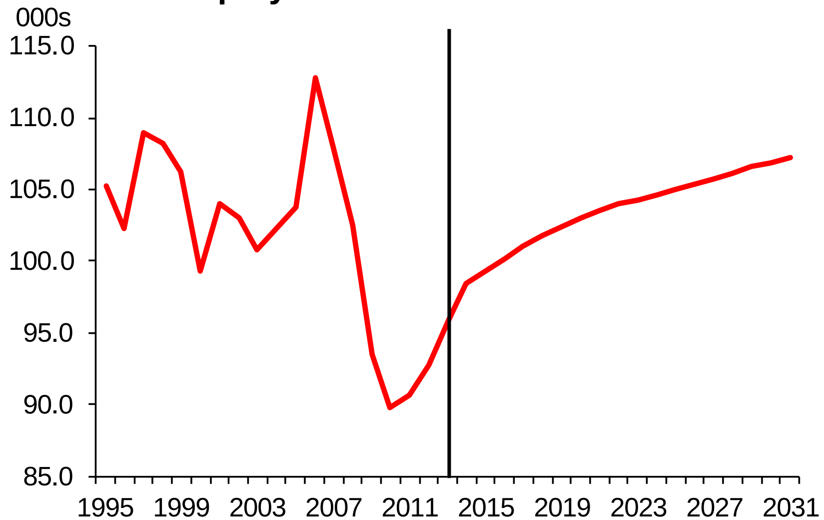
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	-0.1	0.0	0.0
Manufacturing	-5.2	4.9	-1.1
Electricity, gas & water	0.0	0.3	-0.1
Construction	-1.1	4.6	1.1
Wholesale	-0.9	5.1	0.1
Retail	0.3	11.4	1.2
Hotels and restaurants	0.8	6.3	1.1
Transport	-0.4	3.6	0.2
IT & communication	-0.6	3.6	1.0
Financial services	-7.3	5.2	0.1
Professional business services	-0.3	6.1	1.9
Other business services	3.0	14.9	3.6
Public admin & defence	2.0	6.3	-0.5
Education & health	3.9	17.4	0.9
Other services	0.9	6.1	2.1
Total	**-5.0**	**95.8**	**11.4**

Norwich: demographics



Source: Oxford Economics/ONS

Norwich: employment



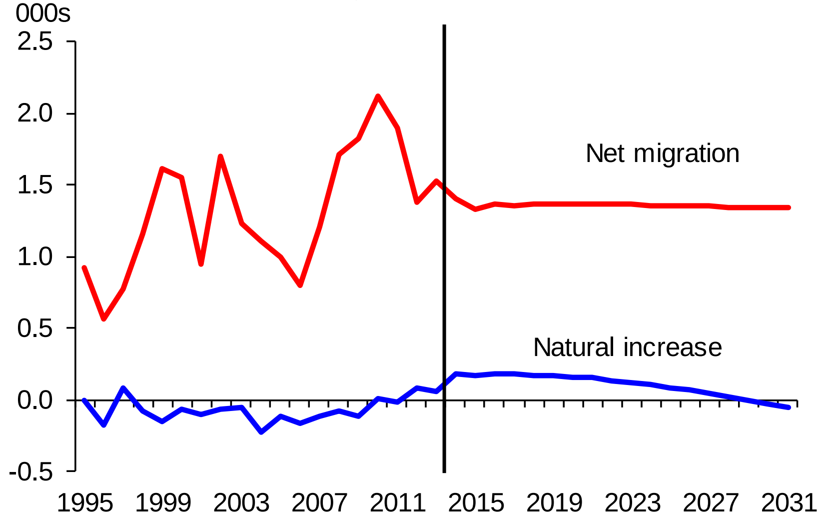
Source: Oxford Economics/ONS

Forecasts for districts - South Norfolk

South Norfolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.9	127.6	26.3
Employees total (000s)	9.2	49.7	9.0
Self-employed total (000s)	1.2	10.7	2.6
Employment total (000s)	10.4	60.3	11.6
Unemployment level (000s)	0.6	1.4	-0.4
Residence based employment (000s)	14.3	67.9	8.9
Residence employment rate (%)	9.2 (pp)	74.6	-1.7 (pp)
Net commuting (000s)	-5.9	-9.9	2.4
GVA total (£m, 2010 prices)	2.5 (%pa)	2279.1	2.8 (%pa)
Households (000s)	6.3	53.9	12.8
Demand for dwellings (000s)	6.6	56.0	13.3

South Norfolk: demographics

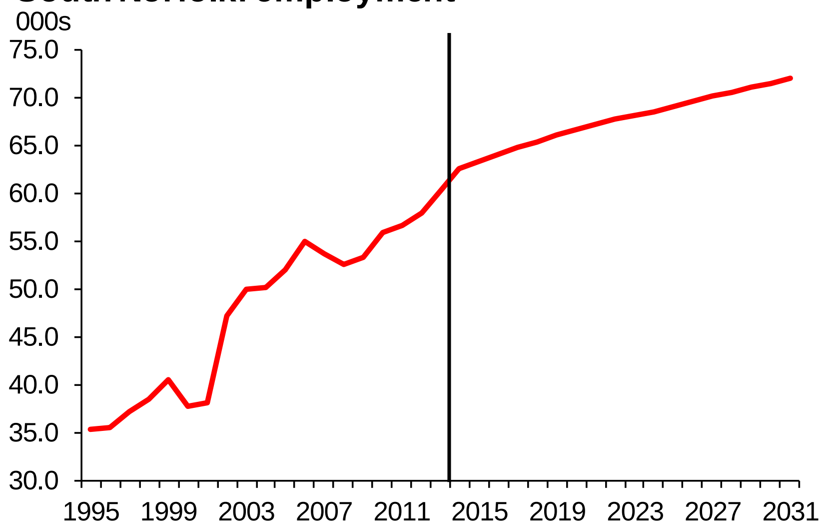


Source: Oxford Economics/ONS

South Norfolk: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.1	1.7	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-0.4	4.8	0.3
Electricity, gas & water	0.1	0.4	-0.1
Construction	0.3	7.1	2.3
Wholesale	0.3	3.2	0.4
Retail	0.7	4.4	1.3
Hotels and restaurants	0.2	2.8	0.6
Transport	0.2	1.7	0.4
IT & communication	0.1	1.1	0.3
Financial services	-0.1	0.5	0.1
Professional business services	0.2	3.6	1.5
Other business services	1.6	4.9	2.1
Public admin & defence	0.4	1.9	0.2
Education & health	6.5	19.2	1.9
Other services	0.2	2.7	0.6
Total	**10.4**	**60.3**	**11.6**

South Norfolk: employment



Source: Oxford Economics/ONS

Forecasts for districts - Babergh

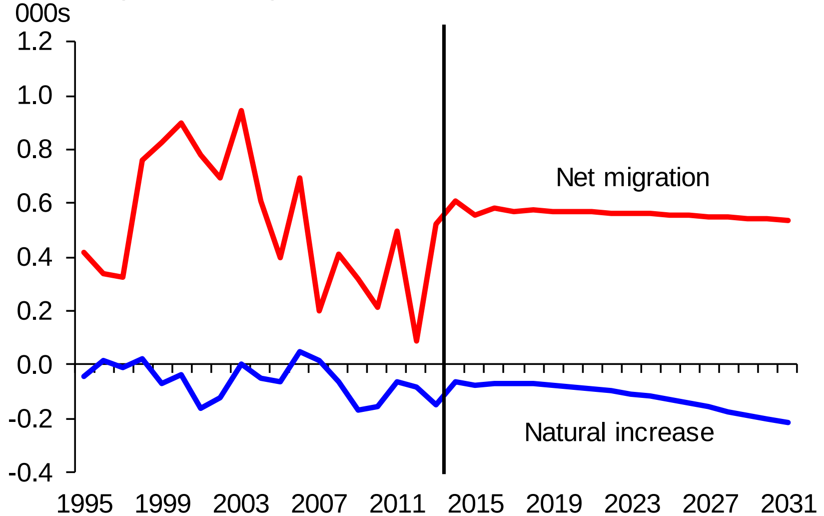
Babergh: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	3.2	88.3	8.0
Employees total (000s)	0.1	31.1	2.1
Self-employed total (000s)	1.0	7.9	1.3
Employment total (000s)	1.1	39.0	3.4
Unemployment level (000s)	0.4	1.1	-0.4
Residence based employment (000s)	3.3	44.4	4.5
Residence employment rate (%)	2.5 (pp)	70.3	3.7 (pp)
Net commuting (000s)	0.1	-6.6	-1.2
GVA total (£m, 2010 prices)	-0.3 (%pa)	1202.3	2.3 (%pa)
Households (000s)	2.5	38.2	4.6
Demand for dwellings (000s)	2.6	39.5	4.7

Babergh: employment (000s)

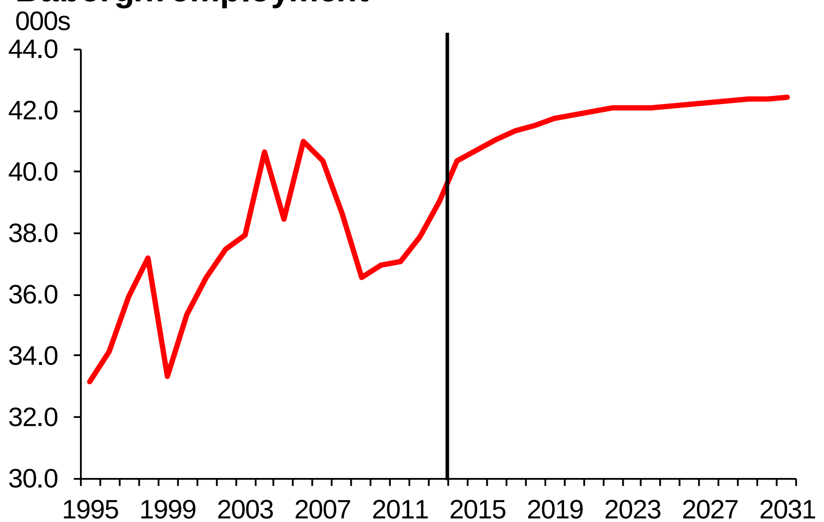
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	1.0	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.4	6.4	-1.2
Electricity, gas & water	-0.8	0.0	0.0
Construction	0.7	3.4	1.1
Wholesale	-0.1	2.3	0.0
Retail	0.2	4.3	0.2
Hotels and restaurants	0.1	2.3	0.2
Transport	-0.4	1.4	0.1
IT & communication	0.0	1.0	0.4
Financial services	-0.1	0.3	0.0
Professional business services	1.2	3.3	1.2
Other business services	-0.3	3.3	1.0
Public admin & defence	-0.4	0.6	-0.1
Education & health	2.5	6.9	0.2
Other services	-0.2	2.2	0.3
Total	**1.1**	**39.0**	**3.4**

Babergh: demographics



Source: Oxford Economics/ONS

Babergh: employment



Source: Oxford Economics/ONS

Forecasts for districts - Forest Heath

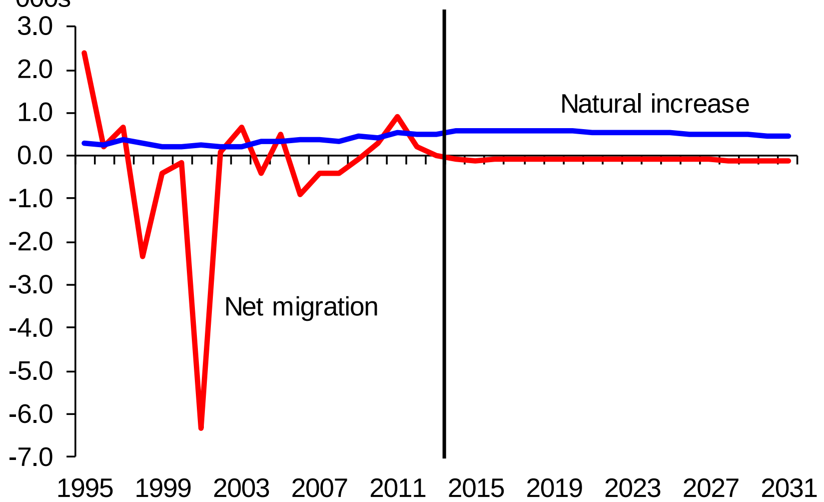
Forest Heath: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	3.9	61.3	8.0
Employees total (000s)	-1.9	23.9	2.0
Self-employed total (000s)	0.7	4.2	0.6
Employment total (000s)	-1.2	28.1	2.6
Unemployment level (000s)	0.5	0.8	-0.3
Residence based employment (000s)	4.8	33.5	3.5
Residence employment rate (%)	3.3 (pp)	72.5	1.4 (pp)
Net commuting (000s)	-3.9	0.2	-0.3
GVA total (£m, 2010 prices)	0.7 (%pa)	984.2	2.4 (%pa)
Households (000s)	3.4	26.7	4.3
Demand for dwellings (000s)	3.6	28.2	4.5

Forest Heath: employment (000s)

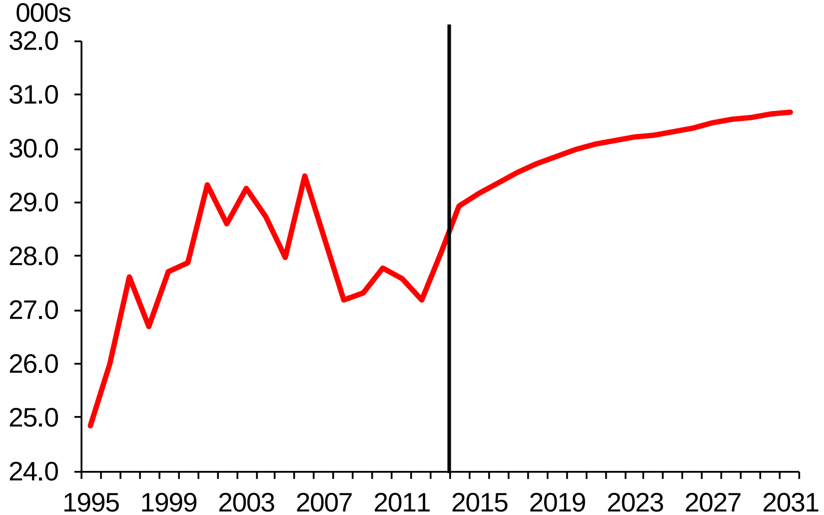
	2003-13 change	2013	2013-2031 change
Agriculture	0.4	0.9	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.6	2.8	-0.4
Electricity, gas & water	0.0	0.0	0.0
Construction	0.9	2.4	0.6
Wholesale	-0.1	1.8	0.1
Retail	-0.4	2.6	0.1
Hotels and restaurants	0.8	3.1	0.2
Transport	-0.2	0.8	0.1
IT & communication	-0.3	0.5	0.2
Financial services	0.0	0.5	0.1
Professional business services	1.6	2.9	1.4
Other business services	-1.0	2.3	0.0
Public admin & defence	-0.3	1.5	0.0
Education & health	-0.6	3.3	0.1
Other services	-1.4	2.6	0.1
Total	**-1.2**	**28.1**	**2.6**

Forest Heath: demographics



Source: Oxford Economics/ONS

Forest Heath: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Ipswich

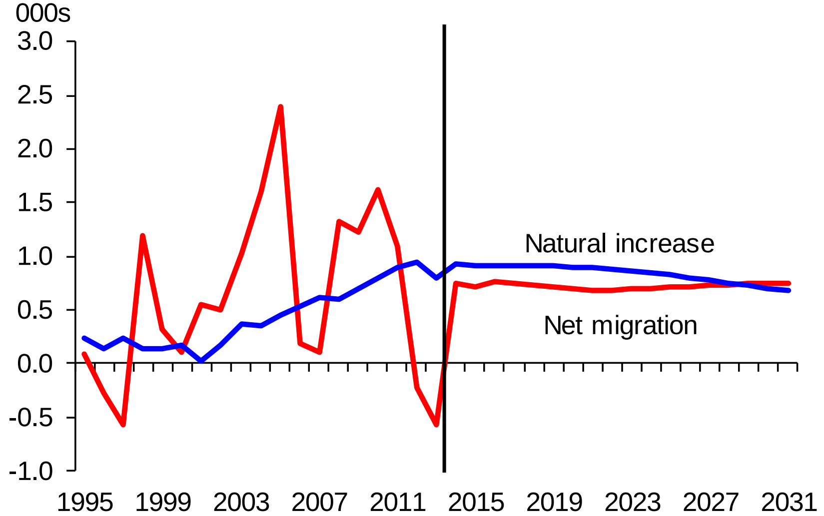
Ipswich: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	15.5	134.7	28.1
Employees total (000s)	-1.5	65.9	10.4
Self-employed total (000s)	1.5	7.9	1.7
Employment total (000s)	-0.1	73.7	12.1
Unemployment level (000s)	1.0	3.6	-0.8
Residence based employment (000s)	7.3	66.9	9.4
Residence employment rate (%)	-1.8 (pp)	68.6	-1.2 (pp)
Net commuting (000s)	-3.1	5.2	2.3
GVA total (£m, 2010 prices)	1.2 (%pa)	2878.5	2.5 (%pa)
Households (000s)	6.8	57.6	13.9
Demand for dwellings (000s)	7.1	59.7	14.4

Ipswich: employment (000s)

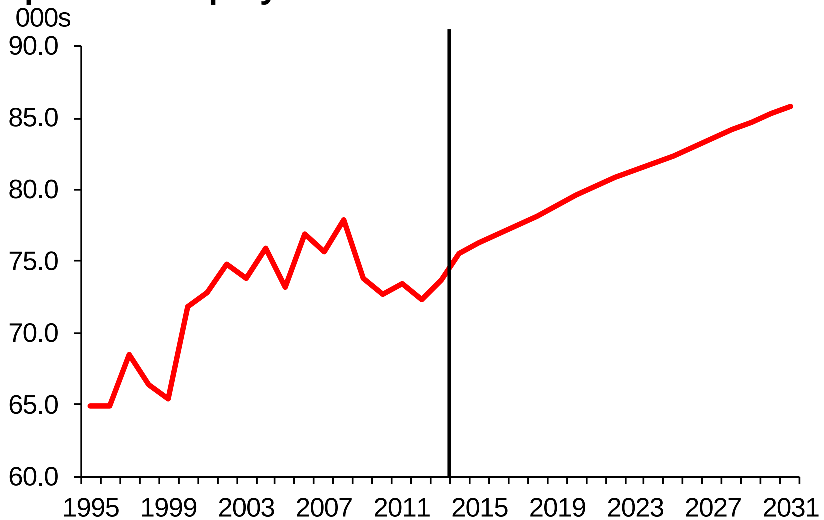
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.0	3.0	-0.7
Electricity, gas & water	0.5	1.2	-0.1
Construction	1.2	4.1	1.0
Wholesale	-1.6	3.3	0.4
Retail	-1.9	7.3	2.2
Hotels and restaurants	0.5	4.1	0.9
Transport	-1.1	4.5	0.4
IT & communication	-1.6	2.0	0.4
Financial services	1.0	6.0	0.1
Professional business services	-0.3	3.5	1.7
Other business services	1.8	7.4	2.8
Public admin & defence	-0.3	4.5	-0.4
Education & health	4.0	18.6	2.4
Other services	-1.3	4.0	1.0
Total	**-0.1**	**73.7**	**12.1**

Ipswich: demographics



Source: Oxford Economics/ONS

Ipswich: employment



Source: Oxford Economics/ONS

Forecasts for districts - Mid Suffolk

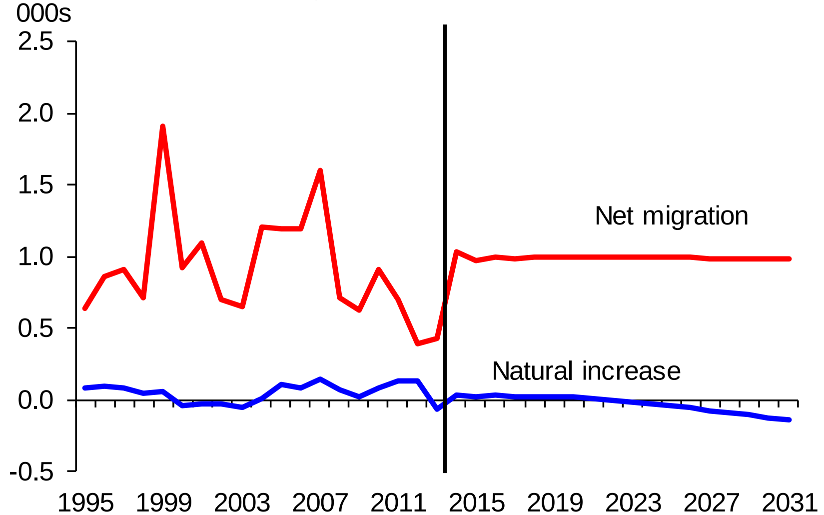
Mid Suffolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	9.7	98.0	17.4
Employees total (000s)	1.8	33.8	4.0
Self-employed total (000s)	2.3	8.6	1.3
Employment total (000s)	3.9	44.0	5.4
Unemployment level (000s)	0.4	1.0	-0.3
Residence based employment (000s)	5.4	48.7	6.0
Residence employment rate (%)	0.6 (pp)	68.9	-0.5 (pp)
Net commuting (000s)	2.5	-6.3	-0.7
GVA total (£m, 2010 prices)	0.3 (%pa)	1454.5	2.3 (%pa)
Households (000s)	4.9	41.0	8.6
Demand for dwellings (000s)	5.1	42.6	8.9

Mid Suffolk: employment (000s)

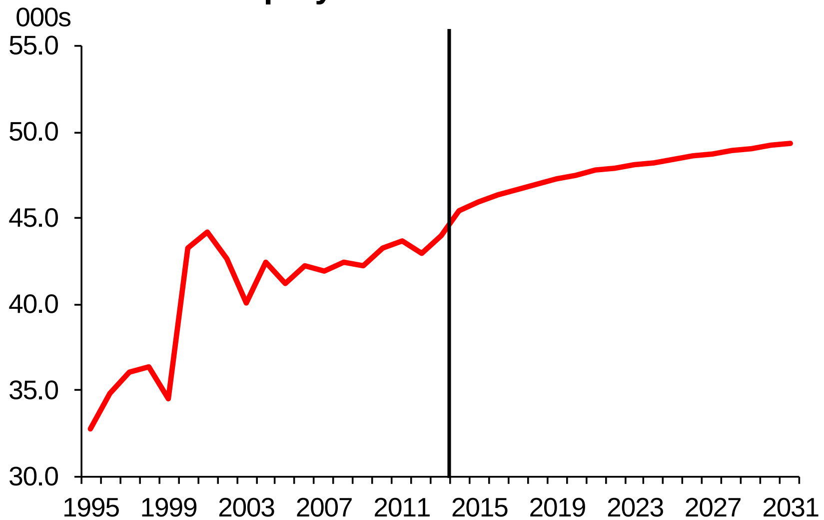
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.9	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	-1.1	5.5	-0.9
Electricity, gas & water	0.0	0.2	0.0
Construction	0.6	5.1	0.7
Wholesale	-0.4	2.7	0.3
Retail	0.0	2.4	0.8
Hotels and restaurants	0.4	2.1	0.7
Transport	-0.5	3.4	0.3
IT & communication	0.2	1.0	0.3
Financial services	-0.1	0.2	0.0
Professional business services	0.6	2.8	0.9
Other business services	1.5	4.0	1.4
Public admin & defence	-0.1	2.6	-0.1
Education & health	2.8	7.8	0.7
Other services	-0.3	2.1	0.5
Total	**3.9**	**44.0**	**5.4**

Mid Suffolk: demographics



Source: Oxford Economics/ONS

Mid Suffolk: employment



Source: Oxford Economics/ONS

Forecasts for districts - St Edmundsbury

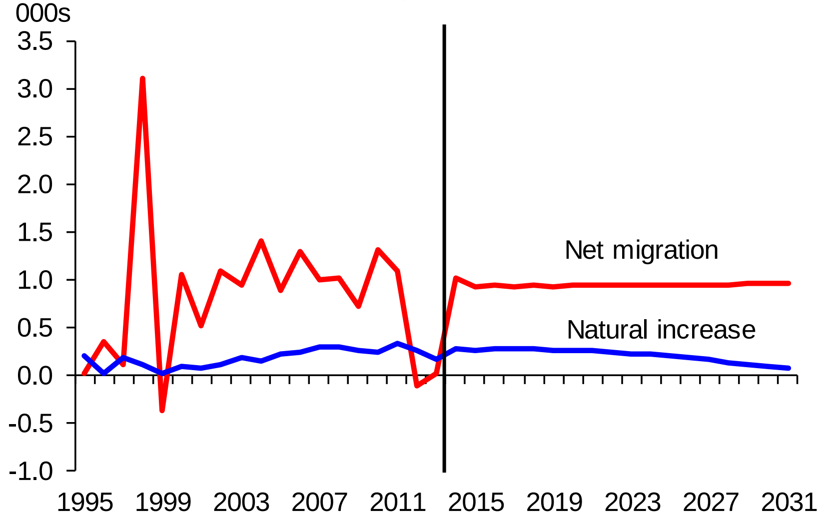
St Edmundsbury: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.1	111.8	20.9
Employees total (000s)	5.2	55.5	6.1
Self-employed total (000s)	1.1	7.5	1.4
Employment total (000s)	6.3	64.6	7.5
Unemployment level (000s)	0.7	1.4	-0.4
Residence based employment (000s)	7.8	59.8	6.5
Residence employment rate (%)	3.4 (pp)	74.5	-2.0 (pp)
Net commuting (000s)	-2.8	-3.5	0.0
GVA total (£m, 2010 prices)	1.5 (%pa)	2430.8	2.4 (%pa)
Households (000s)	4.2	45.7	10.0
Demand for dwellings (000s)	4.4	47.5	10.4

St Edmundsbury: employment (000s)

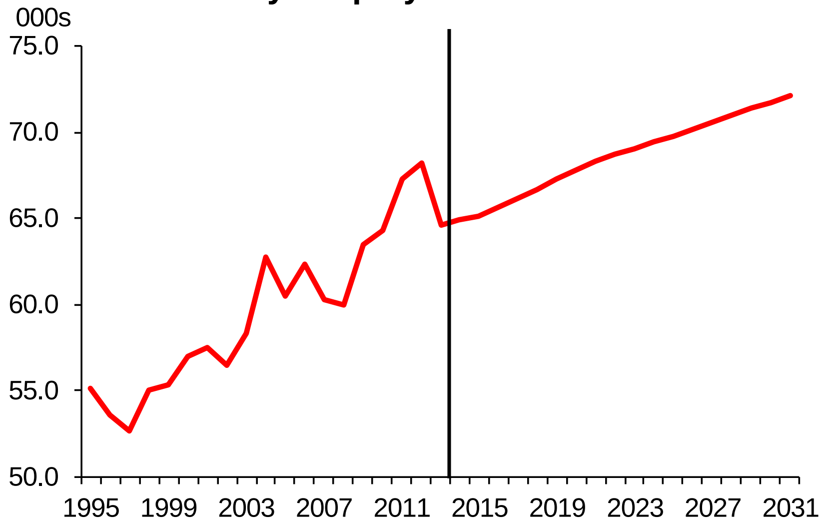
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	0.8	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.8	7.9	-1.4
Electricity, gas & water	0.2	0.6	0.0
Construction	-0.2	3.4	0.5
Wholesale	-0.7	4.1	0.0
Retail	0.3	6.1	0.6
Hotels and restaurants	0.6	3.1	0.6
Transport	0.8	2.7	0.7
IT & communication	-0.4	1.1	0.3
Financial services	-0.1	1.1	0.0
Professional business services	0.8	3.7	1.2
Other business services	5.9	9.8	3.0
Public admin & defence	-1.2	3.6	-0.2
Education & health	2.2	13.4	1.4
Other services	-0.3	3.0	1.1
Total	**6.3**	**64.6**	**7.5**

St Edmundsbury: demographics



Source: Oxford Economics/ONS

St Edmundsbury: employment



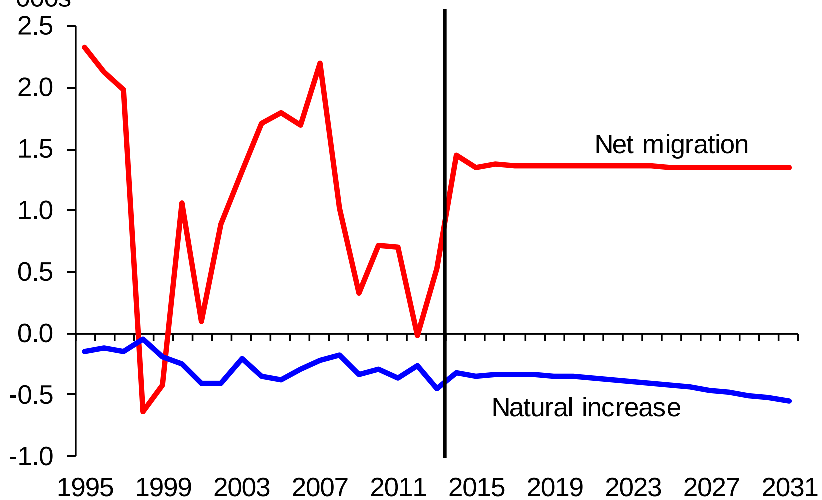
Source: Oxford Economics/ONS

Forecasts for districts - Suffolk Coastal

Suffolk Coastal: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	7.5	124.4	17.2
Employees total (000s)	2.3	48.3	6.7
Self-employed total (000s)	1.3	9.6	1.8
Employment total (000s)	4.2	58.6	8.5
Unemployment level (000s)	0.1	1.1	-0.3
Residence based employment (000s)	8.5	57.9	8.1
Residence employment rate (%)	5.8 (pp)	65.8	2.8 (pp)
Net commuting (000s)	-2.5	-2.5	0.0
GVA total (£m, 2010 prices)	0.1 (%pa)	2400.4	2.4 (%pa)
Households (000s)	4.9	54.8	9.3
Demand for dwellings (000s)	5.3	58.9	9.9

Suffolk Coastal: demographics

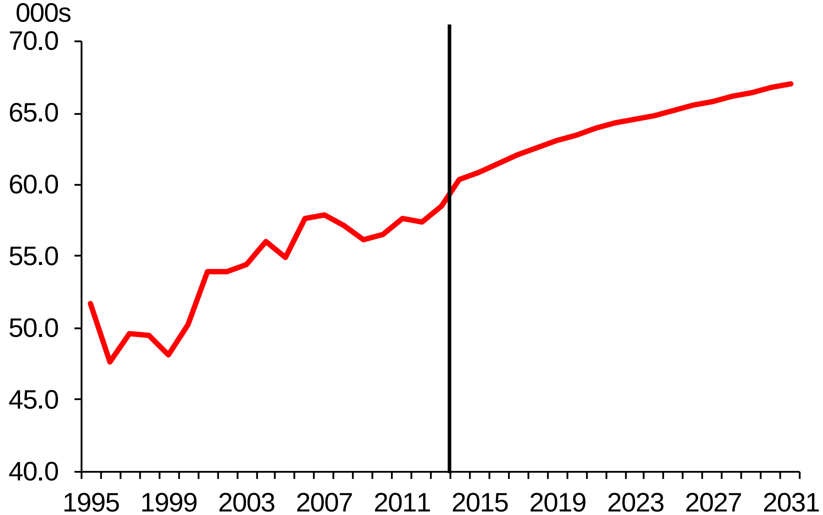


Source: Oxford Economics/ONS

Suffolk Coastal: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.8	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	0.3	3.2	-0.7
Electricity, gas & water	0.0	0.8	-0.2
Construction	-0.1	3.0	0.7
Wholesale	-0.1	2.1	0.0
Retail	0.8	5.5	0.8
Hotels and restaurants	0.9	4.3	0.6
Transport	0.0	10.0	1.9
IT & communication	-1.3	4.6	1.0
Financial services	-0.1	0.4	0.0
Professional business services	0.4	2.8	0.9
Other business services	0.1	3.6	1.1
Public admin & defence	0.1	2.6	-0.3
Education & health	3.9	10.2	2.1
Other services	-0.7	3.5	0.8
Total	**4.2**	**58.6**	**8.5**

Suffolk Coastal: employment



Source: Oxford Economics/ONS

Forecasts for districts - Waveney

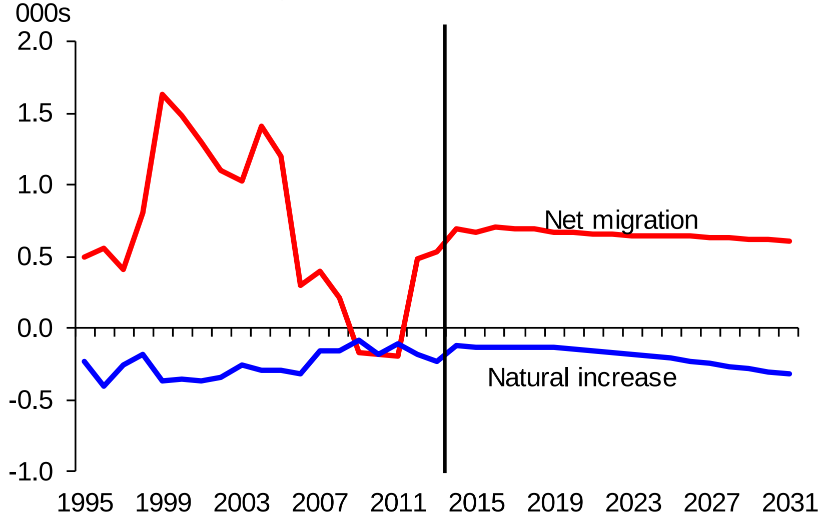
Waveney: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	1.9	115.9	8.3
Employees total (000s)	0.6	39.8	1.5
Self-employed total (000s)	1.2	7.3	0.8
Employment total (000s)	1.7	47.1	2.3
Unemployment level (000s)	0.7	2.6	-0.6
Residence based employment (000s)	1.0	48.1	2.7
Residence employment rate (%)	-0.3 (pp)	58.5	1.6 (pp)
Net commuting (000s)	2.9	-2.2	-0.6
GVA total (£m, 2010 prices)	0.6 (%pa)	1464.6	2.0 (%pa)
Households (000s)	2.3	51.6	5.2
Demand for dwellings (000s)	2.4	54.9	5.5

Waveney: employment (000s)

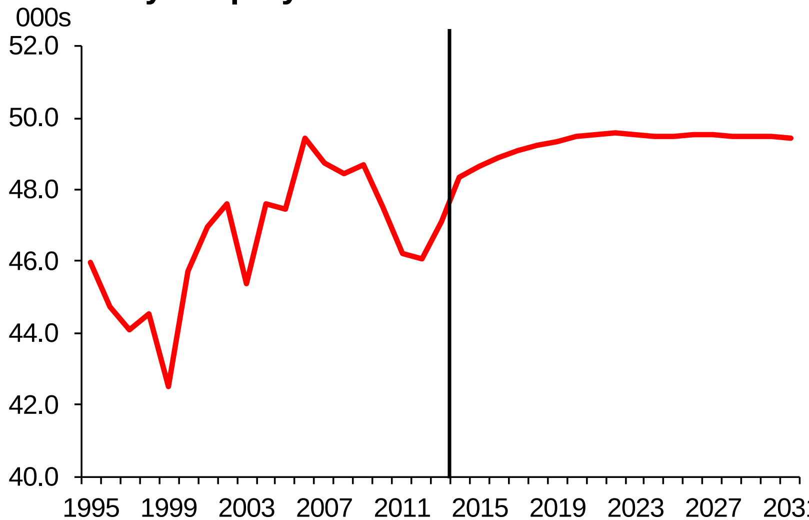
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.4	0.0
Extraction	-0.4	0.0	0.0
Manufacturing	-1.8	7.1	-1.8
Electricity, gas & water	0.1	0.4	-0.1
Construction	0.0	3.3	0.5
Wholesale	0.2	2.6	0.0
Retail	0.2	5.8	0.8
Hotels and restaurants	1.0	4.1	0.3
Transport	0.1	1.7	0.1
IT & communication	-0.2	0.5	0.1
Financial services	-0.2	0.5	0.0
Professional business services	1.1	2.8	0.7
Other business services	1.0	4.7	0.9
Public admin & defence	-1.0	1.5	-0.3
Education & health	2.7	9.3	0.7
Other services	-1.1	2.1	0.5
Total	**1.7**	**47.1**	**2.3**

Waveney: demographics



Source: Oxford Economics/ONS

Waveney: employment



Source: Oxford Economics/ONS

Forecasts for districts - Bedfordshire HC

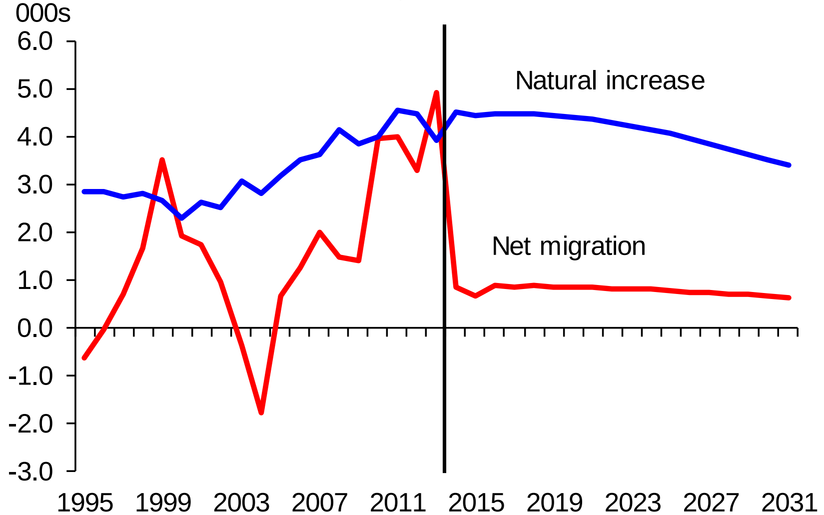
Bedfordshire HC: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	59.6	633.8	88.9
Employees total (000s)	15.1	241.4	29.6
Self-employed total (000s)	10.1	42.8	9.3
Employment total (000s)	25.3	285.7	38.9
Unemployment level (000s)	4.8	12.8	-3.7
Residence based employment (000s)	22.2	299.7	41.6
Residence employment rate (%)	-1.4 (pp)	65.7	2.7 (pp)
Net commuting (000s)	8.0	-27.1	-4.1
GVA total (£m, 2010 prices)	1.2 (%pa)	11908.6	2.5 (%pa)
Households (000s)	21.9	250.3	42.6
Demand for dwellings (000s)	22.5	256.6	43.6

Bedfordshire HC: employment (000s)

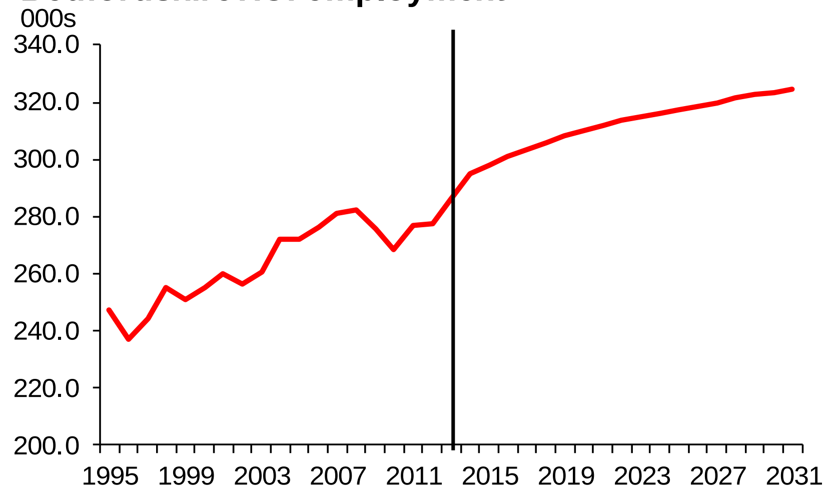
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.6	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-9.4	26.2	-6.3
Electricity, gas & water	-0.4	0.7	-0.2
Construction	2.7	20.4	4.7
Wholesale	-0.2	19.5	1.1
Retail	-3.0	23.7	2.6
Hotels and restaurants	2.8	14.8	2.2
Transport	2.9	17.7	3.2
IT & communication	-1.4	7.5	1.5
Financial services	-1.1	3.5	0.2
Professional business services	5.3	23.1	9.5
Other business services	10.7	38.9	13.2
Public admin & defence	3.1	14.5	-2.0
Education & health	11.9	57.4	5.3
Other services	1.5	16.1	4.1
Total	**25.3**	**285.7**	**38.9**

Bedfordshire HC: demographics



Source: Oxford Economics/ONS

Bedfordshire HC: employment



Source: Oxford Economics/ONS

Forecasts for districts - Cambridgeshire HC

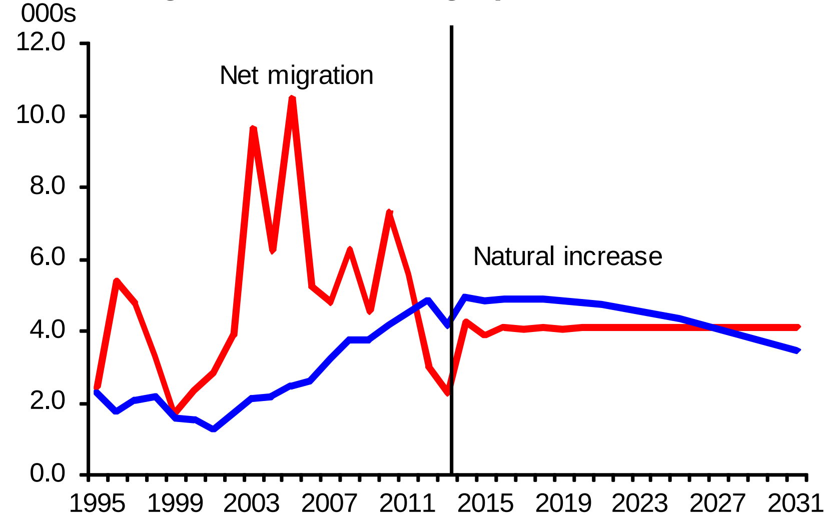
Cambridgeshire HC: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	91.6	821.1	153.6
Employees total (000s)	37.2	390.1	70.0
Self-employed total (000s)	11.9	56.7	14.0
Employment total (000s)	46.1	448.7	84.0
Unemployment level (000s)	6.3	13.1	-4.6
Residence based employment (000s)	43.8	408.6	70.1
Residence employment rate (%)	-0.5	68.1	2.0
Net commuting (000s)	20.7	24.8	11.4
GVA total (£m, 2010 prices)	1.6	18337.7	2.9
Households (000s)	37.4	331.7	72.3
Demand for dwellings (000s)	38.6	342.1	74.6

Cambridgeshire HC: employment (000s)

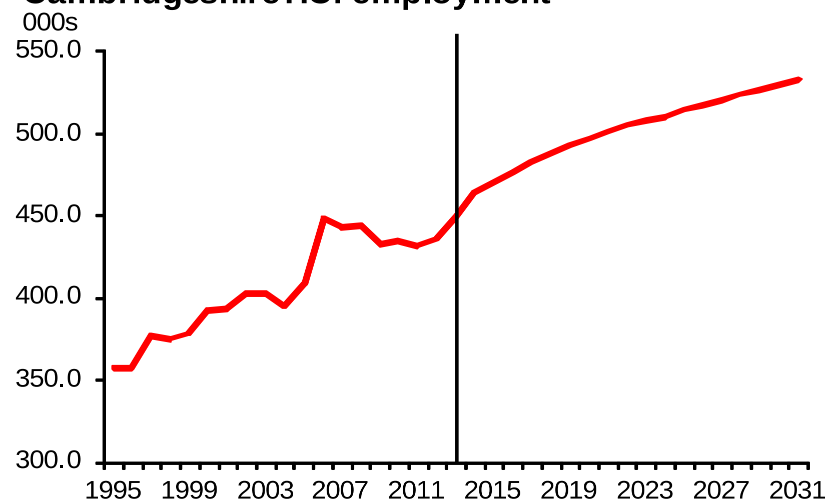
	2003-13 change	2013	2013-2031 change
Agriculture	0.4	6.5	-0.3
Extraction	-0.1	0.1	0.0
Manufacturing	-4.4	42.9	-7.9
Electricity, gas & water	1.4	2.6	-0.3
Construction	2.2	22.6	6.6
Wholesale	-3.3	24.8	3.8
Retail	2.5	38.4	3.6
Hotels and restaurants	-1.2	22.6	3.9
Transport	3.2	19.6	4.1
IT & communication	2.4	24.0	8.5
Financial services	-2.4	10.7	1.2
Professional business services	9.3	35.7	14.2
Other business services	24.2	62.3	25.0
Public admin & defence	-6.8	16.8	-1.3
Education & health	20.3	98.1	17.5
Other services	-1.5	21.2	5.5
Total	**46.1**	**448.7**	**84.0**

Cambridgeshire HC: demographics



Source: Oxford Economics/ONS

Cambridgeshire HC: employment



Source: Oxford Economics/ONS

Forecasts for districts - Essex HC

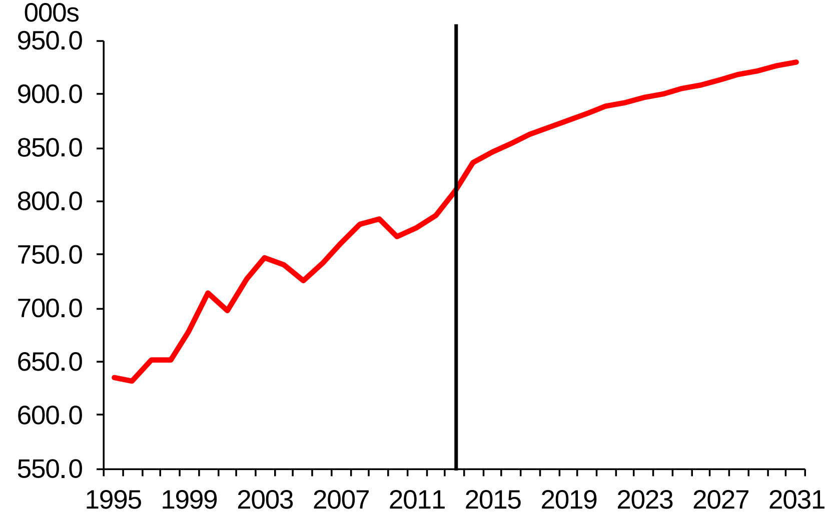
Essex HC: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	119.4	1752.8	214.1
Employees total (000s)	40.6	673.2	92.7
Self-employed total (000s)	21.8	132.9	27.7
Employment total (000s)	62.0	810.1	120.4
Unemployment level (000s)	15.7	32.5	-10.4
Residence based employment (000s)	69.8	847.6	124.7
Residence employment rate (%)	0.8	67.0	4.4
Net commuting (000s)	-3.8	-87.7	-11.4
GVA total (£m, 2010 prices)	0.7	30881.3	2.5
Households (000s)	48.9	734.0	110.8
Demand for dwellings (000s)	50.3	754.8	113.9

Essex HC: employment (000s)

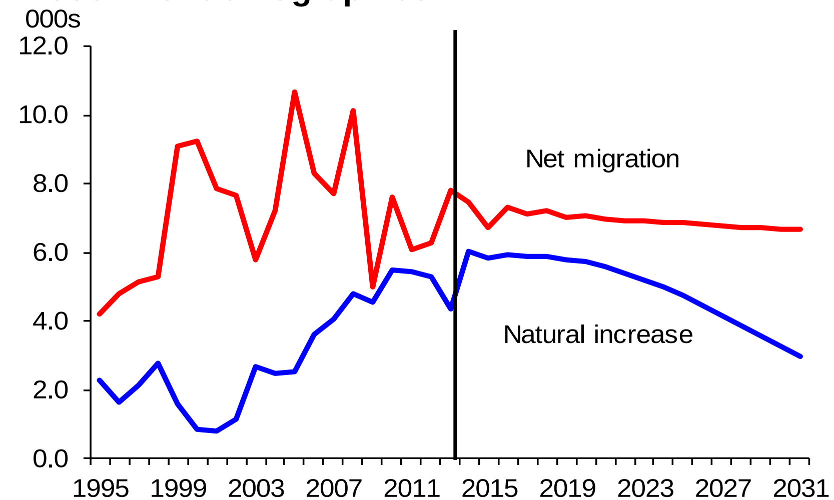
	2003-13 change	2013	2013-2031 change
Agriculture	0.7	7.3	-0.6
Extraction	-0.1	0.3	-0.1
Manufacturing	-12.7	63.4	-13.3
Electricity, gas & water	-0.5	2.7	-0.5
Construction	-7.9	67.9	20.1
Wholesale	0.1	47.4	7.7
Retail	-6.8	86.6	5.1
Hotels and restaurants	-3.5	47.4	8.8
Transport	8.6	45.0	9.6
IT & communication	0.9	23.8	7.3
Financial services	-10.6	21.7	1.8
Professional business services	16.2	58.7	19.1
Other business services	17.6	80.2	31.4
Public admin & defence	-1.9	31.5	-3.4
Education & health	55.4	180.3	15.0
Other services	6.6	45.9	12.6
Total	**62.0**	**810.1**	**120.4**

Essex HC: employment



Source: Oxford Economics/ONS

Essex HC: demographics



Source: Oxford Economics/ONS

Forecasts for districts - Hertfordshire

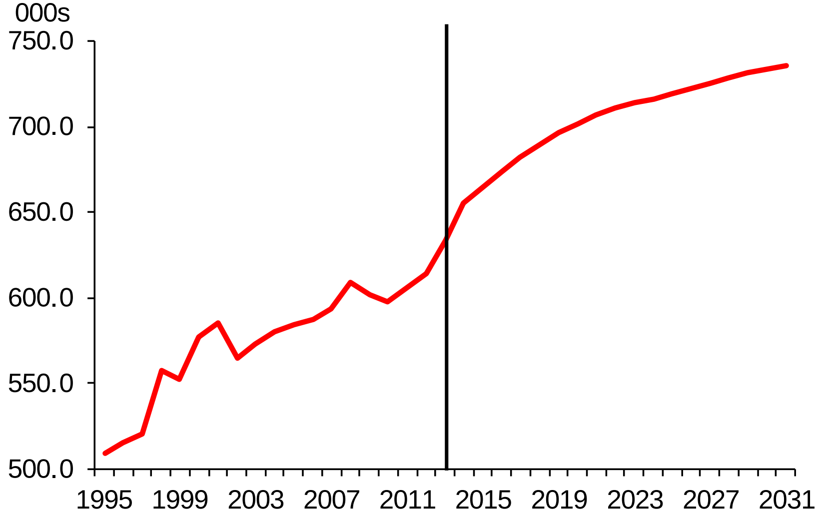
Hertfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	95.2	1140.6	162.7
Employees total (000s)	38.7	541.0	82.8
Self-employed total (000s)	22.2	91.4	19.9
Employment total (000s)	60.9	633.5	102.6
Unemployment level (000s)	7.1	16.0	-4.4
Residence based employment (000s)	57.0	580.8	89.8
Residence employment rate (%)	1.4	71.0	3.7
Net commuting (000s)	3.1	-19.0	-0.2
GVA total (£m, 2010 prices)	0.5	26980.9	2.7
Households (000s)	36.8	463.9	80.1
Demand for dwellings (000s)	37.7	474.0	81.8

Hertfordshire: employment (000s)

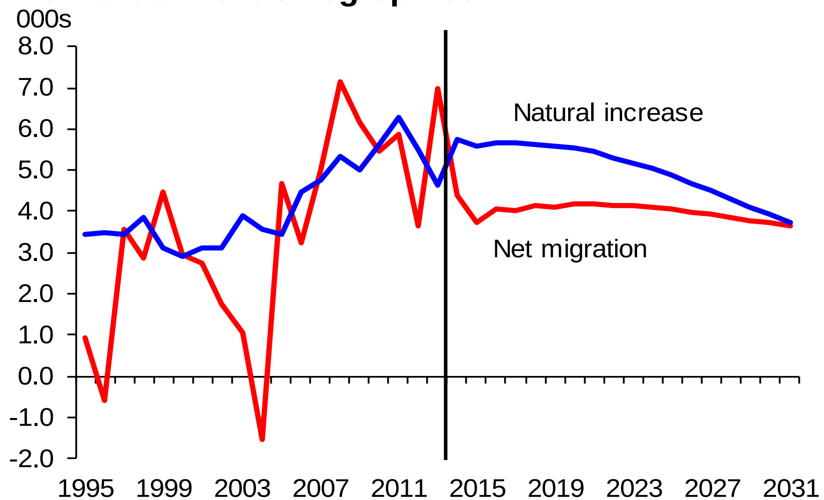
	2003-13 change	2013	2013-2031 change
Agriculture	0.6	2.7	-0.2
Extraction	-0.1	0.1	0.0
Manufacturing	-17.6	38.1	-7.9
Electricity, gas & water	0.2	2.6	-0.6
Construction	4.9	53.5	11.6
Wholesale	3.0	48.6	2.3
Retail	0.2	69.3	6.1
Hotels and restaurants	3.2	33.6	7.2
Transport	0.2	21.4	4.2
IT & communication	1.1	33.5	7.8
Financial services	-3.2	14.2	2.2
Professional business services	21.7	67.7	24.6
Other business services	30.8	99.3	34.2
Public admin & defence	-3.0	15.8	-2.0
Education & health	20.1	101.6	5.4
Other services	-1.6	31.5	7.8
Total	**60.9**	**633.5**	**102.6**

Hertfordshire: employment



Source: Oxford Economics/ONS

Hertfordshire: demographics



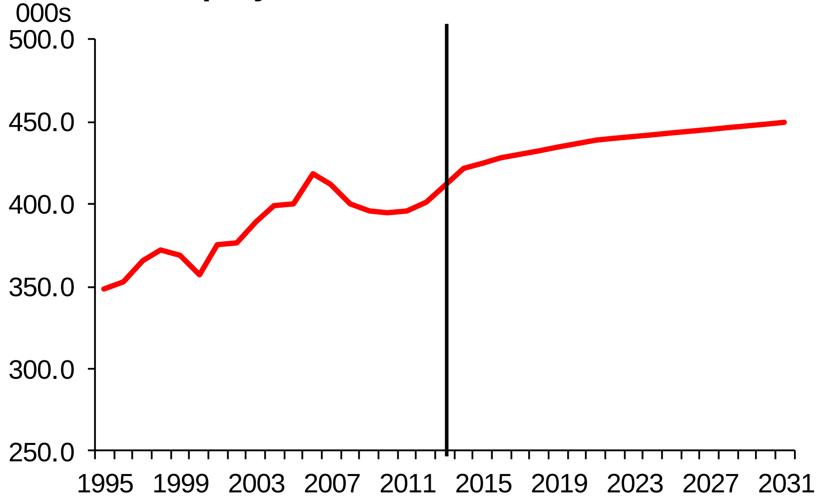
Source: Oxford Economics/ONS

Forecasts for districts - Norfolk

Norfolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	60.8	870.9	110.0
Employees total (000s)	14.5	343.0	29.9
Self-employed total (000s)	8.8	64.5	8.9
Employment total (000s)	20.6	410.5	38.8
Unemployment level (000s)	6.6	16.2	-4.9
Residence based employment (000s)	43.0	407.5	36.3
Residence employment rate (%)	2.4	64.7	0.5
Net commuting (000s)	-5.0	-5.6	2.0
GVA total (£m, 2010 prices)	0.4	14454.6	2.3
Households (000s)	35.5	385.3	60.0
Demand for dwellings (000s)	37.6	406.7	63.2

Norfolk: employment

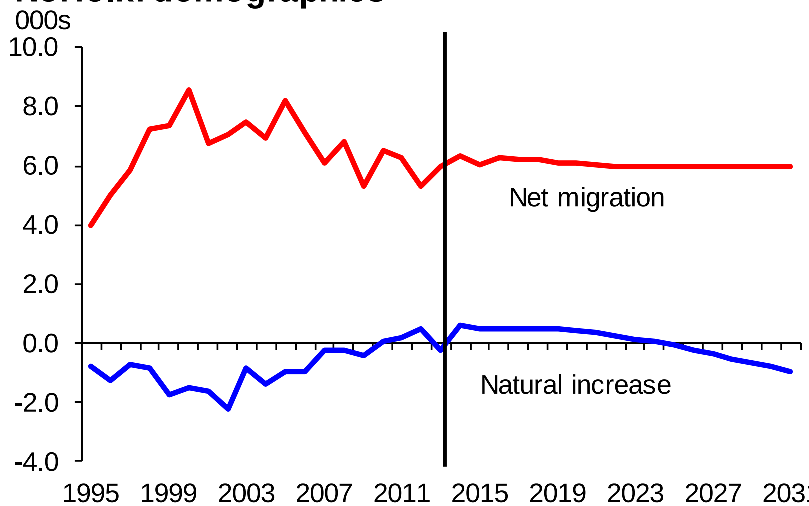


Source: Oxford Economics/ONS

Norfolk: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.2	10.4	-0.9
Extraction	-0.1	1.0	-0.4
Manufacturing	-12.6	36.7	-5.7
Electricity, gas & water	0.5	1.6	-0.3
Construction	0.5	33.1	6.3
Wholesale	0.5	22.0	1.1
Retail	3.6	42.7	4.9
Hotels and restaurants	5.4	28.8	4.5
Transport	-3.1	15.1	1.1
IT & communication	-0.6	7.5	2.1
Financial services	-0.6	15.5	0.2
Professional business services	4.0	25.6	6.4
Other business services	5.0	37.5	10.0
Public admin & defence	-0.5	19.2	-0.9
Education & health	19.7	90.5	4.4
Other services	-1.2	23.3	5.9
Total	**20.6**	**410.5**	**38.8**

Norfolk: demographics



Source: Oxford Economics/ONS

Forecasts for districts - Suffolk

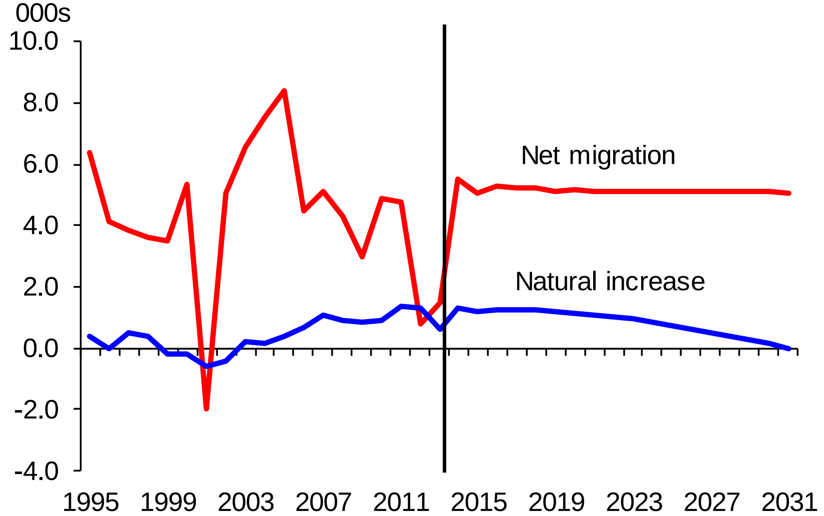
Suffolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	52.9	734.3	107.9
Employees total (000s)	6.5	298.3	32.9
Self-employed total (000s)	9.0	53.0	8.9
Employment total (000s)	16.0	355.0	41.8
Unemployment level (000s)	3.7	11.6	-3.0
Residence based employment (000s)	38.0	359.3	40.7
Residence employment rate (%)	1.9	68.0	0.8
Net commuting (000s)	-42.6	-76.7	-11.4
GVA total (£m, 2010 prices)	0.7	12815.4	2.4
Households (000s)	29.1	315.7	55.7
Demand for dwellings (000s)	30.4	331.3	58.3

Suffolk: employment (000s)

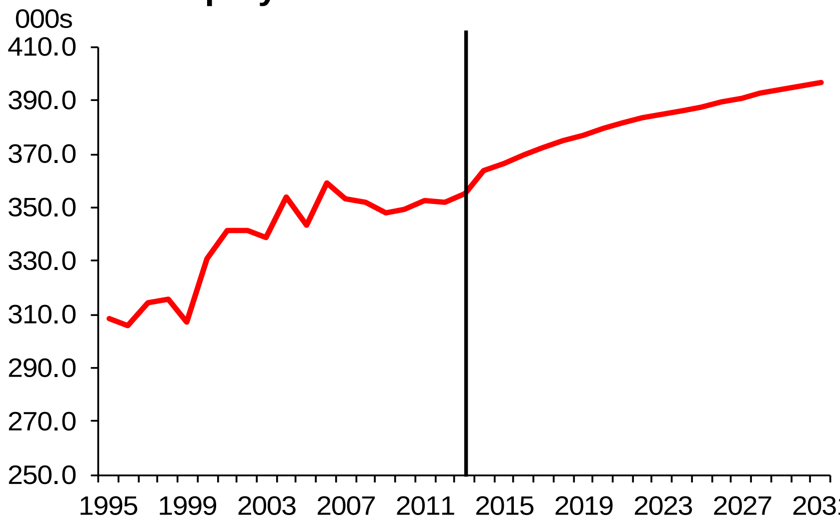
	2003-13 change	2013	2013-2031 change
Agriculture	1.0	6.9	-0.6
Extraction	-0.5	0.1	-0.1
Manufacturing	-7.6	36.1	-7.0
Electricity, gas & water	-0.1	3.3	-0.4
Construction	3.2	24.8	5.2
Wholesale	-2.8	19.0	0.8
Retail	-0.9	34.1	5.5
Hotels and restaurants	4.3	23.2	3.6
Transport	-1.2	24.5	3.6
IT & communication	-3.6	10.7	2.7
Financial services	0.4	9.2	0.1
Professional business services	5.5	21.8	7.9
Other business services	9.1	35.2	10.2
Public admin & defence	-3.2	17.0	-1.5
Education & health	17.5	69.5	7.5
Other services	-5.3	19.6	4.2
Total	**16.0**	**355.0**	**41.8**

Suffolk: demographics



Source: Oxford Economics/ONS

Suffolk: employment



Source: Oxford Economics/ONS

Forecasts for districts - Central Bedfordshire

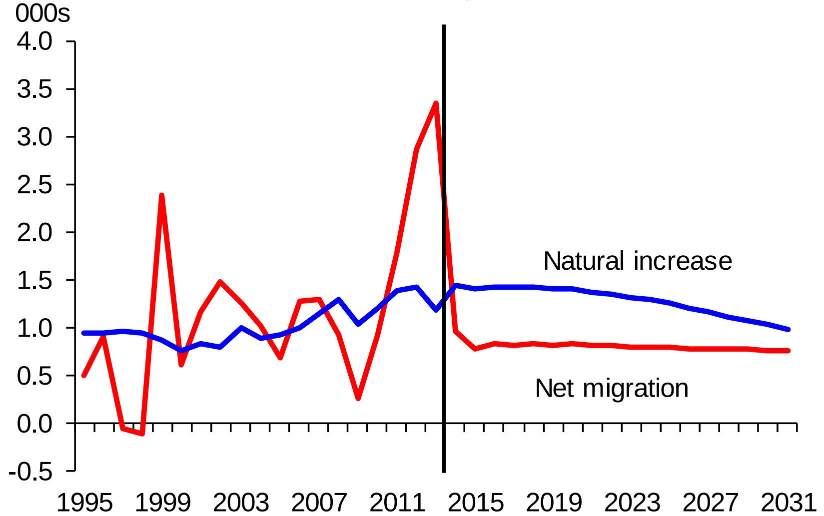
Central Bedfordshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	25.9	264.5	37.7
Employees total (000s)	10.8	88.5	15.7
Self-employed total (000s)	5.7	20.5	5.3
Employment total (000s)	16.6	110.5	21.0
Unemployment level (000s)	1.4	3.5	-1.0
Residence based employment (000s)	9.7	132.5	22.2
Residence employment rate (%)	-2.2 (pp)	68.7	4.4 (pp)
Net commuting (000s)	9.2	-27.5	-1.9
GVA total (£m, 2010 prices)	1.6 (%pa)	4523.0	2.8 (%pa)
Households (000s)	11.6	108.0	18.6
Demand for dwellings (000s)	11.9	111.0	19.1

Central Bedfordshire: employment (000s)

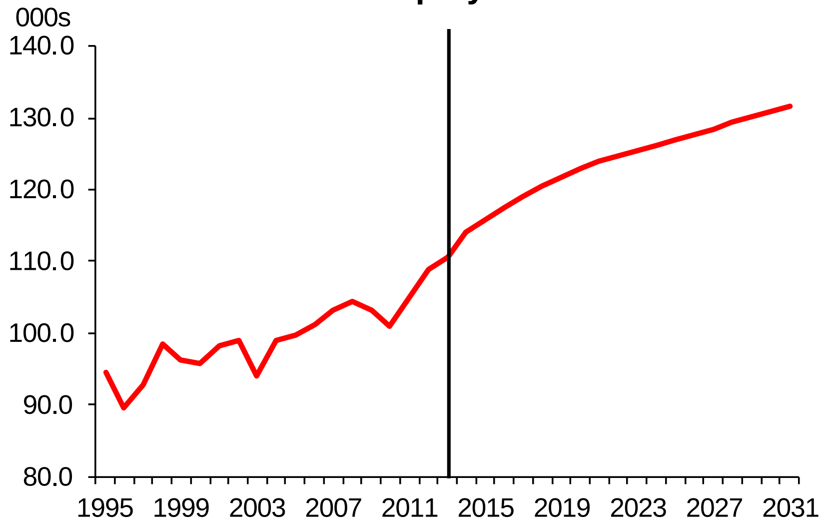
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.1	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-2.1	11.5	-2.4
Electricity, gas & water	0.1	0.1	0.0
Construction	2.1	10.5	2.6
Wholesale	-0.5	7.1	0.4
Retail	-0.4	9.6	1.8
Hotels and restaurants	1.5	6.8	1.0
Transport	2.1	6.0	1.6
IT & communication	-0.3	3.2	0.6
Financial services	-0.2	1.0	0.1
Professional business services	4.1	12.0	6.4
Other business services	4.7	11.2	5.1
Public admin & defence	1.1	5.3	-0.7
Education & health	1.7	16.6	2.6
Other services	2.7	8.2	2.1
Total	**16.6**	**110.5**	**21.0**

Central Bedfordshire: demographics



Source: Oxford Economics/ONS

Central Bedfordshire: employment



Source: Oxford Economics/ONS

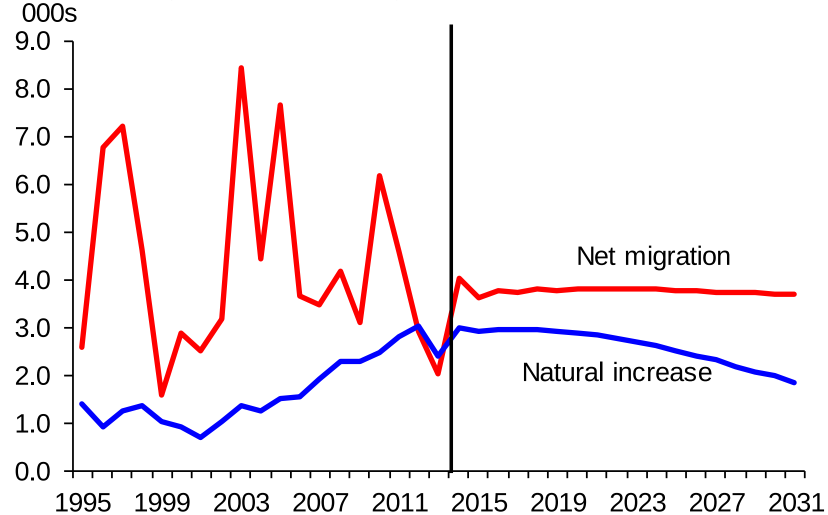
OXFORD ECONOMICS

Forecasts for districts - Cambridgeshire

Cambridgeshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	64.0	632.7	115.3
Employees total (000s)	30.2	289.8	47.6
Self-employed total (000s)	9.6	46.2	10.9
Employment total (000s)	37.2	336.4	58.5
Unemployment level (000s)	2.9	7.4	-2.1
Residence based employment (000s)	32.2	319.3	52.1
Residence employment rate (%)	-0.3	68.5	1.7
Net commuting (000s)	19.7	6.5	4.7
GVA total (£m, 2010 prices)	1.7	14043.4	2.8
Households (000s)	29.1	256.8	54.7
Demand for dwellings (000s)	29.9	263.8	56.1

Cambridgeshire: demographics

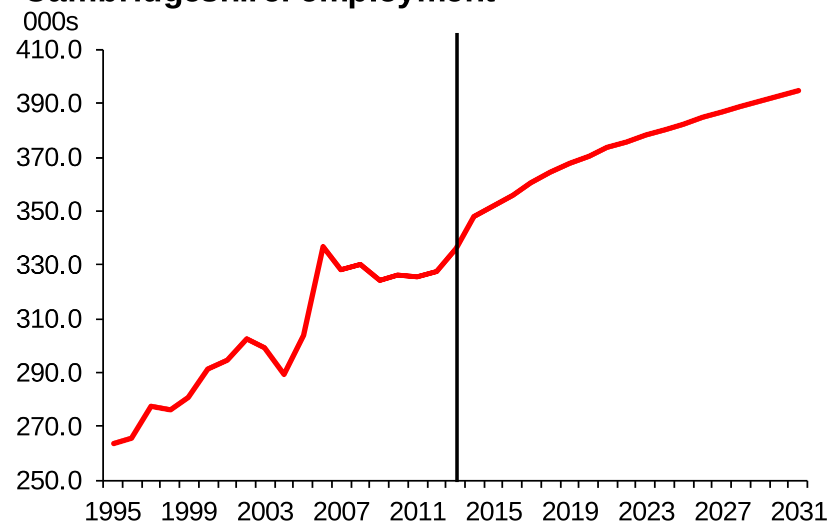


Source: Oxford Economics/ONS

Cambridgeshire: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.7	6.1	-0.3
Extraction	-0.1	0.1	0.0
Manufacturing	-3.6	32.8	-6.2
Electricity, gas & water	1.0	1.7	-0.1
Construction	2.3	18.7	5.2
Wholesale	-2.4	18.2	2.2
Retail	0.9	25.5	2.7
Hotels and restaurants	-1.2	17.0	2.8
Transport	3.3	15.0	2.9
IT & communication	3.7	19.6	7.1
Financial services	-0.7	4.0	0.2
Professional business services	6.6	29.1	10.6
Other business services	16.1	42.6	17.1
Public admin & defence	-6.5	11.4	-0.9
Education & health	18.1	78.4	11.2
Other services	-1.0	16.3	4.1
Total	**37.2**	**336.4**	**58.5**

Cambridgeshire: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Essex

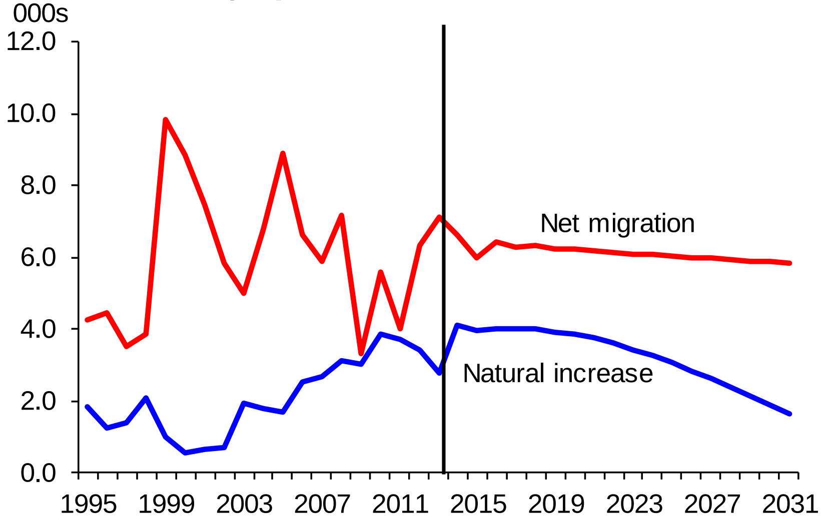
Essex: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	90.2	1416.2	168.6
Employees total (000s)	38.1	549.3	69.9
Self-employed total (000s)	16.6	110.3	21.7
Employment total (000s)	54.2	663.6	91.6
Unemployment level (000s)	11.7	24.1	-7.7
Residence based employment (000s)	52.5	687.0	96.8
Residence employment rate (%)	0.8	67.2	4.2
Net commuting (000s)	-0.9	-67.8	-11.5
GVA total (£m, 2010 prices)	0.8	25459.9	2.5
Households (000s)	41.4	594.4	88.0
Demand for dwellings (000s)	42.5	611.1	90.5

Essex: employment (000s)

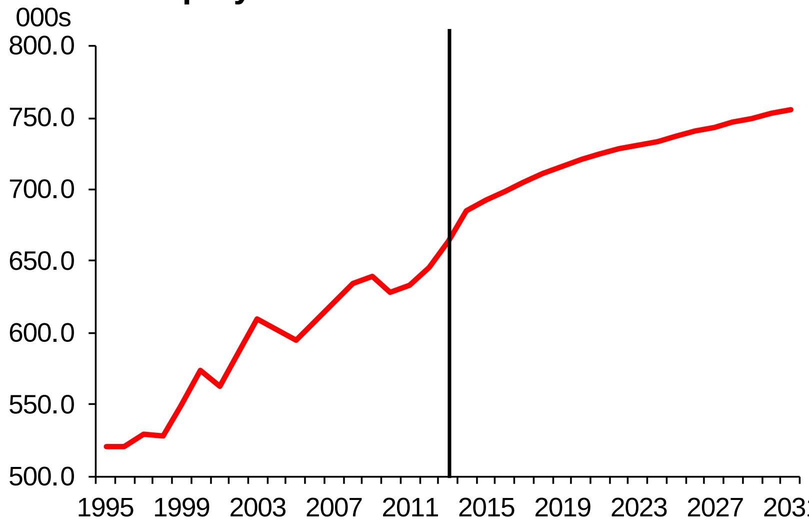
	2003-13 change	2013	2013-2031 change
Agriculture	0.6	7.0	-0.5
Extraction	-0.1	0.3	-0.1
Manufacturing	-10.3	54.4	-10.7
Electricity, gas & water	-1.0	2.1	-0.4
Construction	-7.3	58.7	16.1
Wholesale	-0.1	38.8	2.6
Retail	-4.8	65.3	3.7
Hotels and restaurants	-2.5	38.4	6.8
Transport	7.5	33.5	6.2
IT & communication	1.6	21.3	6.7
Financial services	-7.0	18.0	1.5
Professional business services	11.3	48.4	15.4
Other business services	12.4	64.6	23.6
Public admin & defence	-0.3	26.5	-2.5
Education & health	48.3	149.4	12.8
Other services	5.8	37.0	10.5
Total	**54.2**	**663.6**	**91.6**

Essex: demographics



Source: Oxford Economics/ONS

Essex: employment



Source: Oxford Economics/ONS

Forecasts for districts - Luton and Central Beds

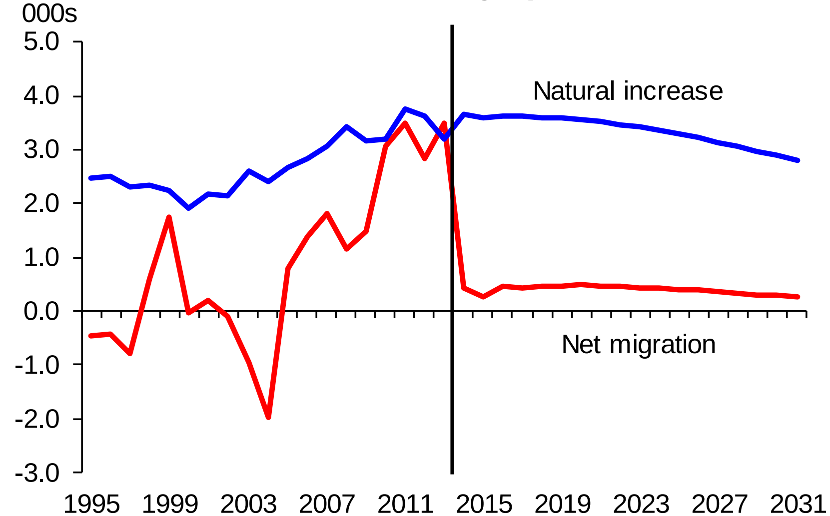
Luton and Central Beds: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	48.9	472.5	67.5
Employees total (000s)	11.4	171.7	25.3
Self-employed total (000s)	8.0	31.8	7.8
Employment total (000s)	19.4	205.0	33.0
Unemployment level (000s)	3.1	8.9	-2.6
Residence based employment (000s)	16.8	221.5	34.0
Residence employment rate (%)	-2.1	65.1	3.4
Net commuting (000s)	5.1	-27.2	-2.3
GVA total (£m, 2010 prices)	1.2	8811.2	2.6
Households (000s)	15.7	183.3	31.7
Demand for dwellings (000s)	16.1	187.7	32.4

Luton and Central Beds: employment (000s)

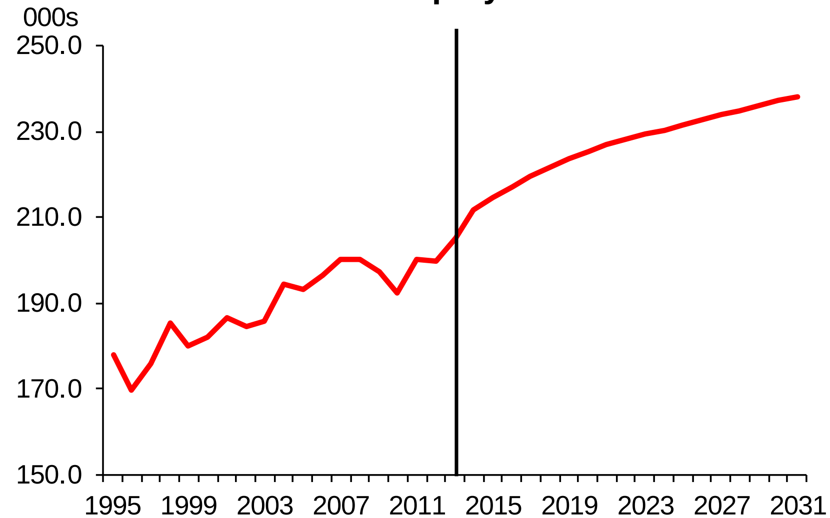
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.1	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-7.3	20.9	-5.1
Electricity, gas & water	0.1	0.3	-0.1
Construction	1.6	15.1	3.7
Wholesale	-1.2	12.9	0.8
Retail	-2.7	16.4	2.2
Hotels and restaurants	2.7	10.8	1.6
Transport	0.9	13.2	2.7
IT & communication	-1.1	5.5	1.0
Financial services	-0.8	2.1	0.2
Professional business services	6.6	18.4	8.5
Other business services	10.8	30.3	11.4
Public admin & defence	0.5	8.5	-1.1
Education & health	7.7	37.2	4.3
Other services	1.5	12.2	3.1
Total	**19.4**	**205.0**	**33.0**

Luton & Central Beds: demographics



Source: Oxford Economics/ONS

Luton & Central Beds: employment



Source: Oxford Economics/ONS

Forecasts for districts - Cambridge & South Cambs

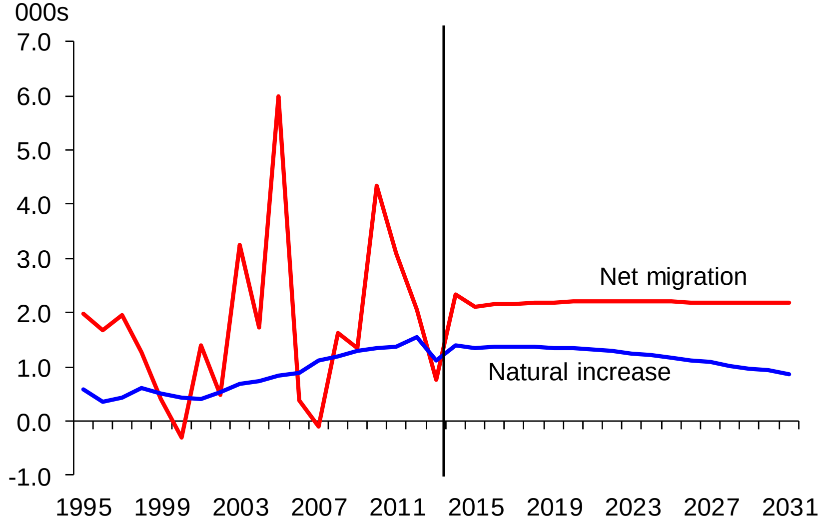
Cambridge & South Cambs: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	32.7	278.1	61.3
Employees total (000s)	14.0	159.9	32.8
Self-employed total (000s)	4.9	21.3	6.1
Employment total (000s)	17.5	181.4	38.8
Unemployment level (000s)	0.6	2.6	-0.6
Residence based employment (000s)	19.1	141.0	27.3
Residence employment rate (%)	1.3 (pp)	67.5	1.4 (pp)
Net commuting (000s)	11.3	34.3	10.5
GVA total (£m, 2010 prices)	1.6 (%pa)	8116.7	3.0 (%pa)
Households (000s)	13.1	109.6	27.8
Demand for dwellings (000s)	13.4	112.1	28.4

Cambridge & South Cambs: employment (000s)

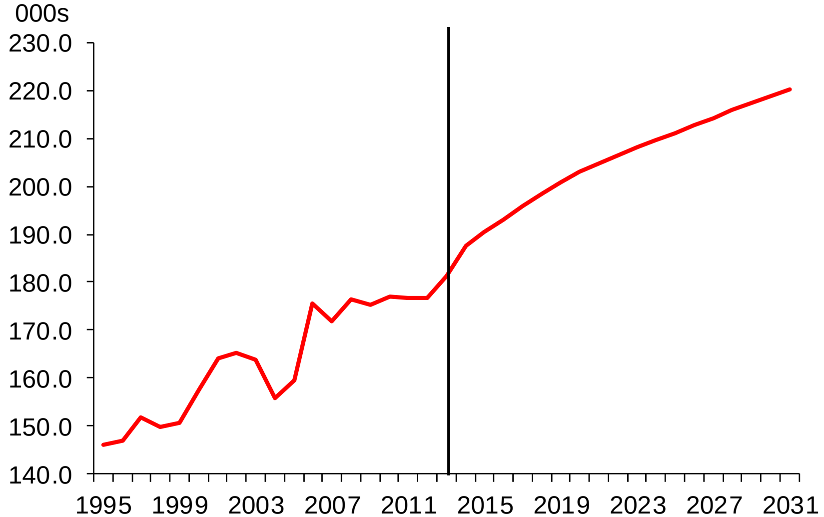
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.6	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-4.8	11.7	-2.9
Electricity, gas & water	0.2	0.5	-0.1
Construction	1.5	8.1	2.4
Wholesale	-1.8	7.4	0.7
Retail	1.2	13.3	1.9
Hotels and restaurants	0.2	10.1	2.2
Transport	1.8	5.5	1.0
IT & communication	3.0	15.2	5.9
Financial services	-0.2	2.5	0.2
Professional business services	4.5	17.9	7.4
Other business services	8.8	25.0	11.0
Public admin & defence	-3.3	4.3	0.0
Education & health	6.2	50.0	6.7
Other services	-0.2	8.3	2.3
Total	**17.5**	**181.4**	**38.8**

Cambridge & South Cambs: demographics



Source: Oxford Economics/ONS

Cambridge & South Cambs: employment



Source: Oxford Economics/ONS

Forecasts for districts - Heart of Essex

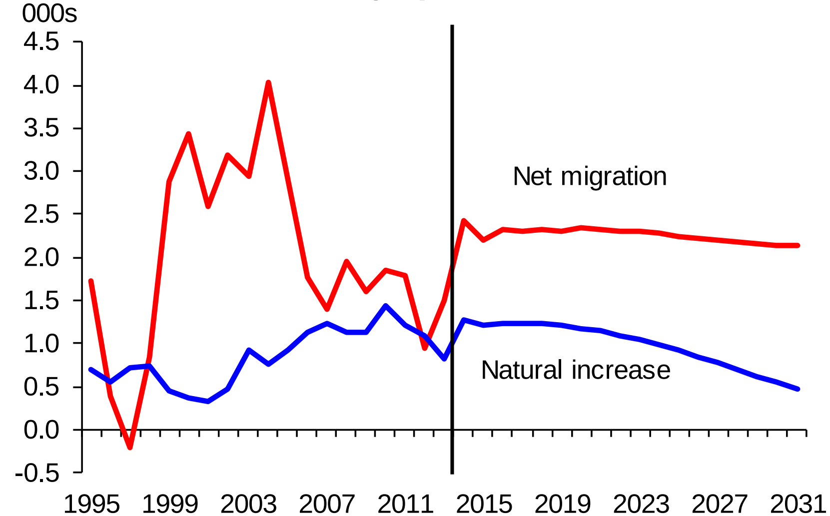
Heart of Essex: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	30.6	455.9	58.4
Employees total (000s)	9.9	188.1	32.1
Self-employed total (000s)	3.6	37.3	10.2
Employment total (000s)	13.5	225.4	42.3
Unemployment level (000s)	3.1	6.4	-2.0
Residence based employment (000s)	14.2	228.1	39.3
Residence employment rate (%)	-0.5	68.9	5.7
Net commuting (000s)	-7.4	-21.1	-0.5
GVA total (£m, 2010 prices)	0.8	8903.7	2.7
Households (000s)	13.8	189.5	29.9
Demand for dwellings (000s)	14.2	194.7	30.7

Heart of Essex: employment (000s)

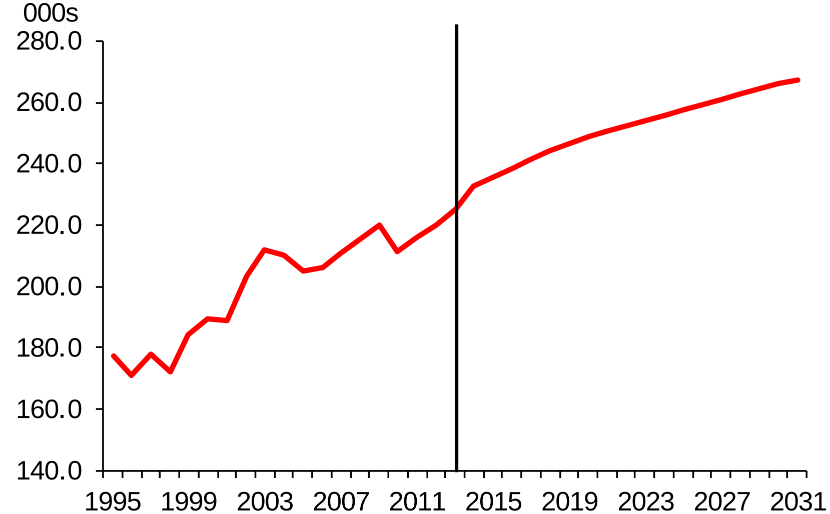
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	2.4	-0.2
Extraction	-0.2	0.1	0.0
Manufacturing	-4.7	17.5	-3.0
Electricity, gas & water	-0.3	1.0	-0.2
Construction	-5.8	20.8	7.4
Wholesale	0.0	11.9	1.5
Retail	-2.1	19.6	1.0
Hotels and restaurants	-0.3	12.8	3.4
Transport	1.7	9.0	2.2
IT & communication	-0.7	6.8	1.8
Financial services	-2.0	8.5	1.0
Professional business services	4.9	20.7	8.1
Other business services	5.7	21.1	9.9
Public admin & defence	-0.1	10.3	-1.1
Education & health	13.7	48.7	6.0
Other services	3.6	14.2	4.2
Total	**13.5**	**225.4**	**42.3**

Heart of Essex: demographics



Source: Oxford Economics/ONS

Heart of Essex: employment



Source: Oxford Economics/ONS

Forecasts for districts - Essex Thames Gateway

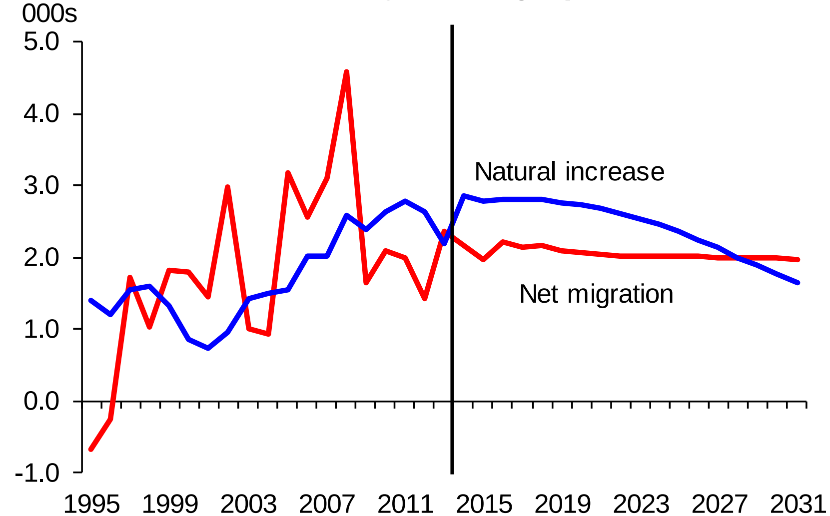
Essex Thames Gateway: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	46.2	687.4	80.7
Employees total (000s)	13.9	248.4	35.3
Self-employed total (000s)	10.9	48.4	9.3
Employment total (000s)	24.8	296.8	44.6
Unemployment level (000s)	7.4	15.2	-5.0
Residence based employment (000s)	26.3	329.5	49.4
Residence employment rate (%)	0.6	66.5	4.8
Net commuting (000s)	8.2	-43.3	-6.1
GVA total (£m, 2010 prices)	0.8	11257.4	2.6
Households (000s)	14.7	284.3	41.5
Demand for dwellings (000s)	15.1	291.5	42.5

Hertfordshire: employment (000s)

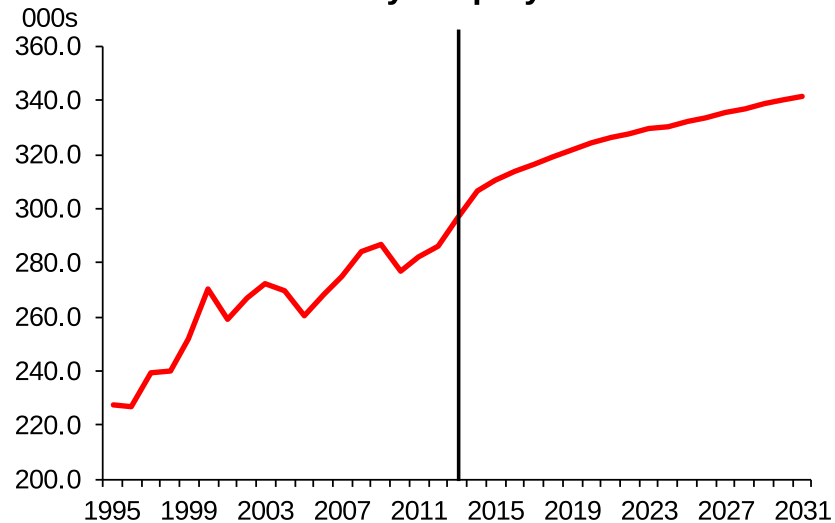
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	1.0	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-5.4	26.7	-5.8
Electricity, gas & water	0.1	0.9	-0.2
Construction	-1.3	21.5	6.8
Wholesale	0.8	19.0	6.0
Retail	-2.7	38.7	2.1
Hotels and restaurants	-2.2	16.3	2.9
Transport	4.0	18.9	5.1
IT & communication	0.8	8.7	2.6
Financial services	-5.1	7.9	0.6
Professional business services	7.4	19.7	6.2
Other business services	7.0	28.1	11.8
Public admin & defence	-1.1	9.6	-1.2
Education & health	20.7	63.6	3.5
Other services	1.6	16.2	4.3
Total	**24.8**	**296.8**	**44.6**

Essex Thames Gateway: demographics



Source: Oxford Economics/ONS

Essex Thames Gateway: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - London Arc East

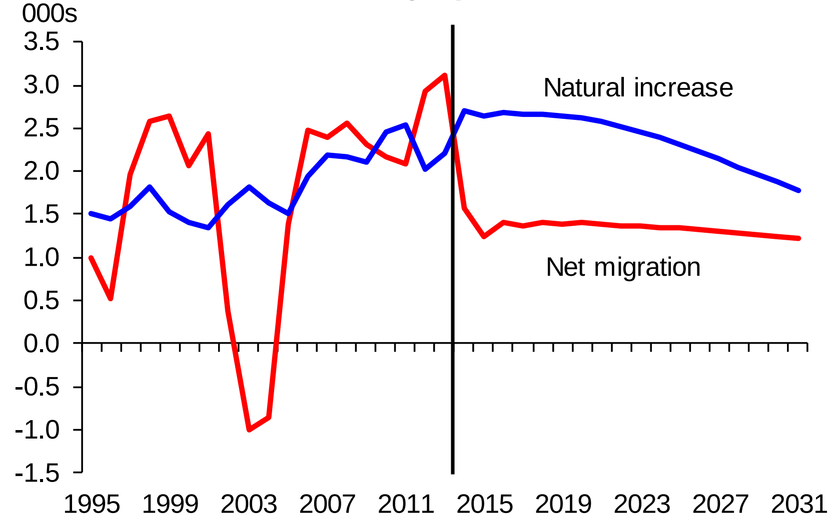
London Arc East: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	41.3	529.2	67.1
Employees total (000s)	13.3	218.1	26.7
Self-employed total (000s)	8.7	44.9	9.0
Employment total (000s)	22.2	263.9	35.7
Unemployment level (000s)	4.0	8.2	-2.5
Residence based employment (000s)	30.5	274.6	37.6
Residence employment rate (%)	3.1	72.2	3.7
Net commuting (000s)	-9.0	-40.7	-6.0
GVA total (£m, 2010 prices)	0.9	10731.1	2.5
Households (000s)	17.3	218.4	34.1
Demand for dwellings (000s)	17.8	224.0	35.0

London Arc East: employment (000s)

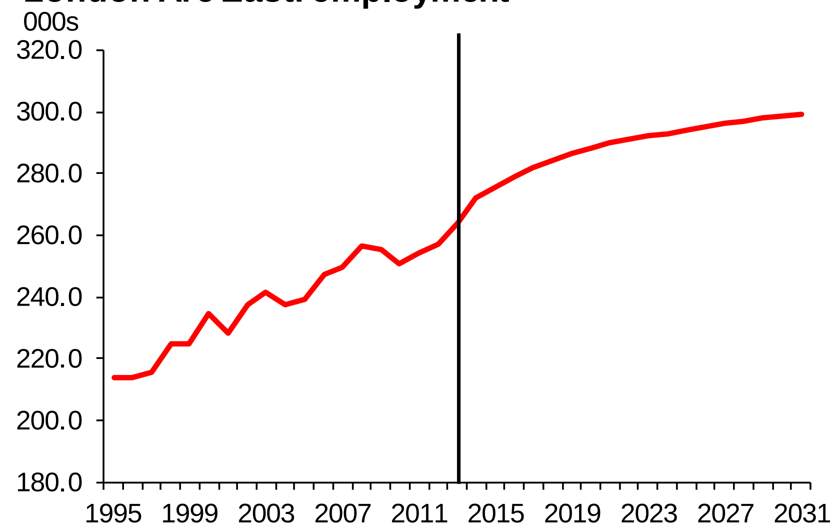
	2003-13 change	2013	2013-2031 change
Agriculture	1.0	3.0	-0.2
Extraction	-0.1	0.1	0.0
Manufacturing	-4.9	21.5	-4.8
Electricity, gas & water	0.1	0.5	-0.1
Construction	0.3	26.6	6.4
Wholesale	0.4	17.8	1.3
Retail	-1.2	26.9	0.9
Hotels and restaurants	-0.4	15.8	2.2
Transport	0.8	14.3	2.5
IT & communication	0.1	8.1	2.5
Financial services	-0.9	3.9	0.2
Professional business services	7.2	21.3	6.4
Other business services	8.8	39.1	12.1
Public admin & defence	-1.6	6.8	-0.7
Education & health	12.6	45.6	3.4
Other services	0.1	12.5	3.6
Total	**22.2**	**263.9**	**35.7**

London Arc East: demographics



Source: Oxford Economics/ONS

London Arc East: employment



Source: Oxford Economics/ONS

Forecasts for districts - London Arc West

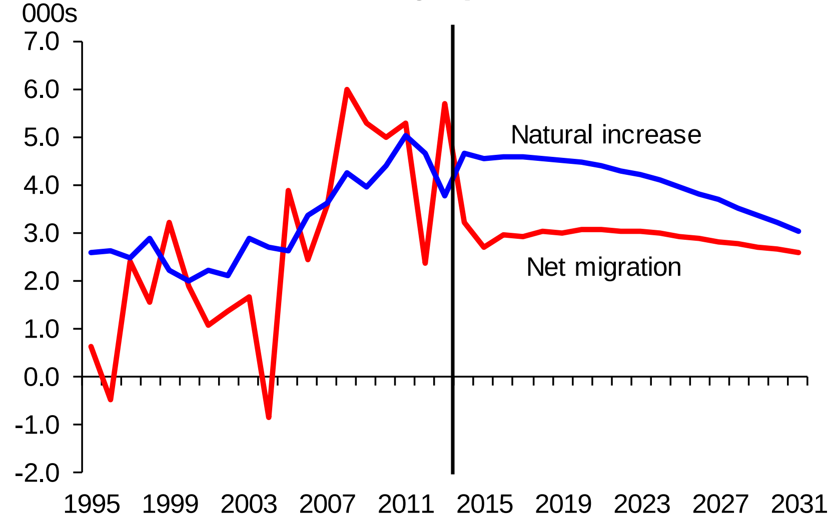
London Arc West: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	77.3	904.5	126.3
Employees total (000s)	35.1	444.9	69.6
Self-employed total (000s)	19.0	72.5	15.8
Employment total (000s)	54.0	518.5	85.4
Unemployment level (000s)	5.4	12.8	-3.4
Residence based employment (000s)	43.2	456.6	72.0
Residence employment rate (%)	0.9	70.5	4.1
Net commuting (000s)	10.6	4.9	2.4
GVA total (£m, 2010 prices)	0.5	22228.5	2.7
Households (000s)	28.7	367.4	62.3
Demand for dwellings (000s)	29.3	375.1	63.6

London Arc West: employment (000s)

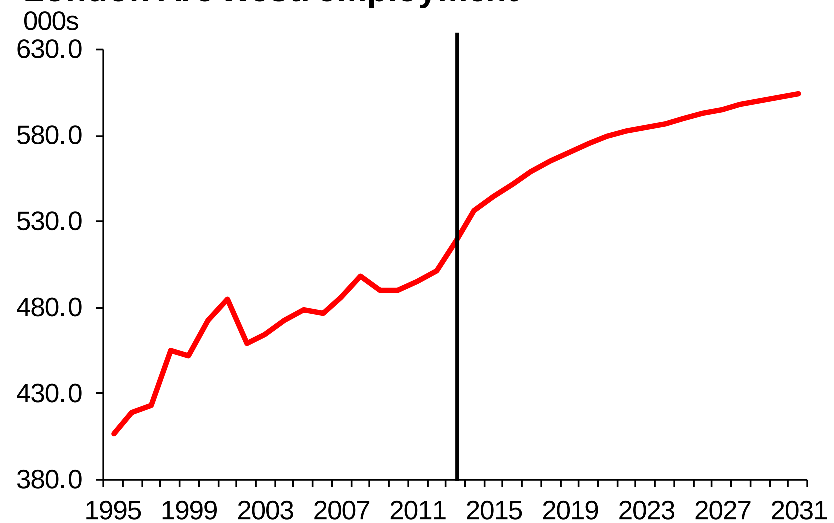
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.8	-0.2
Extraction	0.0	0.1	0.0
Manufacturing	-13.9	27.7	-5.8
Electricity, gas & water	0.2	2.3	-0.5
Construction	6.8	43.5	9.2
Wholesale	2.3	40.2	1.1
Retail	0.9	55.3	5.2
Hotels and restaurants	2.9	27.1	6.1
Transport	1.2	18.2	3.6
IT & communication	1.7	29.9	6.8
Financial services	-2.0	12.5	2.1
Professional business services	15.8	55.5	20.5
Other business services	23.2	79.9	28.2
Public admin & defence	-1.2	13.2	-1.8
Education & health	16.9	84.6	4.6
Other services	-1.1	26.7	6.4
Total	**54.0**	**518.5**	**85.4**

London Arc West: demographics



Source: Oxford Economics/ONS

London Arc West: employment



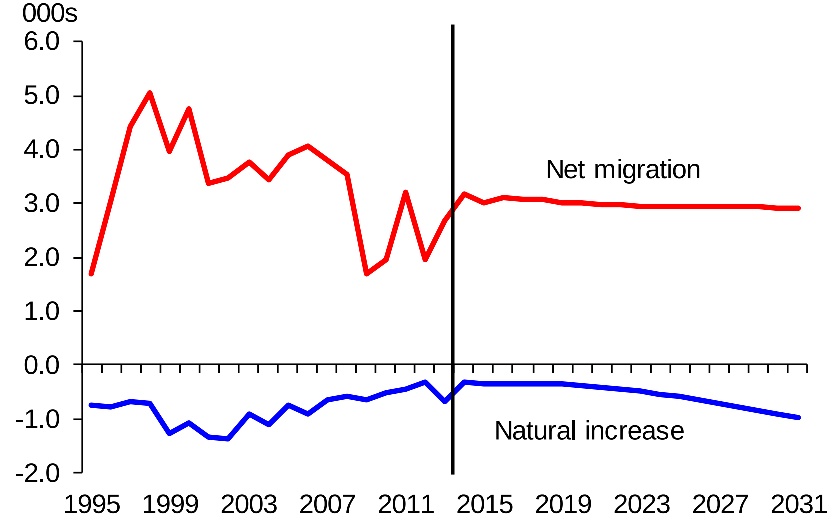
Source: Oxford Economics/ONS

Forecasts for districts - North

North: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	23.6	384.2	44.0
Employees total (000s)	6.4	124.4	8.0
Self-employed total (000s)	3.8	29.1	3.3
Employment total (000s)	7.4	156.6	11.2
Unemployment level (000s)	2.8	6.0	-1.7
Residence based employment (000s)	8.2	168.3	13.5
Residence employment rate (%)	-0.6	61.4	0.6
Net commuting (000s)	8.4	-8.7	-1.9
GVA total (£m, 2010 prices)	1.2	5180.4	2.1
Households (000s)	17.4	173.5	24.9
Demand for dwellings (000s)	18.7	186.8	26.7

North: demographics

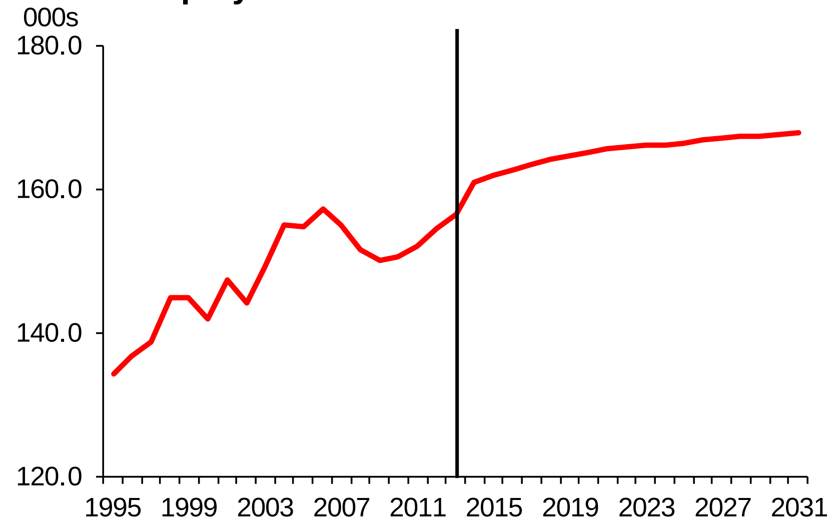


Source: Oxford Economics/ONS

North: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.2	6.8	-0.6
Extraction	-0.4	0.3	-0.1
Manufacturing	-4.1	18.6	-3.5
Electricity, gas & water	0.2	0.7	-0.1
Construction	-0.2	13.3	2.0
Wholesale	0.9	8.3	0.7
Retail	1.6	17.2	1.6
Hotels and restaurants	3.2	11.7	2.0
Transport	-1.1	6.7	0.5
IT & communication	0.1	1.4	0.5
Financial services	0.2	2.2	0.2
Professional business services	1.8	8.4	1.8
Other business services	4.0	11.8	3.4
Public admin & defence	-2.5	8.6	-0.3
Education & health	5.3	31.1	1.1
Other services	-1.4	9.3	2.2
Total	**7.4**	**156.6**	**11.2**

North: employment



Source: Oxford Economics/ONS

Forecasts for districts - Greater Norwich

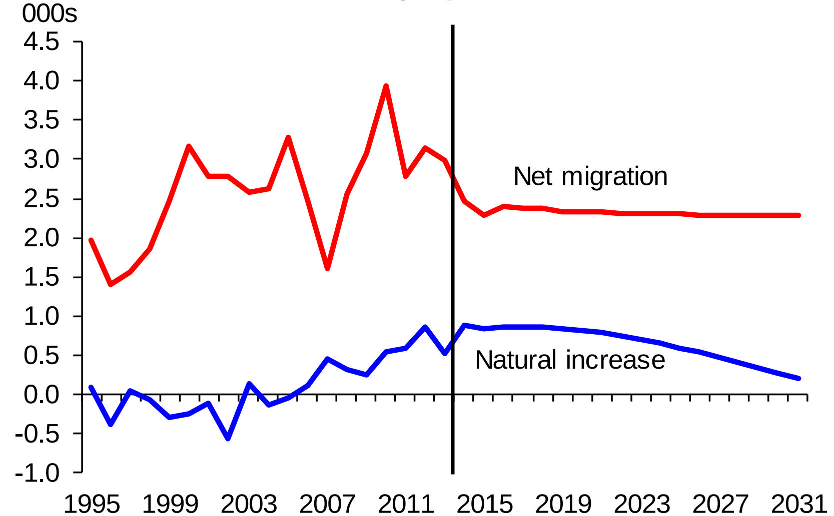
Greater Norwich: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	32.0	388.9	53.5
Employees total (000s)	6.9	180.2	19.4
Self-employed total (000s)	4.2	29.4	5.1
Employment total (000s)	11.1	209.6	24.5
Unemployment level (000s)	2.7	6.8	-2.1
Residence based employment (000s)	31.2	196.4	20.1
Residence employment rate (%)	5.6	68.9	0.7
Net commuting (000s)	-14.9	3.5	3.7
GVA total (£m, 2010 prices)	-0.2	7826.4	2.4
Households (000s)	15.1	169.0	28.3
Demand for dwellings (000s)	15.7	175.2	29.4

Greater Norwich: employment (000s)

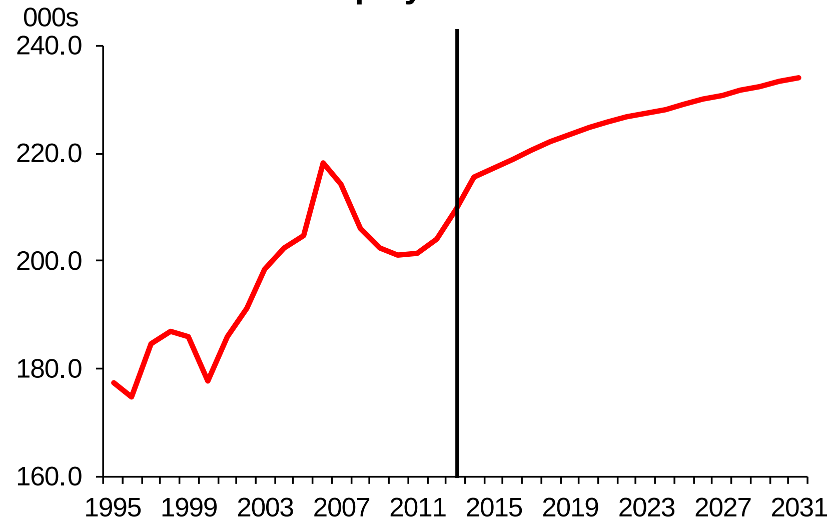
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	3.1	-0.3
Extraction	-0.1	0.1	0.0
Manufacturing	-8.2	14.6	-1.8
Electricity, gas & water	0.2	0.8	-0.2
Construction	-0.2	17.1	3.9
Wholesale	-0.1	12.0	0.5
Retail	1.2	20.3	2.6
Hotels and restaurants	1.2	12.0	1.9
Transport	-1.0	6.7	0.7
IT & communication	-0.8	5.5	1.5
Financial services	-0.5	12.9	0.0
Professional business services	0.7	12.4	4.2
Other business services	2.0	23.4	6.3
Public admin & defence	2.6	9.5	-0.6
Education & health	13.3	48.4	2.7
Other services	0.6	11.0	3.1
Total	**11.1**	**209.6**	**24.5**

Greater Norwich: demographics



Source: Oxford Economics/ONS

Greater Norwich: employment



Source: Oxford Economics/ONS

Forecasts for districts - Great Yarmouth & Waveney

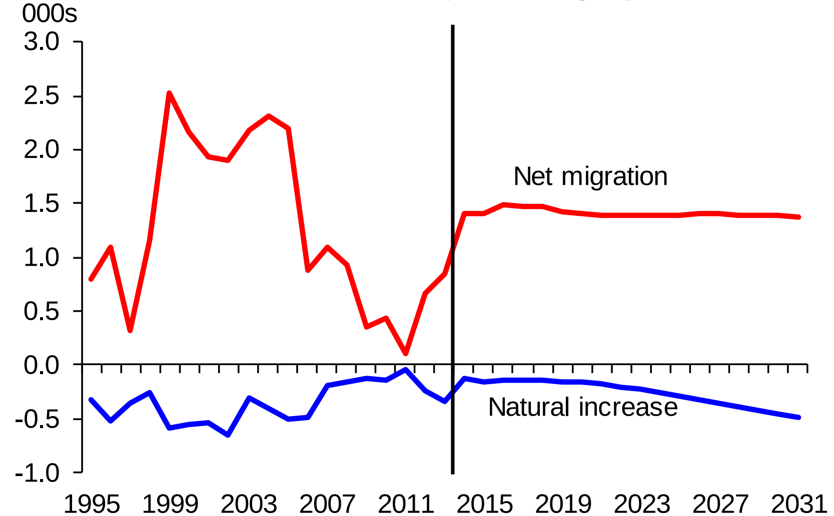
Great Yarmouth & Waveney: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	7.2	213.7	20.8
Employees total (000s)	1.8	78.1	4.1
Self-employed total (000s)	2.0	13.3	1.4
Employment total (000s)	3.8	91.4	5.4
Unemployment level (000s)	1.8	6.0	-1.7
Residence based employment (000s)	4.6	90.9	5.5
Residence employment rate (%)	0.4	59.5	0.4
Net commuting (000s)	4.3	-2.6	-0.3
GVA total (£m, 2010 prices)	1.0	2912.5	2.1
Households (000s)	5.3	94.4	11.9
Demand for dwellings (000s)	5.6	99.6	12.5

Great Yarmouth & Waveney: employment (000s)

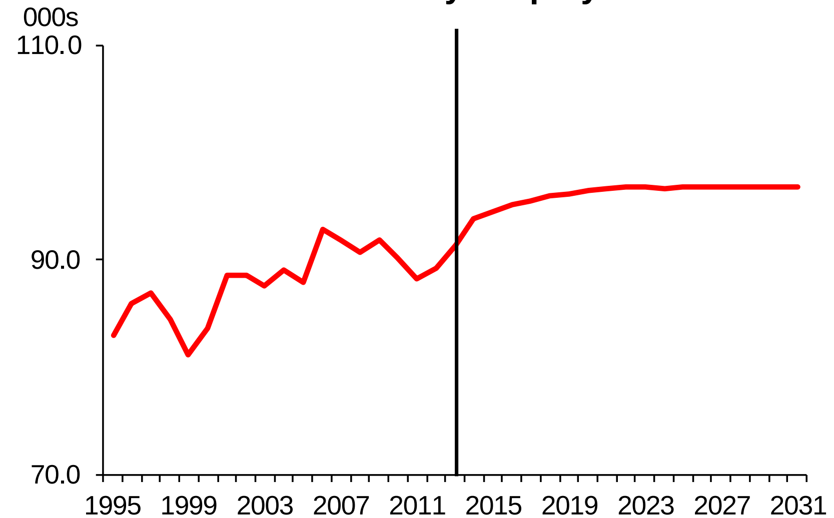
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.9	-0.1
Extraction	0.0	0.7	-0.2
Manufacturing	-2.1	10.6	-2.2
Electricity, gas & water	0.2	0.6	-0.1
Construction	0.8	5.9	0.9
Wholesale	-0.2	4.3	-0.1
Retail	1.0	11.1	1.5
Hotels and restaurants	2.0	9.2	1.0
Transport	-0.8	3.5	0.1
IT & communication	-0.1	1.0	0.2
Financial services	-0.5	0.9	0.0
Professional business services	2.6	7.6	1.1
Other business services	0.0	7.0	1.3
Public admin & defence	-1.6	2.6	-0.3
Education & health	3.8	20.3	1.3
Other services	-1.5	5.1	1.0
Total	**3.8**	**91.4**	**5.4**

Great Yarmouth & Waveney: demographics



Source: Oxford Economics/ONS

Great Yarmouth & Waveney: employment



Source: Oxford Economics/ONS

Forecasts for districts - Haven Gateway

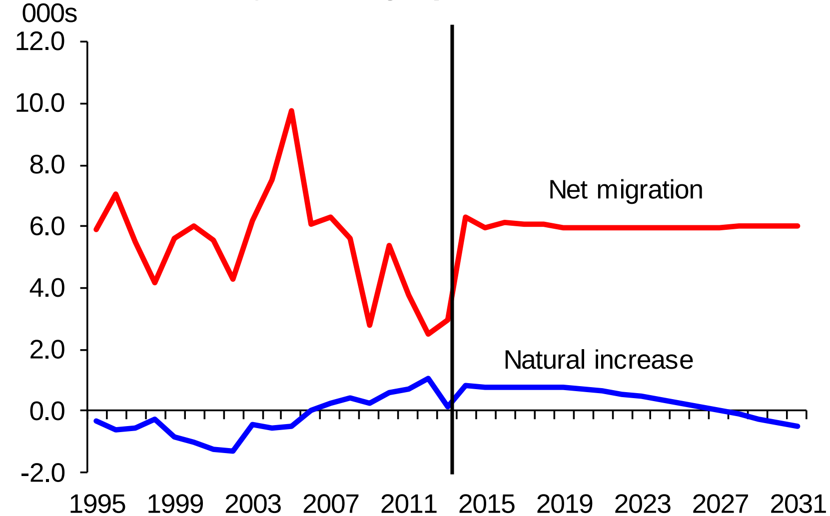
Haven Gateway: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	55.1	761.6	115.0
Employees total (000s)	9.8	293.7	35.0
Self-employed total (000s)	7.9	55.3	9.4
Employment total (000s)	17.5	354.3	44.4
Unemployment level (000s)	4.8	12.7	-3.8
Residence based employment (000s)	37.1	357.6	44.1
Residence employment rate (%)	1.6	65.3	1.1
Net commuting (000s)	-6.2	-16.6	-0.9
GVA total (£m, 2010 prices)	0.3	12677.3	2.4
Households (000s)	30.5	329.9	59.5
Demand for dwellings (000s)	31.7	344.3	61.9

Haven Gateway: employment (000s)

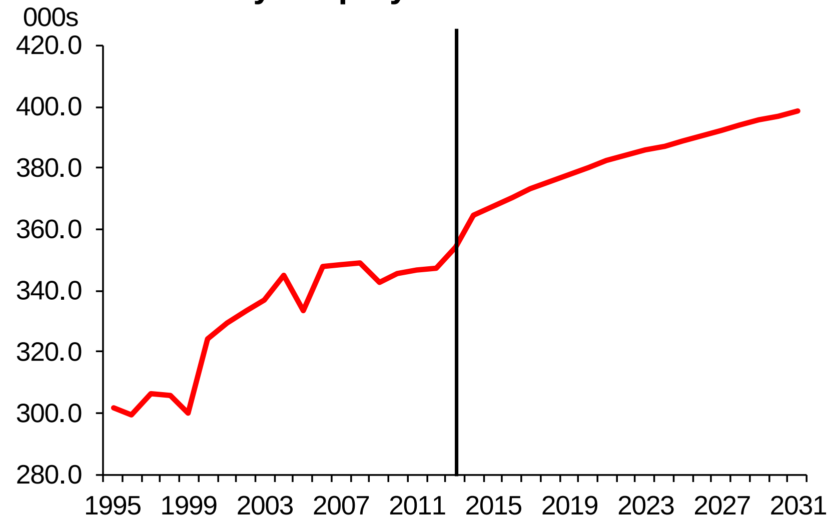
	2003-13 change	2013	2013-2031 change
Agriculture	0.2	6.5	-0.6
Extraction	0.1	0.2	-0.1
Manufacturing	-4.7	26.5	-5.4
Electricity, gas & water	-0.6	2.9	-0.5
Construction	-0.6	24.7	5.4
Wholesale	-2.8	17.4	0.9
Retail	-2.4	34.9	5.9
Hotels and restaurants	1.6	21.8	3.8
Transport	-0.8	25.3	3.0
IT & communication	-2.6	12.5	3.3
Financial services	-3.0	10.1	0.2
Professional business services	4.7	21.5	7.4
Other business services	6.9	29.6	9.9
Public admin & defence	-1.6	17.7	-1.5
Education & health	24.8	82.9	8.2
Other services	-1.5	19.7	4.5
Total	**17.5**	**354.3**	**44.4**

Haven Gateway: demographics



Source: Oxford Economics/ONS

Haven Gateway: employment



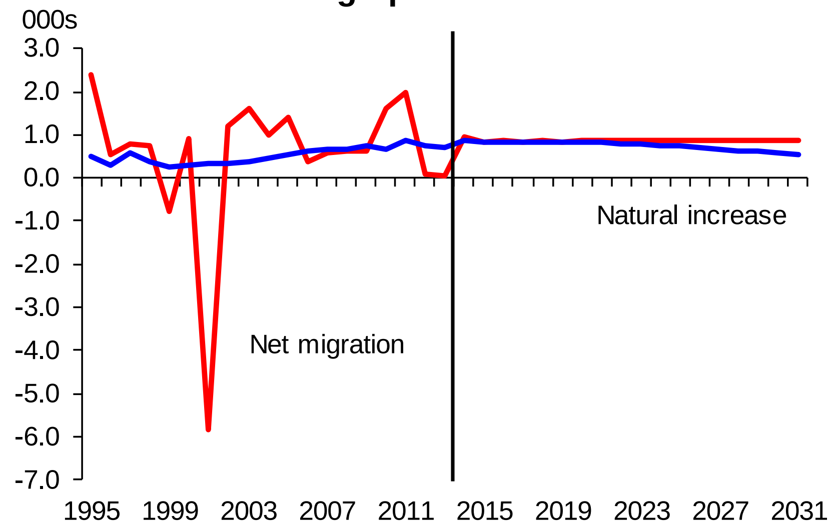
Source: Oxford Economics/ONS

Forecasts for districts - West Suffolk

West Suffolk: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	15.1	173.1	28.9
Employees total (000s)	3.3	79.4	8.1
Self-employed total (000s)	1.8	11.7	2.0
Employment total (000s)	5.1	92.7	10.1
Unemployment level (000s)	1.1	2.2	-0.6
Residence based employment (000s)	12.6	93.3	10.1
Residence employment rate (%)	3.4	73.8	-0.8
Net commuting (000s)	-6.7	-3.2	-0.3
GVA total (£m, 2010 prices)	1.3	3415.0	2.4
Households (000s)	7.6	72.4	14.3
Demand for dwellings (000s)	8.0	75.7	14.9

West Suffolk: demographics

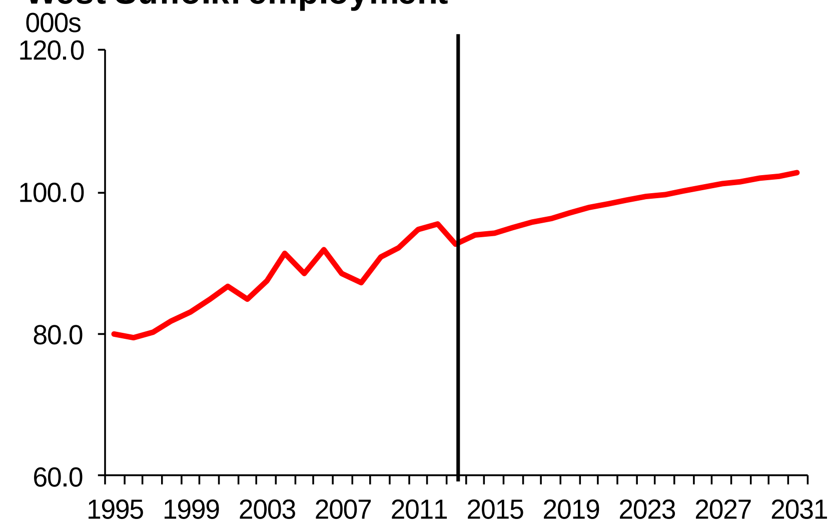


Source: Oxford Economics/ONS

West Suffolk: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.6	1.7	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-2.5	10.8	-1.7
Electricity, gas & water	0.2	0.7	0.0
Construction	0.8	5.8	1.1
Wholesale	-0.8	5.9	0.1
Retail	-0.1	8.7	0.7
Hotels and restaurants	1.4	6.2	0.8
Transport	0.7	3.4	0.8
IT & communication	-0.7	1.6	0.5
Financial services	-0.1	1.7	0.0
Professional business services	2.5	6.6	2.6
Other business services	4.9	12.1	3.0
Public admin & defence	-1.5	5.2	-0.3
Education & health	1.7	16.6	1.5
Other services	-1.7	5.6	1.2
Total	**5.1**	**92.7**	**10.1**

West Suffolk: employment



Source: Oxford Economics/ONS

Forecasts for districts - East of England

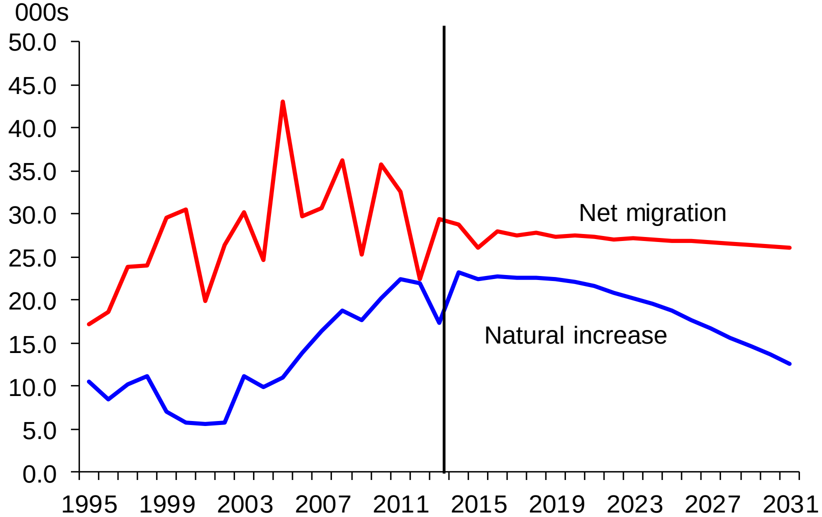
East of England: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	479.4	5953.5	837.3
Employees total (000s)	152.7	2487.0	338.0
Self-employed total (000s)	83.8	441.3	88.6
Employment total (000s)	230.8	2943.5	426.6
Unemployment level (000s)	44.1	102.2	-31.0
Residence based employment (000s)	273.9	2903.4	403.2
Residence employment rate (%)	0.9 (pp)	67.6	2.7 (pp)
Net commuting (000s)	16.0	-130.0	-2.7
GVA total (£m, 2010 prices)	0.8 (%pa)	115378.5	2.6 (%pa)
Households (000s)	209.7	2480.9	421.5
Demand for dwellings (000s)	217.0	2565.6	435.5

East of England : employment (000s)

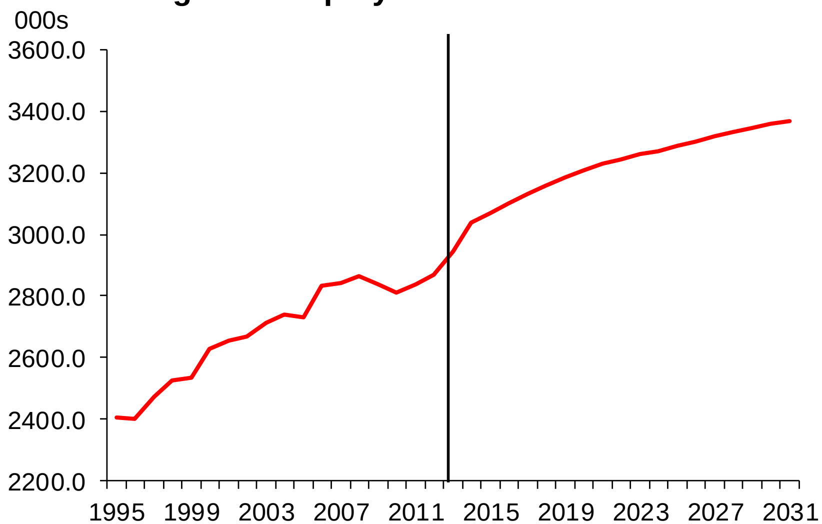
	2003-13 change	2013	2013-2031 change
Agriculture	2.8	35.4	-2.7
Extraction	-1.0	1.7	-0.7
Manufacturing	-64.2	243.4	-48.1
Electricity, gas & water	1.1	13.6	-2.4
Construction	5.5	222.3	54.4
Wholesale	-2.7	181.1	16.9
Retail	-4.5	294.9	27.8
Hotels and restaurants	11.1	170.4	30.2
Transport	10.6	143.3	25.8
IT & communication	-1.2	107.0	29.8
Financial services	-17.5	74.7	5.7
Professional business services	62.1	232.6	81.7
Other business services	97.5	353.3	124.0
Public admin & defence	-12.3	114.8	-11.1
Education & health	144.9	597.4	55.0
Other services	-1.4	157.5	40.2
Total	**230.8**	**2943.5**	**426.6**

East of England: demographics



Source: Oxford Economics/ONS

East of England: employment



Source: Oxford Economics/ONS

Forecasts for districts - Corby

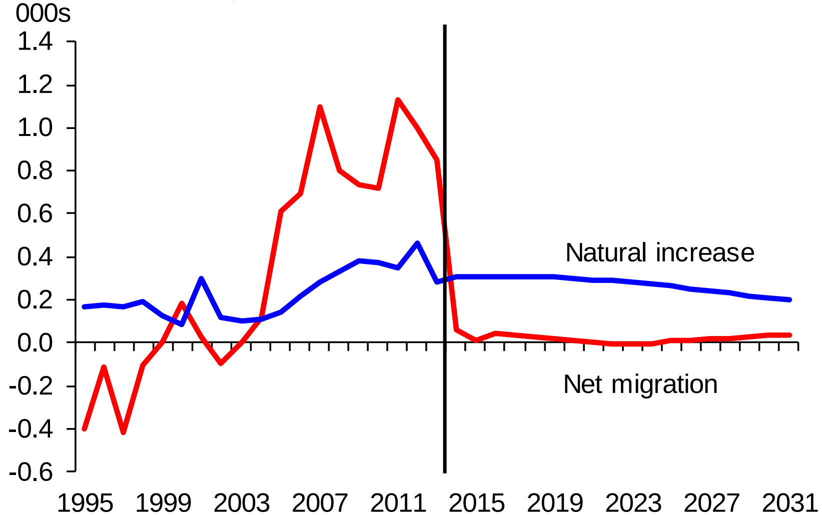
Corby: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.7	64.2	5.2
Employees total (000s)	-0.1	28.8	1.8
Self-employed total (000s)	0.1	2.3	0.5
Employment total (000s)	0.1	31.1	2.2
Unemployment level (000s)	0.9	1.8	-0.6
Residence based employment (000s)	2.6	30.5	2.1
Residence employment rate (%)	-7.2 (pp)	65.6	2.3 (pp)
Net commuting (000s)	-1.4	-0.1	0.0
GVA total (£m, 2010 prices)	0.3 (%pa)	1221.8	2.3 (%pa)
Households (000s)	3.8	26.4	3.0
Demand for dwellings (000s)	4.3	27.2	3.1

Corby: employment (000s)

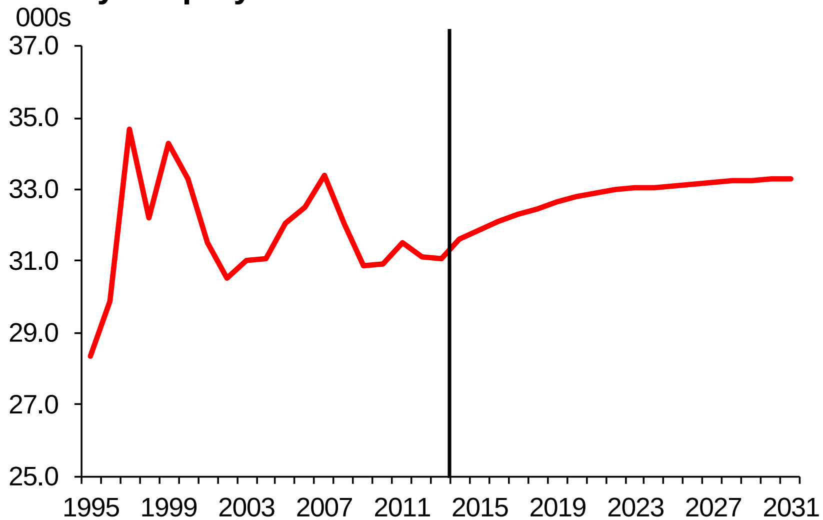
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-2.2	8.0	-1.5
Electricity, gas & water	0.1	0.1	0.0
Construction	0.2	1.3	0.4
Wholesale	0.5	4.2	0.1
Retail	0.6	3.2	0.3
Hotels and restaurants	-0.1	1.1	0.1
Transport	0.0	3.7	1.2
IT & communication	-0.7	0.4	0.1
Financial services	0.0	0.2	0.0
Professional business services	0.2	0.8	0.2
Other business services	-0.6	2.1	0.5
Public admin & defence	0.4	0.8	-0.1
Education & health	1.5	3.9	0.5
Other services	0.1	1.4	0.3
Total	**0.1**	**31.1**	**2.2**

Corby: demographics



Source: Oxford Economics/ONS

Corby: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Daventry

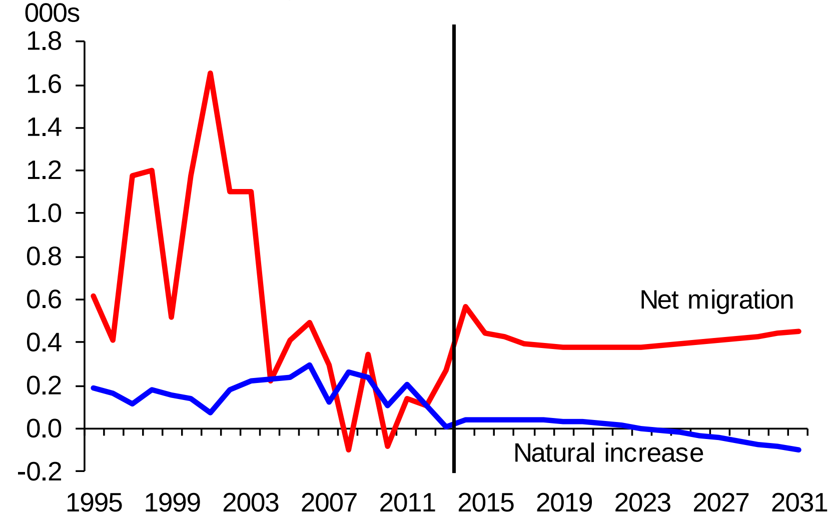
Daventry: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	3.9	78.6	7.3
Employees total (000s)	1.0	33.7	3.1
Self-employed total (000s)	0.2	5.3	1.0
Employment total (000s)	1.3	39.0	4.1
Unemployment level (000s)	0.4	1.1	-0.3
Residence based employment (000s)	0.9	40.7	3.2
Residence employment rate (%)	-3.0 (pp)	70.7	2.4 (pp)
Net commuting (000s)	2.0	-5.0	0.5
GVA total (£m, 2010 prices)	-0.4 (%pa)	1522.1	2.4 (%pa)
Households (000s)	2.3	32.0	3.9
Demand for dwellings (000s)	2.1	32.9	4.1

Daventry: employment (000s)

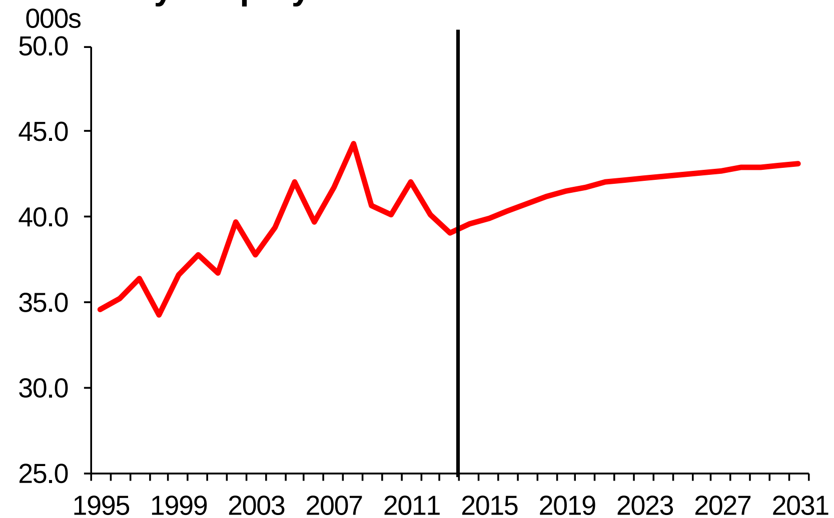
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	0.8	0.0
Extraction	0.1	0.1	0.0
Manufacturing	-3.4	5.3	-0.6
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.5	1.9	0.4
Wholesale	0.5	3.8	0.2
Retail	0.8	3.8	-0.4
Hotels and restaurants	-0.2	2.2	-0.1
Transport	2.7	5.7	1.0
IT & communication	-0.6	0.8	0.2
Financial services	-0.1	0.2	0.0
Professional business services	0.6	2.5	1.4
Other business services	0.8	4.0	1.3
Public admin & defence	-0.3	0.6	0.0
Education & health	0.8	5.4	0.2
Other services	-0.3	1.9	0.5
Total	**1.3**	**39.0**	**4.1**

Daventry: demographics



Source: Oxford Economics/ONS

Daventry: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - East Northamptonshire

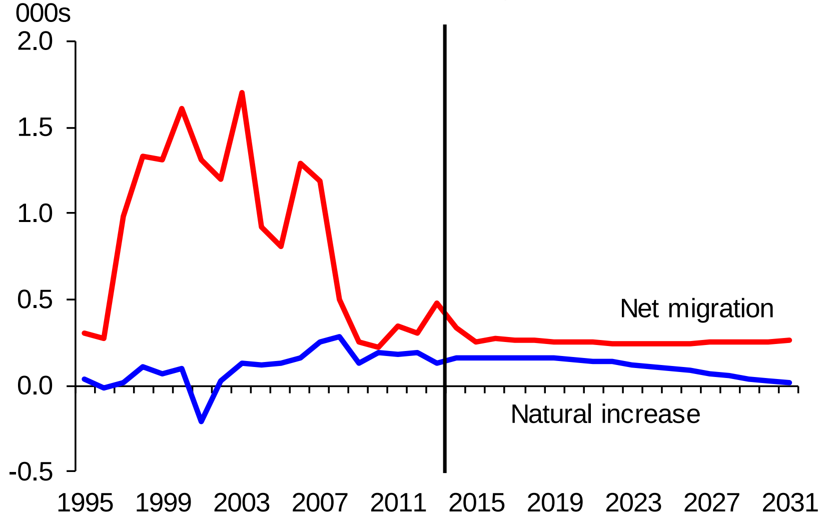
East Northamptonshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	8.1	88.0	6.6
Employees total (000s)	2.1	26.3	1.7
Self-employed total (000s)	0.0	5.1	0.8
Employment total (000s)	2.1	31.3	2.5
Unemployment level (000s)	0.6	1.4	-0.5
Residence based employment (000s)	1.0	40.6	3.8
Residence employment rate (%)	-5.5 (pp)	63.7	4.1 (pp)
Net commuting (000s)	0.2	-10.9	-1.4
GVA total (£m, 2010 prices)	-0.8 (%pa)	1113.6	2.2 (%pa)
Households (000s)	3.8	36.2	3.7
Demand for dwellings (000s)	4.1	37.8	4.1

East Northamptonshire: employment (000s)

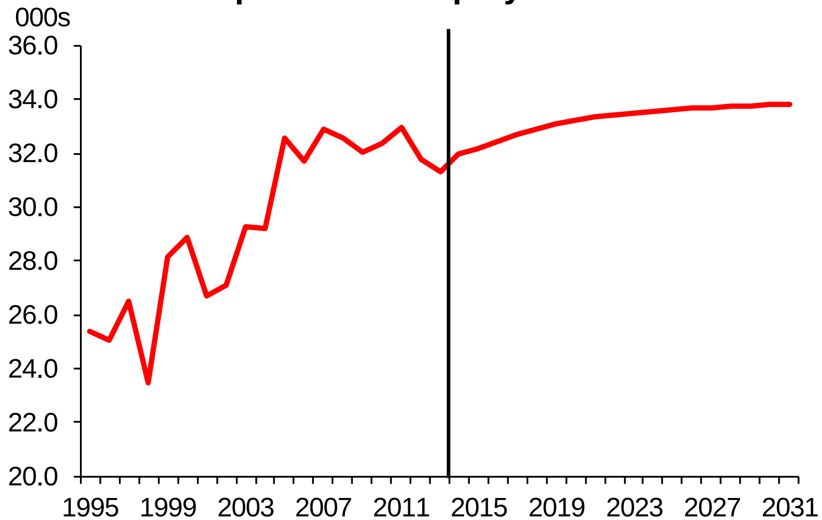
	2003-13 change	2013	2013-2031 change
Agriculture	0.5	0.9	0.0
Extraction	0.0	0.0	0.0
Manufacturing	0.2	5.0	-0.7
Electricity, gas & water	0.0	0.0	0.0
Construction	-0.9	2.1	0.3
Wholesale	1.4	3.6	0.1
Retail	0.1	2.5	0.1
Hotels and restaurants	0.1	1.4	0.3
Transport	-0.4	2.8	0.4
IT & communication	-0.2	0.3	0.1
Financial services	0.2	0.4	0.0
Professional business services	0.8	2.3	1.1
Other business services	-0.6	1.9	0.3
Public admin & defence	-0.1	0.4	-0.1
Education & health	1.6	5.7	0.2
Other services	-0.3	2.1	0.4
Total	**2.1**	**31.3**	**2.5**

East Northamptonshire: demographics



Source: Oxford Economics/ONS

East Northamptonshire: employment



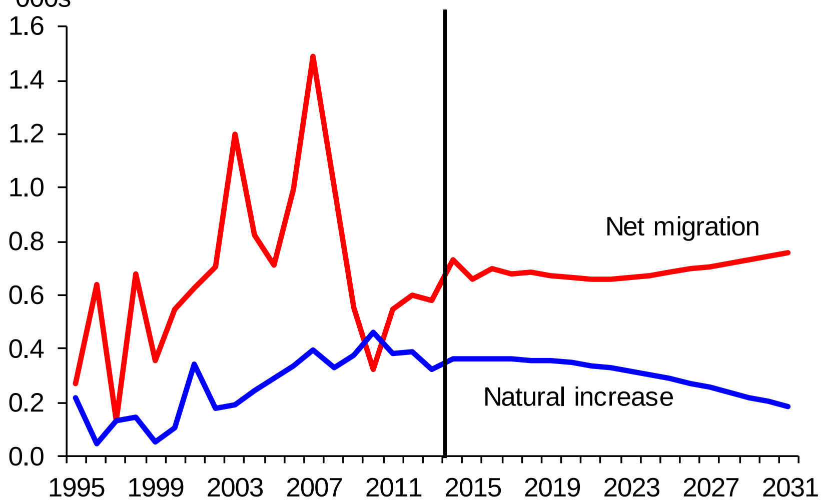
Source: Oxford Economics/ONS

Forecasts for districts - Kettering

Kettering: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.2	95.7	18.0
Employees total (000s)	5.3	39.8	8.8
Self-employed total (000s)	0.7	5.2	1.7
Employment total (000s)	6.0	45.0	10.5
Unemployment level (000s)	1.2	2.1	-0.7
Residence based employment (000s)	6.7	48.6	7.3
Residence employment rate (%)	0.9 (pp)	70.4	1.0 (pp)
Net commuting (000s)	0.1	-6.4	2.6
GVA total (£m, 2010 prices)	1.8 (%pa)	1713.9	3.0 (%pa)
Households (000s)	5.0	40.7	9.0
Demand for dwellings (000s)	5.3	42.1	9.4

Kettering: demographics

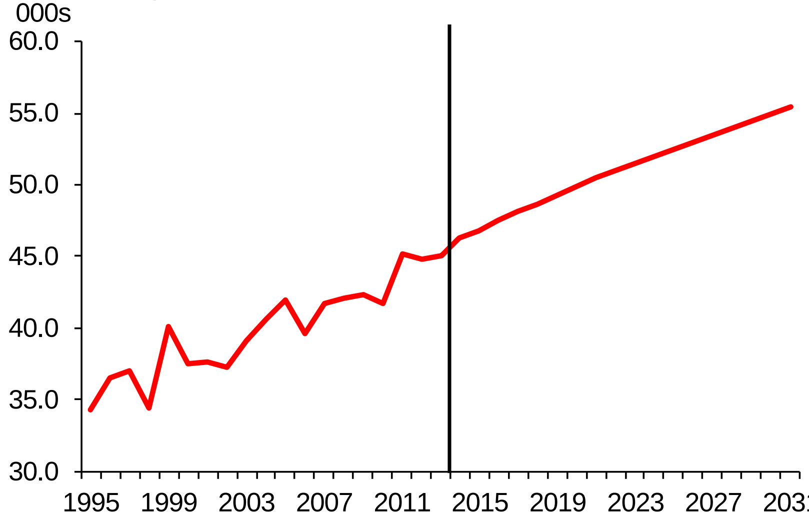


Source: Oxford Economics/ONS

Kettering: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.8	4.9	-0.9
Electricity, gas & water	-0.1	0.3	0.0
Construction	-0.1	2.7	1.1
Wholesale	1.6	4.4	0.9
Retail	0.1	4.5	0.6
Hotels and restaurants	0.0	2.2	0.8
Transport	0.4	2.2	0.7
IT & communication	0.4	1.2	0.4
Financial services	-0.5	0.3	0.0
Professional business services	1.6	3.1	2.6
Other business services	0.1	3.3	1.4
Public admin & defence	0.1	0.7	0.1
Education & health	4.1	12.9	2.1
Other services	0.1	2.0	0.6
Total	**6.0**	**45.0**	**10.5**

Kettering: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Northampton

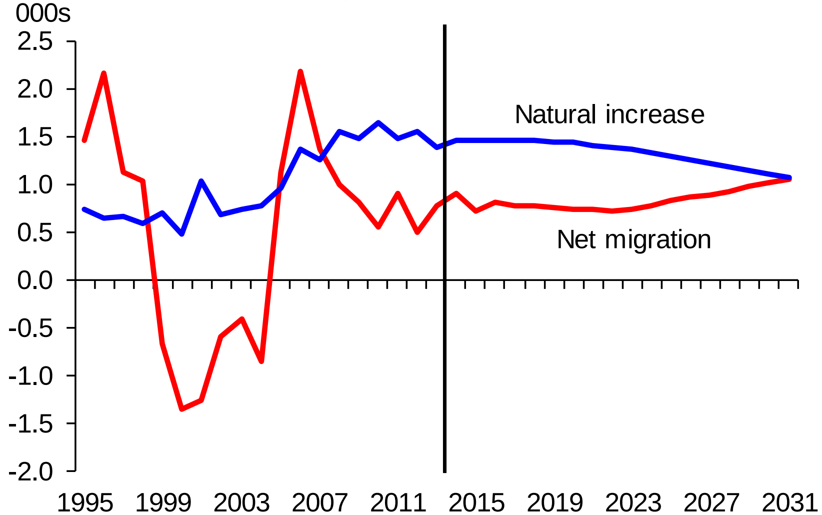
Northampton: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	21.9	216.7	39.2
Employees total (000s)	-4.2	120.4	18.1
Self-employed total (000s)	0.4	11.0	3.0
Employment total (000s)	-3.8	131.4	21.1
Unemployment level (000s)	2.5	5.3	-2.2
Residence based employment (000s)	12.2	106.8	13.2
Residence employment rate (%)	0.9 (pp)	67.6	-0.3 (pp)
Net commuting (000s)	-15.6	3.3	4.6
GVA total (£m, 2010 prices)	0.4 (%pa)	5232.6	2.5 (%pa)
Households (000s)	9.4	90.7	19.6
Demand for dwellings (000s)	7.6	92.4	20.0

Northampton: employment (000s)

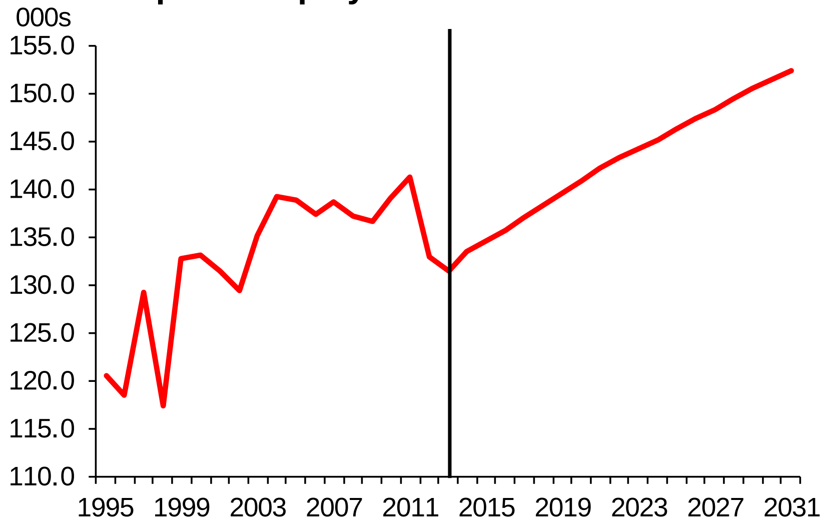
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.1	0.0
Extraction	-0.1	0.0	0.0
Manufacturing	-5.0	10.5	-2.5
Electricity, gas & water	0.9	1.3	0.1
Construction	-2.6	5.8	1.8
Wholesale	2.9	11.4	1.5
Retail	-2.0	10.5	-0.1
Hotels and restaurants	-1.2	5.7	1.2
Transport	-1.3	9.1	2.2
IT & communication	-1.0	2.3	0.8
Financial services	0.9	7.5	0.4
Professional business services	3.6	11.4	4.3
Other business services	-4.1	12.0	5.0
Public admin & defence	0.9	7.1	0.0
Education & health	5.4	27.8	4.1
Other services	-1.1	9.0	2.3
Total	**-3.8**	**131.4**	**21.1**

Northampton: demographics



Source: Oxford Economics/ONS

Northampton: employment



Source: Oxford Economics/ONS

Forecasts for districts - Rutland

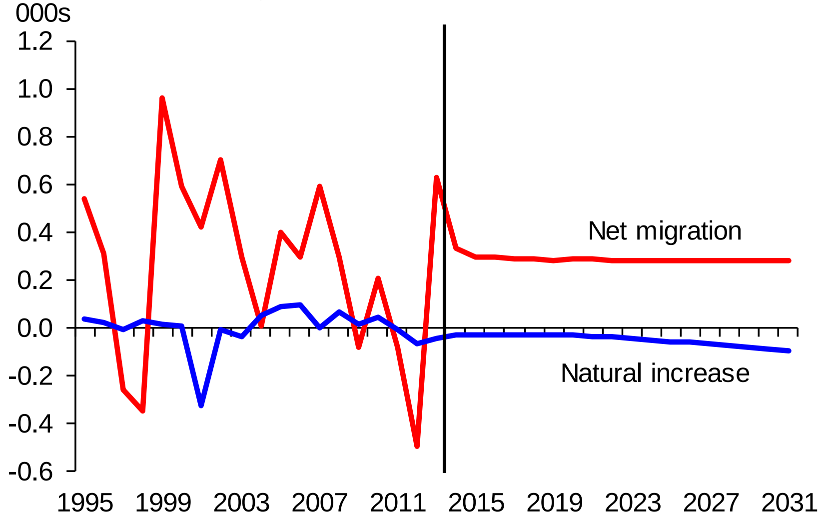
Rutland: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	2.0	37.6	4.4
Employees total (000s)	1.1	13.6	2.3
Self-employed total (000s)	0.1	2.6	0.7
Employment total (000s)	-0.1	17.6	3.0
Unemployment level (000s)	0.2	0.3	-0.1
Residence based employment (000s)	-0.2	17.8	2.1
Residence employment rate (%)	-3.5 (pp)	65.8	3.3 (pp)
Net commuting (000s)	0.7	-1.5	0.9
GVA total (£m, 2010 prices)	0.1 (%pa)	568.1	2.7 (%pa)
Households (000s)	1.7	15.1	2.4
Demand for dwellings (000s)	1.7	16.2	2.4

Rutland: employment (000s)

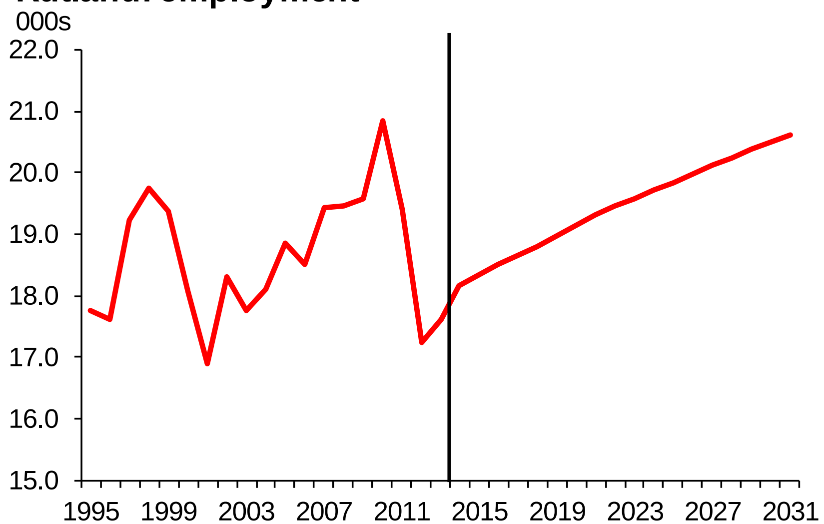
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.5	0.0
Extraction	0.0	0.0	0.0
Manufacturing	0.1	2.2	0.1
Electricity, gas & water	0.0	0.1	0.0
Construction	0.0	0.7	0.3
Wholesale	0.1	0.7	0.1
Retail	0.1	1.9	0.6
Hotels and restaurants	-0.1	1.4	0.2
Transport	0.0	0.5	0.1
IT & communication	0.0	0.4	0.1
Financial services	-0.1	0.1	0.0
Professional business services	0.3	1.0	0.6
Other business services	-0.7	0.6	0.2
Public admin & defence	-1.6	2.4	-0.1
Education & health	1.5	4.1	0.5
Other services	0.2	1.1	0.4
Total	**-0.1**	**17.6**	**3.0**

Rutland: demographics



Source: Oxford Economics/ONS

Rutland: employment



Source: Oxford Economics/ONS

Forecasts for districts - South Northamptonshire

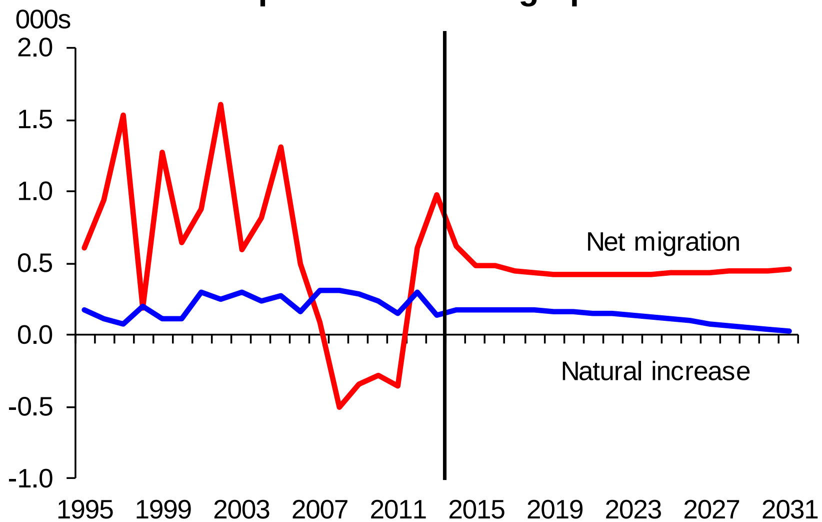
South Northamptonshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	5.2	87.5	10.3
Employees total (000s)	2.4	29.2	6.4
Self-employed total (000s)	0.8	7.2	2.4
Employment total (000s)	3.2	36.4	8.7
Unemployment level (000s)	0.2	0.6	0.0
Residence based employment (000s)	7.3	50.3	7.5
Residence employment rate (%)	6.7 (pp)	79.0	6.0 (pp)
Net commuting (000s)	-4.5	-16.0	0.8
GVA total (£m, 2010 prices)	0.4 (%pa)	1270.6	2.9 (%pa)
Households (000s)	2.9	35.7	5.3
Demand for dwellings (000s)	2.7	36.6	5.6

South Northamptonshire: employment (000s)

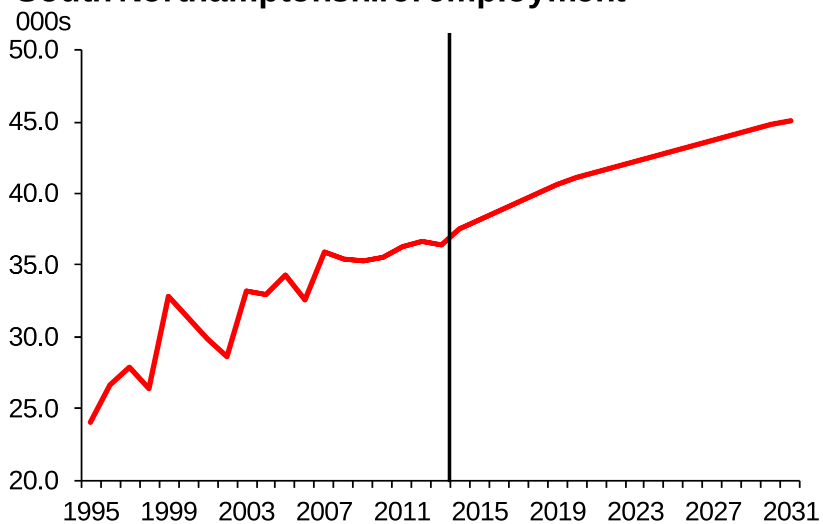
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	1.0	0.0
Extraction	0.1	0.1	0.0
Manufacturing	-1.1	3.3	-0.6
Electricity, gas & water	0.0	0.0	0.0
Construction	0.3	3.0	1.2
Wholesale	0.4	2.2	0.2
Retail	0.3	2.0	0.4
Hotels and restaurants	0.5	2.2	0.3
Transport	-0.1	2.1	0.7
IT & communication	-0.5	1.3	0.8
Financial services	-0.2	0.3	0.0
Professional business services	2.5	4.4	2.4
Other business services	-1.1	3.4	1.7
Public admin & defence	0.0	0.5	-0.1
Education & health	1.7	6.5	0.5
Other services	0.3	4.1	1.3
Total	**3.2**	**36.4**	**8.7**

South Northamptonshire: demographics



Source: Oxford Economics/ONS

South Northamptonshire: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Wellingborough

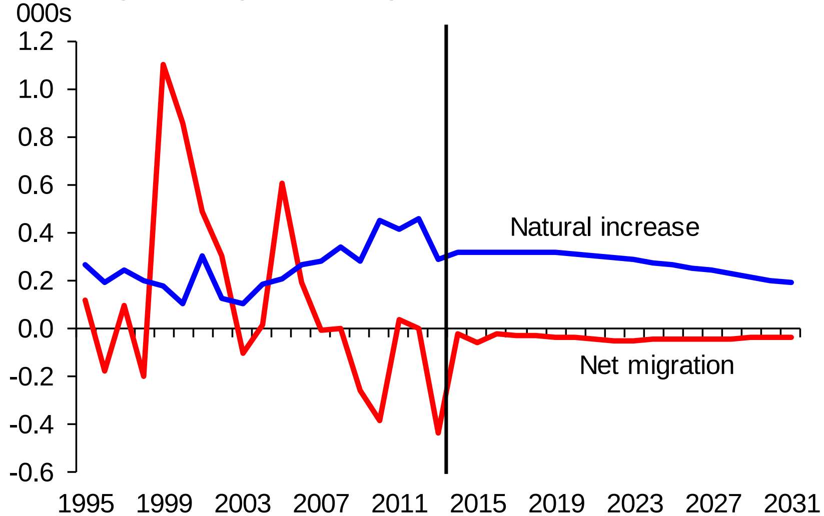
Wellingborough: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	3.0	76.0	4.3
Employees total (000s)	0.6	33.1	3.7
Self-employed total (000s)	0.9	4.7	1.1
Employment total (000s)	1.5	37.8	4.8
Unemployment level (000s)	1.1	2.0	-0.7
Residence based employment (000s)	-2.4	32.9	4.1
Residence employment rate (%)	-6.9 (pp)	60.3	6.9 (pp)
Net commuting (000s)	4.2	1.0	0.2
GVA total (£m, 2010 prices)	0.1 (%pa)	1513.9	2.6 (%pa)
Households (000s)	1.7	32.4	2.9
Demand for dwellings (000s)	2.1	33.3	3.0

Wellingborough: employment (000s)

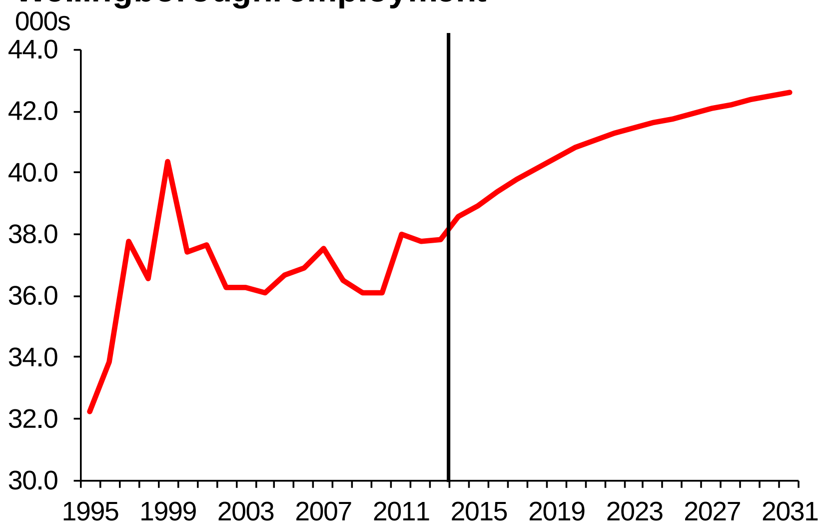
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.2	5.7	-1.2
Electricity, gas & water	0.0	0.1	0.0
Construction	0.1	2.1	0.9
Wholesale	-0.1	4.4	0.5
Retail	0.2	3.2	0.3
Hotels and restaurants	0.0	1.5	0.1
Transport	0.3	4.1	0.9
IT & communication	-0.6	0.7	0.3
Financial services	-0.1	0.5	0.0
Professional business services	-0.1	1.6	0.6
Other business services	2.6	5.8	2.3
Public admin & defence	-0.1	0.9	-0.2
Education & health	1.2	5.4	0.1
Other services	-0.9	1.5	0.2
Total	**1.5**	**37.8**	**4.8**

Wellingborough: demographics



Source: Oxford Economics/ONS

Wellingborough: employment



Source: Oxford Economics/ONS

Forecasts for districts - Northamptonshire

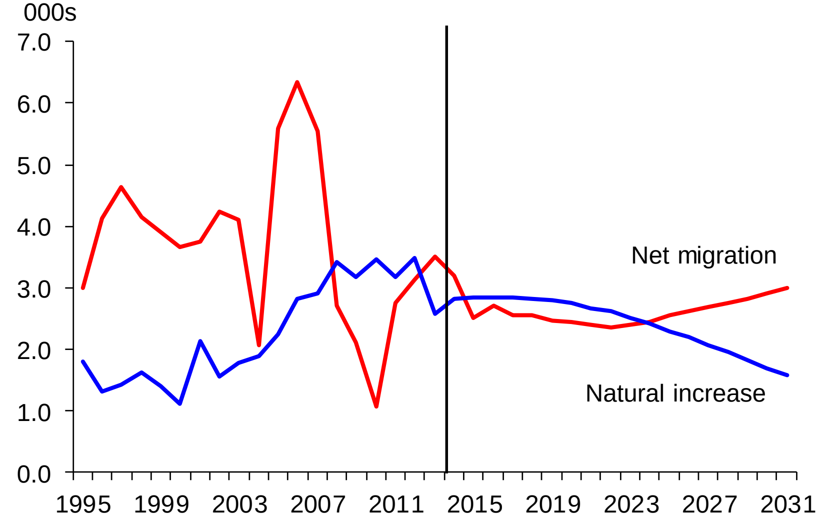
Northamptonshire: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	64.0	706.6	91.0
Employees total (000s)	7.1	311.2	43.5
Self-employed total (000s)	3.2	40.8	10.5
Employment total (000s)	10.3	352.0	54.0
Unemployment level (000s)	6.9	14.3	-5.1
Residence based employment (000s)	28.3	350.4	41.2
Residence employment rate (%)	-1.2 (pp)	68.3	2.5 (pp)
Net commuting (000s)	-15.1	-34.2	7.4
GVA total (£m, 2010 prices)	0.3 (%pa)	13588.5	2.6 (%pa)
Households (000s)	29.0	294.1	47.4
Demand for dwellings (000s)	28.2	302.3	49.3

Northamptonshire: employment (000s)

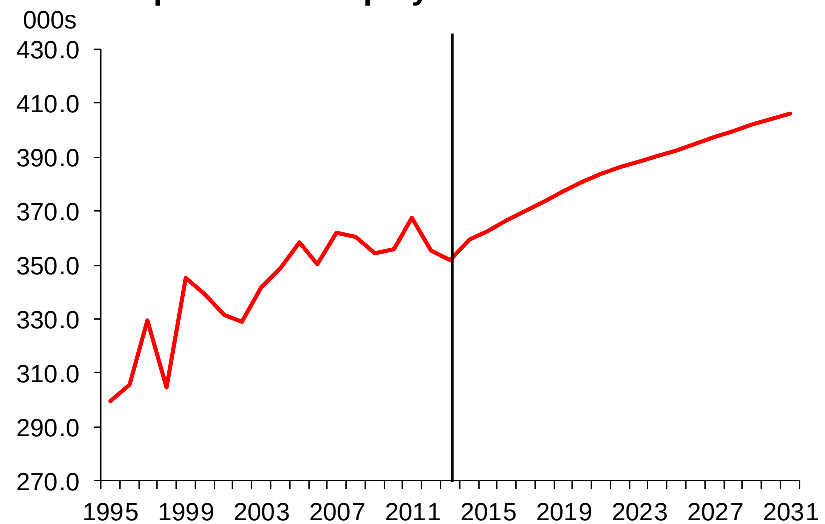
	2003-13 change	2013	2013-2031 change
Agriculture	1.0	3.3	0.1
Extraction	0.1	0.2	-0.1
Manufacturing	-14.5	42.8	-8.0
Electricity, gas & water	0.9	1.8	0.0
Construction	-3.5	18.7	6.2
Wholesale	7.3	33.9	3.5
Retail	0.0	29.8	1.1
Hotels and restaurants	-0.9	16.2	2.9
Transport	1.5	29.7	7.1
IT & communication	-3.1	6.9	2.6
Financial services	0.2	9.3	0.6
Professional business services	9.2	26.1	12.6
Other business services	-2.9	32.6	12.5
Public admin & defence	0.9	11.0	-0.4
Education & health	16.2	67.6	7.6
Other services	-2.1	22.0	5.6
Total	**10.3**	**352.0**	**54.0**

Northamptonshire: demographics



Source: Oxford Economics/ONS

Northamptonshire: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Rest of East Midlands

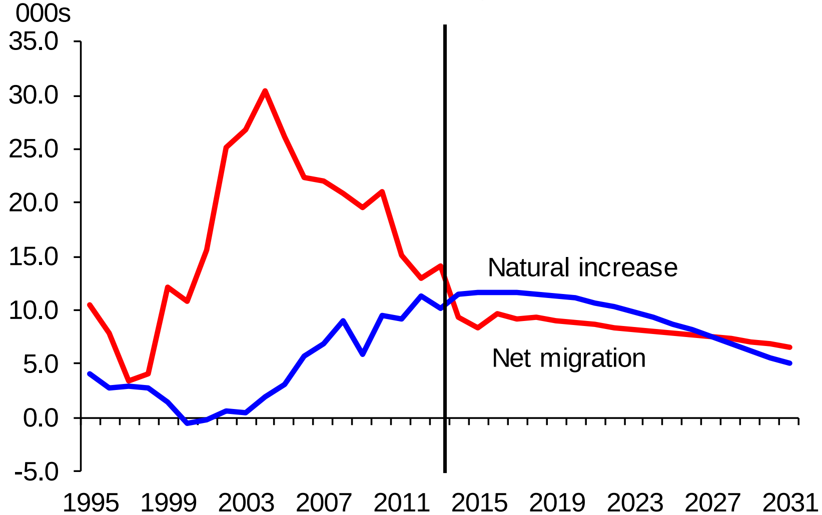
Rest of East Midlands: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	277.6	3854.5	317.1
Employees total (000s)	87.6	1581.3	96.8
Self-employed total (000s)	38.2	229.4	36.4
Employment total (000s)	125.3	1818.6	133.2
Unemployment level (000s)	30.0	81.3	-24.9
Residence based employment (000s)	147.6	1794.3	116.7
Residence employment rate (%)	-0.1 (pp)	63.3	1.9 (pp)
Net commuting (000s)	21.0	-80.8	9.6
GVA total (£m, 2010 prices)	1.1 (%pa)	63804.8	2.2 (%pa)
Households (000s)	126.3	1615.6	182.1
Demand for dwellings (000s)	134.3	1675.4	192.9

Rest of East Midlands: employment (000s)

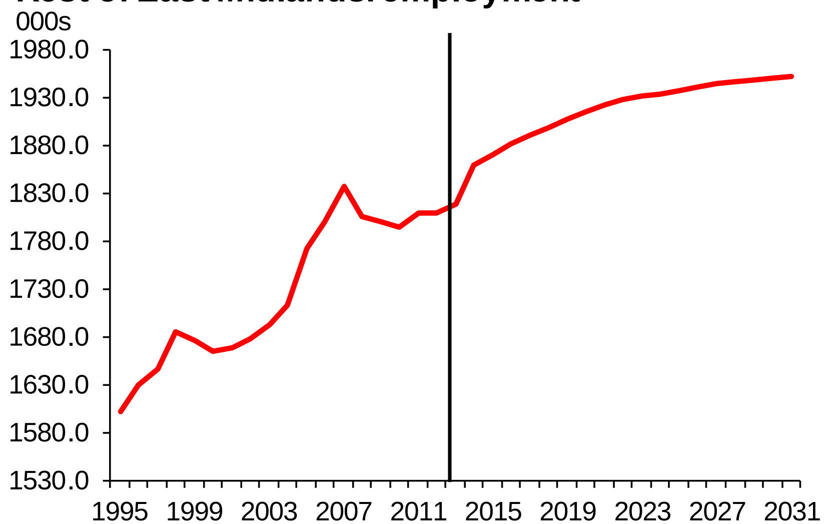
	2003-13 change	2013	2013-2031 change
Agriculture	3.1	26.4	0.7
Extraction	1.0	6.1	-2.5
Manufacturing	-41.1	226.7	-41.5
Electricity, gas & water	2.5	14.2	-2.6
Construction	-2.2	116.7	27.5
Wholesale	3.9	115.7	2.9
Retail	0.5	176.8	8.5
Hotels and restaurants	-11.4	91.5	10.5
Transport	4.0	85.6	14.1
IT & communication	-10.0	39.6	12.0
Financial services	-7.9	26.5	-0.2
Professional business services	43.7	117.9	32.8
Other business services	43.2	170.7	42.8
Public admin & defence	-2.9	78.3	-11.5
Education & health	88.9	420.2	17.5
Other services	9.9	105.7	22.2
Total	**125.3**	**1818.6**	**133.2**

Rest of East Midlands: demographics



Source: Oxford Economics/ONS

Rest of East Midlands: employment



Source: Oxford Economics/ONS

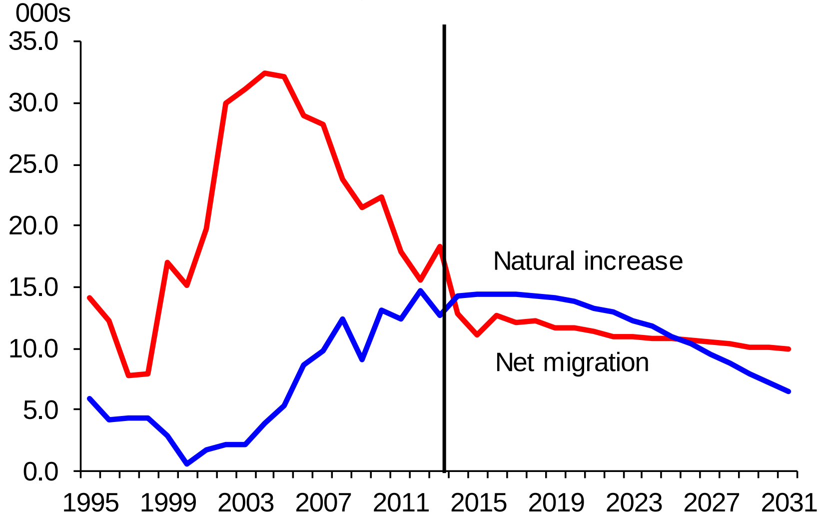
OXFORD ECONOMICS

Forecasts for districts - East Midlands

East Midlands: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	343.6	4598.7	412.4
Employees total (000s)	95.8	1906.2	142.6
Self-employed total (000s)	41.5	272.8	47.6
Employment total (000s)	135.5	2188.2	190.2
Unemployment level (000s)	37.0	95.9	-30.0
Residence based employment (000s)	175.8	2162.5	160.1
Residence employment rate (%)	-0.3 (pp)	64.1	2.0 (pp)
Net commuting (000s)	6.6	-116.5	17.9
GVA total (£m, 2010 prices)	1.0 (%pa)	77961.4	2.2 (%pa)
Households (000s)	157.0	1924.8	231.8
Demand for dwellings (000s)	164.2	1993.9	244.6

East Midlands: demographics

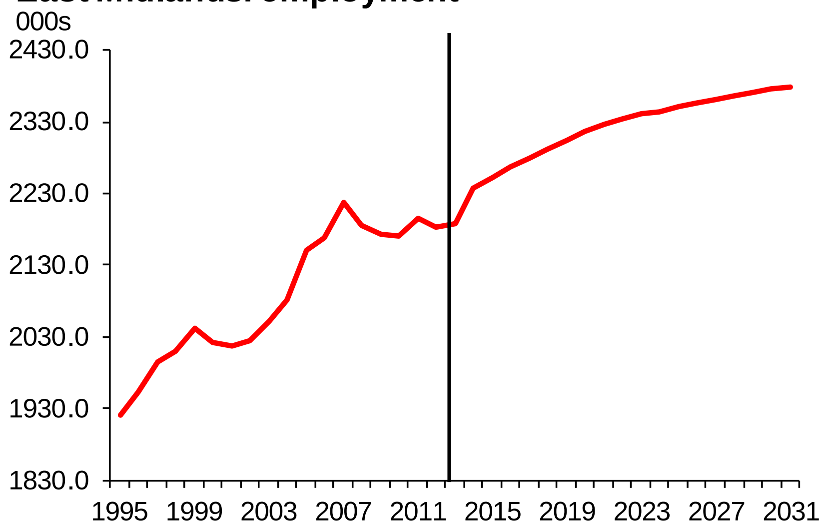


Source: Oxford Economics/ONS

East Midlands: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	4.2	30.1	0.8
Extraction	1.1	6.3	-2.6
Manufacturing	-55.6	271.7	-49.4
Electricity, gas & water	3.5	16.1	-2.6
Construction	-5.7	136.2	34.0
Wholesale	11.3	150.4	6.5
Retail	0.7	208.5	10.2
Hotels and restaurants	-12.4	109.1	13.6
Transport	5.5	115.8	21.3
IT & communication	-13.2	46.9	14.8
Financial services	-7.8	35.8	0.4
Professional business services	53.2	145.1	46.0
Other business services	39.7	203.8	55.5
Public admin & defence	-3.6	91.7	-12.0
Education & health	106.7	491.8	25.6
Other services	7.9	128.8	28.1
Total	**135.5**	**2188.2**	**190.2**

East Midlands: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Ashford

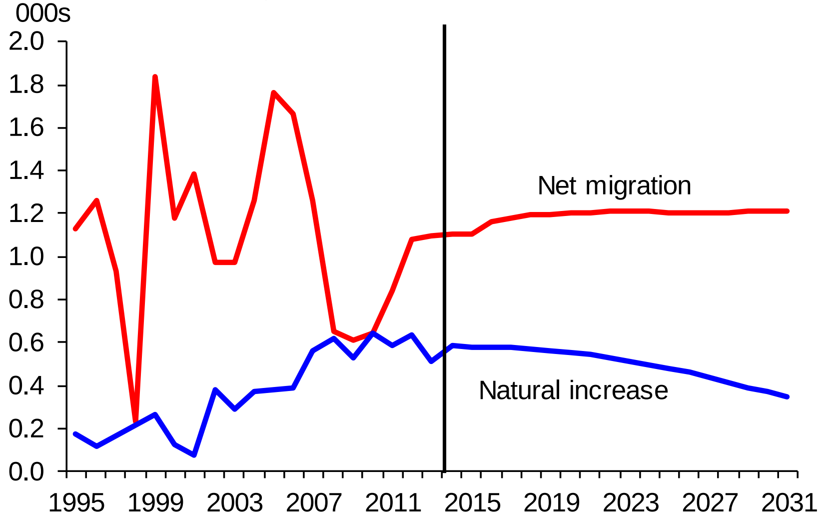
Ashford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	16.1	121.7	30.4
Employees total (000s)	6.8	51.5	15.2
Self-employed total (000s)	1.7	9.6	3.5
Employment total (000s)	8.4	61.0	18.7
Unemployment level (000s)	0.8	1.8	-0.6
Residence based employment (000s)	9.6	61.0	15.1
Residence employment rate (%)	1.7 (pp)	70.6	3.0 (pp)
Net commuting (000s)	-1.9	-6.0	1.8
GVA total (£m, 2010 prices)	1.4 (%pa)	2373.7	3.3 (%pa)
Households (000s)	6.8	49.5	14.2
Demand for dwellings (000s)	6.1	50.7	14.6

Ashford: employment (000s)

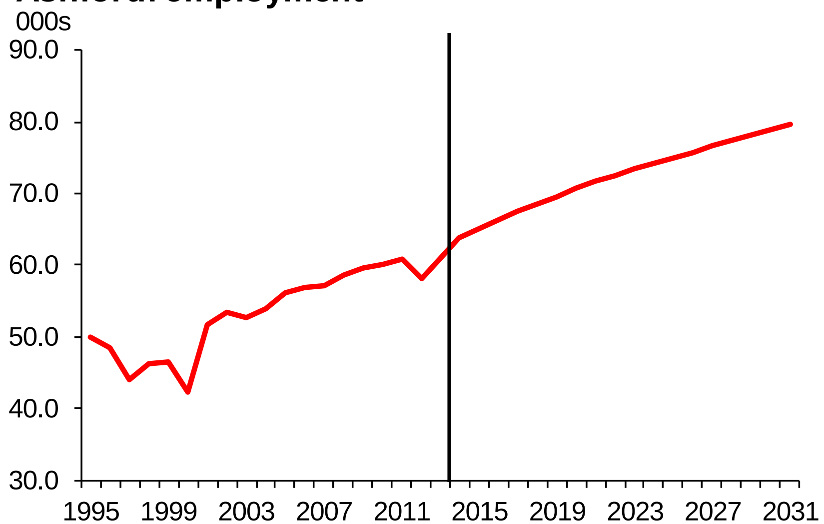
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	1.1	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	0.3	5.4	-0.6
Electricity, gas & water	0.3	0.3	-0.1
Construction	-1.1	5.0	2.4
Wholesale	0.7	5.5	1.9
Retail	1.2	6.8	2.1
Hotels and restaurants	0.1	3.2	1.8
Transport	1.6	4.2	1.3
IT & communication	0.8	1.4	0.8
Financial services	-0.8	0.8	0.0
Professional business services	1.6	4.3	2.5
Other business services	0.7	4.9	2.7
Public admin & defence	-0.2	1.2	-0.1
Education & health	3.8	13.2	2.8
Other services	-0.6	3.5	1.3
Total	**8.4**	**61.0**	**18.7**

Ashford: demographics



Source: Oxford Economics/ONS

Ashford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Aylesbury Vale

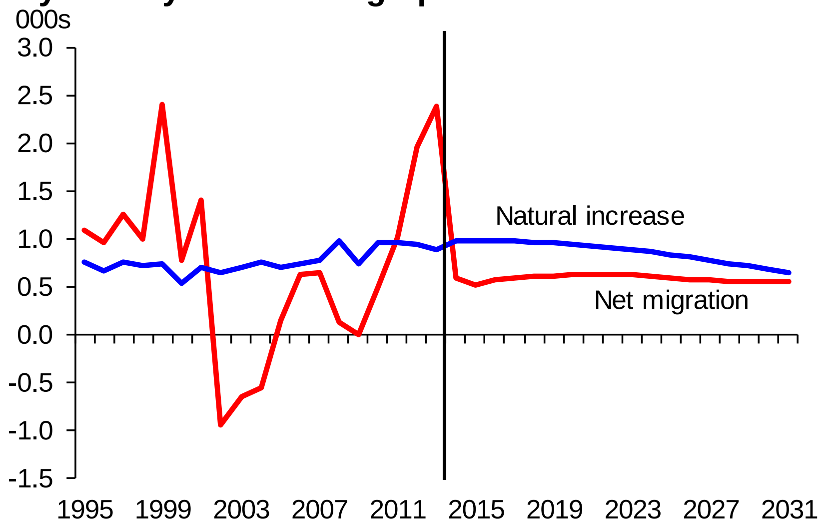
Aylesbury Vale: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	15.4	181.1	26.3
Employees total (000s)	5.0	70.3	10.5
Self-employed total (000s)	4.5	15.8	4.0
Employment total (000s)	8.8	87.1	14.5
Unemployment level (000s)	0.7	1.8	-0.5
Residence based employment (000s)	3.9	93.4	15.4
Residence employment rate (%)	-3.1 (pp)	71.4	4.4 (pp)
Net commuting (000s)	7.9	-11.9	-1.5
GVA total (£m, 2010 prices)	2.0 (%pa)	3647.9	2.9 (%pa)
Households (000s)	6.9	72.3	12.9
Demand for dwellings (000s)	6.8	73.9	13.3

Aylesbury Vale: employment (000s)

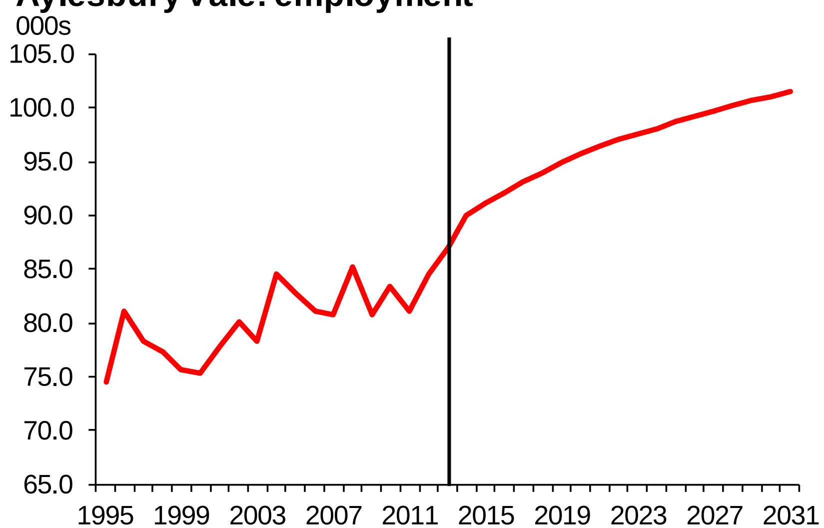
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.0	-0.2
Extraction	-0.1	0.0	0.0
Manufacturing	-1.2	6.2	-0.8
Electricity, gas & water	0.1	0.3	-0.1
Construction	3.3	6.8	2.1
Wholesale	-0.2	6.5	1.3
Retail	0.3	7.1	0.8
Hotels and restaurants	-1.1	3.6	-0.1
Transport	-0.8	2.3	-0.2
IT & communication	-0.9	2.7	0.7
Financial services	0.4	1.5	0.1
Professional business services	3.3	8.5	4.0
Other business services	4.8	11.0	5.4
Public admin & defence	-1.1	5.1	-0.5
Education & health	1.7	18.8	0.8
Other services	0.0	5.7	1.2
Total	**8.8**	**87.1**	**14.5**

Aylesbury Vale: demographics



Source: Oxford Economics/ONS

Aylesbury Vale: employment



Source: Oxford Economics/ONS

Forecasts for districts - Canterbury

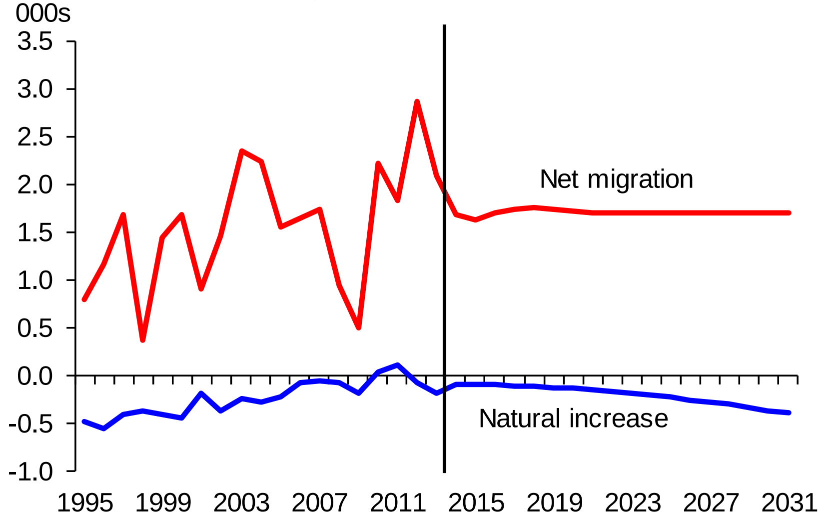
Canterbury: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	16.7	155.3	27.2
Employees total (000s)	6.3	61.4	12.9
Self-employed total (000s)	2.2	10.2	2.9
Employment total (000s)	8.3	72.1	15.8
Unemployment level (000s)	0.7	2.1	-0.6
Residence based employment (000s)	6.6	66.2	13.8
Residence employment rate (%)	-2.6 (pp)	56.9	4.2 (pp)
Net commuting (000s)	4.6	2.3	1.4
GVA total (£m, 2010 prices)	1.4 (%pa)	2458.8	2.7 (%pa)
Households (000s)	5.8	62.6	13.3
Demand for dwellings (000s)	6.1	65.0	13.7

Canterbury: employment (000s)

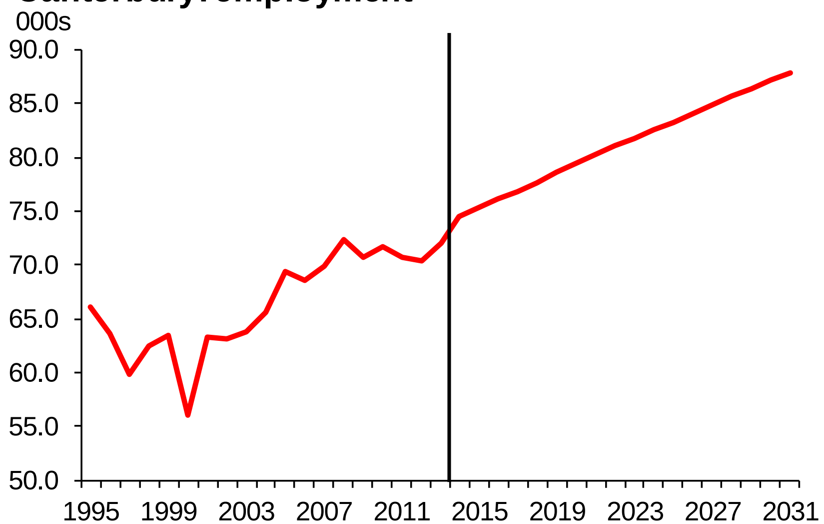
	2003-13 change	2013	2013-2031 change
Agriculture	0.3	1.7	-0.3
Extraction	-0.3	0.0	0.0
Manufacturing	-1.1	2.0	-0.5
Electricity, gas & water	0.2	0.3	0.0
Construction	-0.7	3.6	1.3
Wholesale	-0.7	3.7	0.5
Retail	0.3	9.3	1.3
Hotels and restaurants	0.0	4.7	1.0
Transport	-0.4	1.3	0.2
IT & communication	0.3	1.8	0.7
Financial services	-0.1	1.3	0.1
Professional business services	1.0	4.0	2.7
Other business services	1.6	4.7	2.4
Public admin & defence	0.1	3.2	0.1
Education & health	6.6	25.6	5.0
Other services	1.2	5.0	1.5
Total	**8.3**	**72.1**	**15.8**

Canterbury: demographics



Source: Oxford Economics/ONS

Canterbury: employment



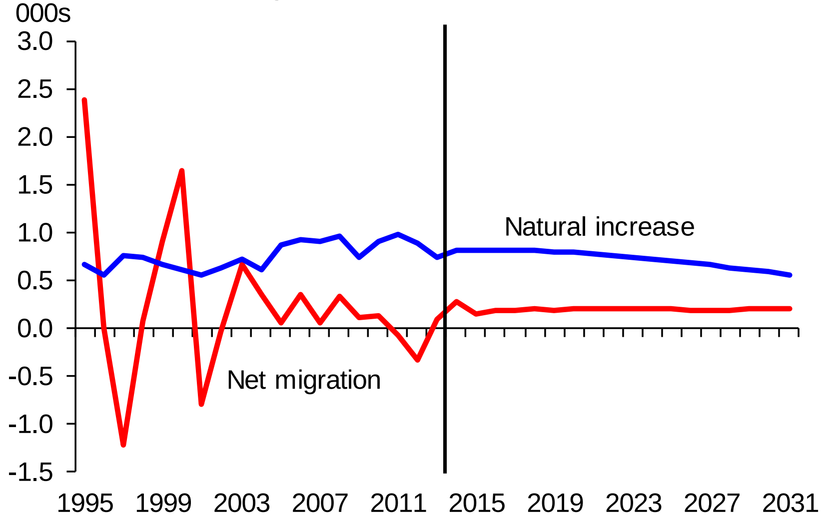
Source: Oxford Economics/ONS

Forecasts for districts - Cherwell

Cherwell: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	9.7	143.7	16.8
Employees total (000s)	2.8	68.1	7.4
Self-employed total (000s)	1.4	10.6	1.9
Employment total (000s)	4.0	79.3	9.3
Unemployment level (000s)	0.4	1.2	-0.4
Residence based employment (000s)	2.7	76.4	9.0
Residence employment rate (%)	-2.1 (pp)	73.6	3.3 (pp)
Net commuting (000s)	3.6	-1.5	-0.1
GVA total (£m, 2010 prices)	1.1 (%pa)	3305.7	2.5 (%pa)
Households (000s)	3.1	57.6	8.7
Demand for dwellings (000s)	4.3	59.7	9.0

Cherwell: demographics

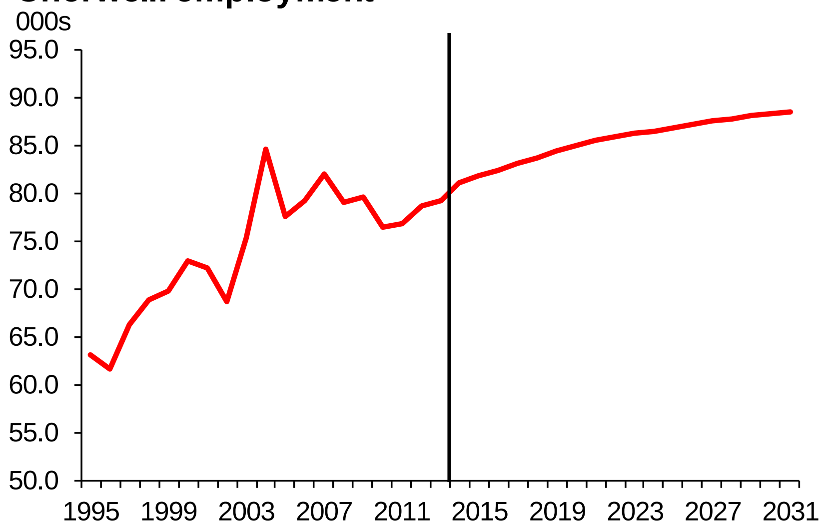


Source: Oxford Economics/ONS

Cherwell: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.7	0.7	-0.2
Extraction	-0.1	0.1	0.0
Manufacturing	-2.5	8.7	-1.5
Electricity, gas & water	0.5	0.6	-0.1
Construction	0.3	4.9	1.0
Wholesale	0.8	7.2	0.6
Retail	1.2	9.8	0.8
Hotels and restaurants	0.1	4.3	1.2
Transport	0.4	3.3	0.3
IT & communication	0.3	3.4	1.3
Financial services	0.2	1.6	0.1
Professional business services	0.6	5.9	1.8
Other business services	-0.1	7.3	2.1
Public admin & defence	-1.5	4.9	-0.6
Education & health	4.5	12.9	1.4
Other services	-0.1	3.9	1.1
Total	**4.0**	**79.3**	**9.3**

Cherwell: employment



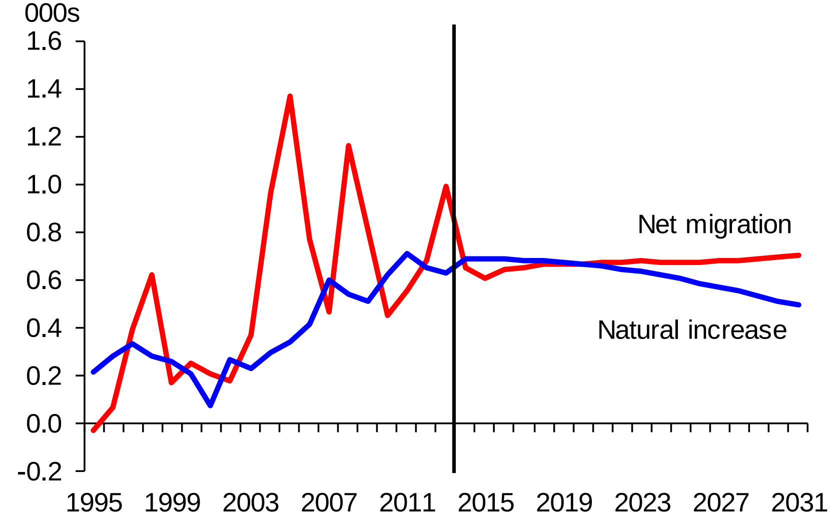
Source: Oxford Economics/ONS

Forecasts for districts - Dartford

Dartford: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.6	100.6	23.3
Employees total (000s)	4.6	55.3	15.5
Self-employed total (000s)	1.7	7.9	2.9
Employment total (000s)	6.2	63.2	18.4
Unemployment level (000s)	0.7	1.6	-0.4
Residence based employment (000s)	13.0	53.5	11.9
Residence employment rate (%)	9.2 (pp)	73.8	2.7 (pp)
Net commuting (000s)	-7.2	6.0	5.6
GVA total (£m, 2010 prices)	1.8 (%pa)	2759.9	3.3 (%pa)
Households (000s)	5.9	41.5	11.1
Demand for dwellings (000s)	5.0	42.0	11.3

Dartford: demographics

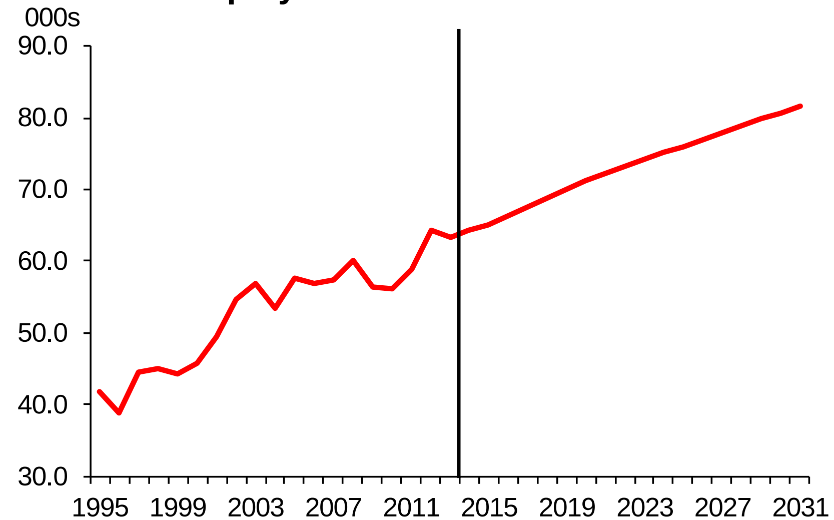


Source: Oxford Economics/ONS

Dartford: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.3	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-1.0	3.0	-0.3
Electricity, gas & water	0.0	0.3	0.0
Construction	1.5	8.9	3.3
Wholesale	-0.2	3.7	0.7
Retail	0.3	11.3	2.1
Hotels and restaurants	-0.2	3.1	0.9
Transport	1.8	5.4	1.1
IT & communication	1.1	1.6	0.7
Financial services	-3.7	1.1	0.1
Professional business services	2.1	2.9	3.6
Other business services	3.6	7.4	3.1
Public admin & defence	0.0	0.6	0.1
Education & health	1.8	12.0	2.6
Other services	-0.5	1.7	0.5
Total	**6.2**	**63.2**	**18.4**

Dartford: employment



Source: Oxford Economics/ONS

Forecasts for districts - Dover

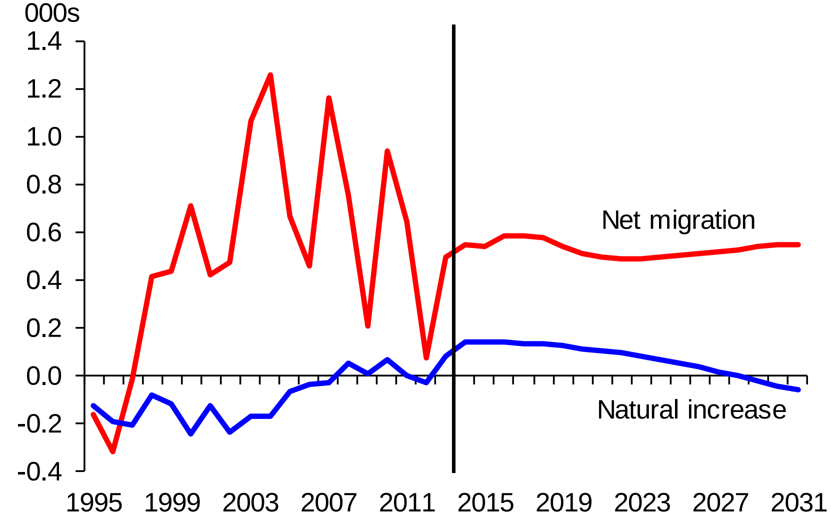
Dover: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	6.6	112.3	10.9
Employees total (000s)	-9.3	30.5	3.7
Self-employed total (000s)	1.0	7.3	1.2
Employment total (000s)	-9.0	37.7	4.9
Unemployment level (000s)	1.0	2.3	-0.7
Residence based employment (000s)	6.7	51.0	6.7
Residence employment rate (%)	3.8 (pp)	62.8	4.9 (pp)
Net commuting (000s)	-15.2	-12.3	-1.7
GVA total (£m, 2010 prices)	-2.0 (%pa)	1473.5	2.4 (%pa)
Households (000s)	3.5	48.8	6.1
Demand for dwellings (000s)	4.7	51.9	6.7

Dover: employment (000s)

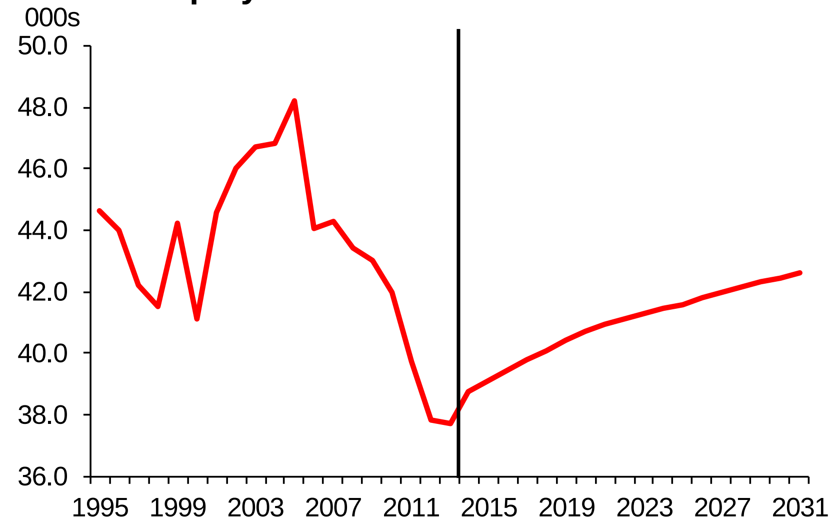
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	1.1	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	-3.3	2.9	-0.3
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.3	2.6	0.6
Wholesale	0.2	1.8	0.4
Retail	-0.4	3.7	0.2
Hotels and restaurants	-0.6	2.5	0.4
Transport	-1.0	4.3	0.3
IT & communication	0.2	0.5	0.1
Financial services	0.1	0.6	0.0
Professional business services	0.4	1.5	0.5
Other business services	-2.8	2.8	0.8
Public admin & defence	-3.1	1.7	-0.2
Education & health	1.7	9.3	1.6
Other services	0.1	2.4	0.6
Total	**-9.0**	**37.7**	**4.9**

Dover: demographics



Source: Oxford Economics/ONS

Dover: employment



Source: Oxford Economics/ONS

Forecasts for districts - Eastbourne

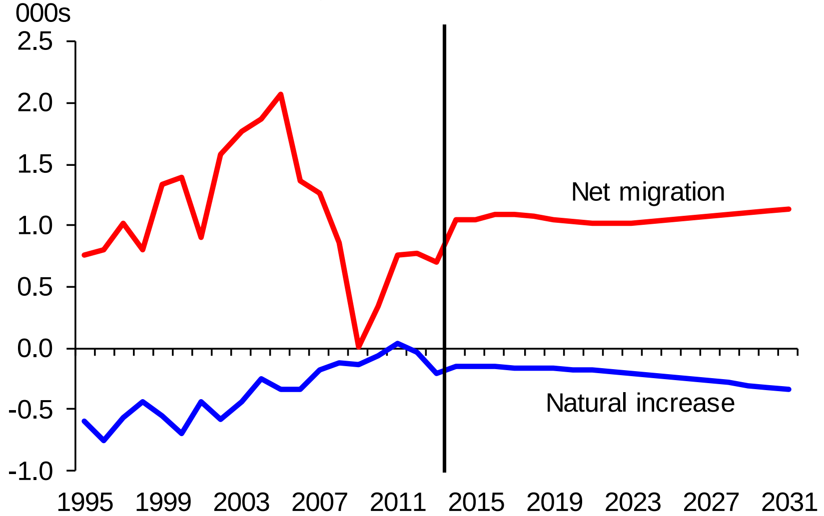
Eastbourne: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	8.4	100.5	15.3
Employees total (000s)	0.6	37.8	7.1
Self-employed total (000s)	0.7	6.5	1.5
Employment total (000s)	1.3	44.3	8.6
Unemployment level (000s)	0.8	2.0	-0.7
Residence based employment (000s)	7.0	45.2	8.0
Residence employment rate (%)	3.3 (pp)	63.6	4.2 (pp)
Net commuting (000s)	-3.2	-2.6	0.3
GVA total (£m, 2010 prices)	1.4 (%pa)	1579.2	2.7 (%pa)
Households (000s)	3.7	45.5	8.3
Demand for dwellings (000s)	4.3	47.9	8.9

Eastbourne: employment (000s)

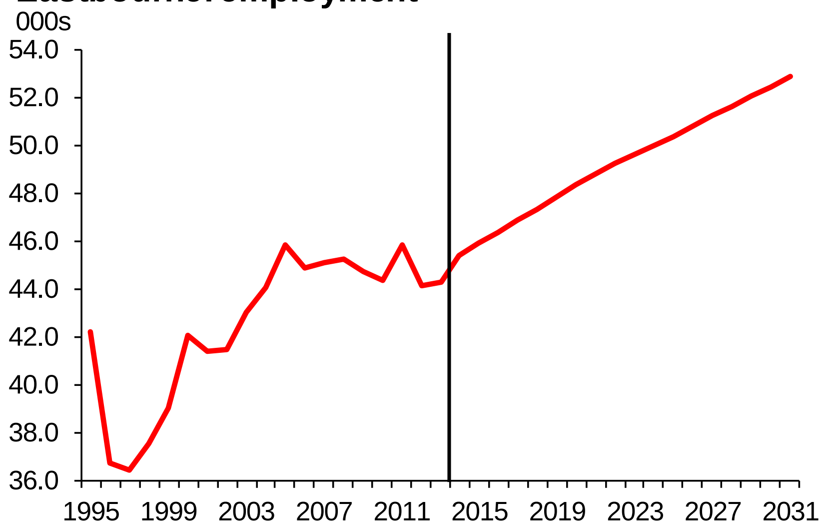
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.3	1.8	-0.3
Electricity, gas & water	0.0	0.1	0.0
Construction	0.0	1.8	0.6
Wholesale	-0.7	3.1	0.4
Retail	-0.4	6.5	0.7
Hotels and restaurants	0.5	3.5	1.0
Transport	-0.3	1.0	0.3
IT & communication	-0.5	0.6	0.0
Financial services	-0.2	0.8	0.0
Professional business services	0.5	2.2	0.9
Other business services	0.4	2.7	1.0
Public admin & defence	-0.6	1.3	-0.1
Education & health	4.1	16.1	3.6
Other services	-0.3	2.6	0.6
Total	**1.3**	**44.3**	**8.6**

Eastbourne: demographics



Source: Oxford Economics/ONS

Eastbourne: employment



Source: Oxford Economics/ONS

Forecasts for districts - Gravesham

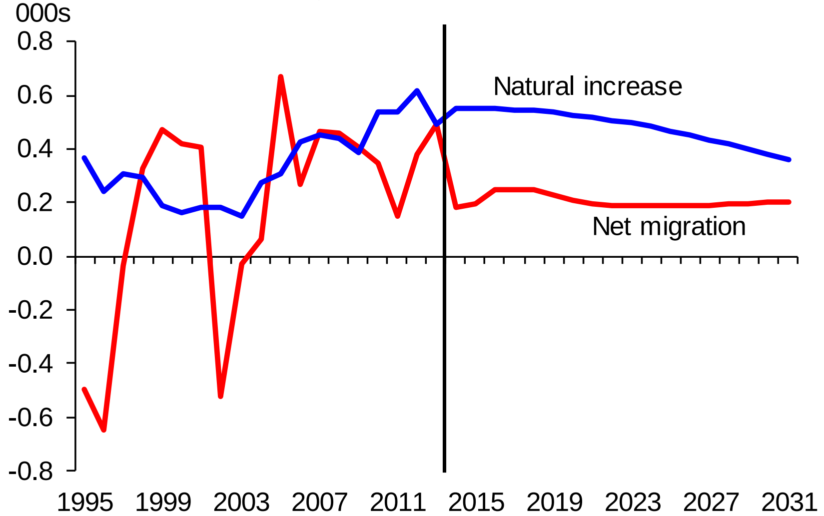
Gravesham: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	8.2	103.8	12.4
Employees total (000s)	0.2	26.9	3.2
Self-employed total (000s)	1.6	6.6	1.3
Employment total (000s)	1.8	33.4	4.5
Unemployment level (000s)	0.8	2.3	-0.6
Residence based employment (000s)	3.6	49.0	8.6
Residence employment rate (%)	-0.4 (pp)	65.8	6.3 (pp)
Net commuting (000s)	1.5	-14.6	-3.9
GVA total (£m, 2010 prices)	1.2 (%pa)	1254.5	2.4 (%pa)
Households (000s)	2.9	41.4	6.3
Demand for dwellings (000s)	2.9	42.3	6.5

Gravesham: employment (000s)

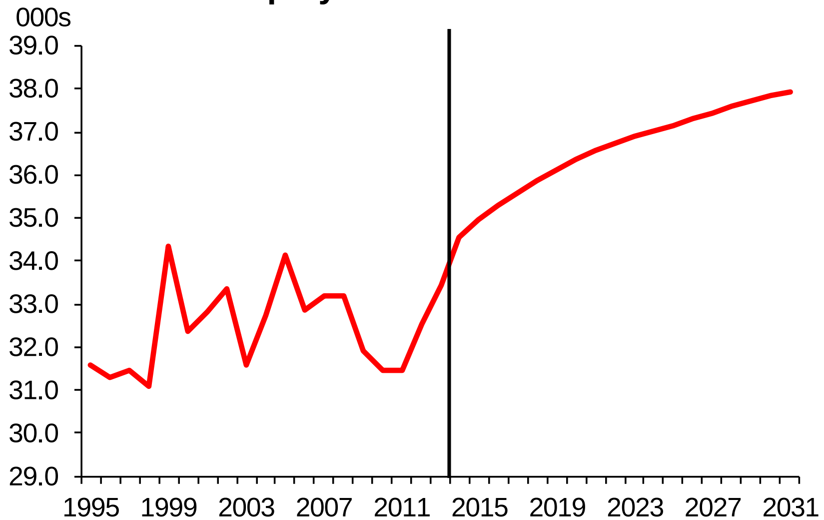
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.5	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.2	2.2	-0.4
Electricity, gas & water	0.1	0.1	0.1
Construction	-0.2	3.8	1.0
Wholesale	-0.7	1.2	0.0
Retail	-0.2	4.0	0.1
Hotels and restaurants	-0.1	1.8	0.3
Transport	0.4	2.4	-0.2
IT & communication	0.1	0.6	0.0
Financial services	-0.2	0.5	0.1
Professional business services	0.7	1.9	0.9
Other business services	1.3	3.7	1.3
Public admin & defence	0.3	1.9	-0.3
Education & health	2.1	7.1	1.2
Other services	-0.5	1.9	0.5
Total	**1.8**	**33.4**	**4.5**

Gravesham: demographics



Source: Oxford Economics/ONS

Gravesham: employment



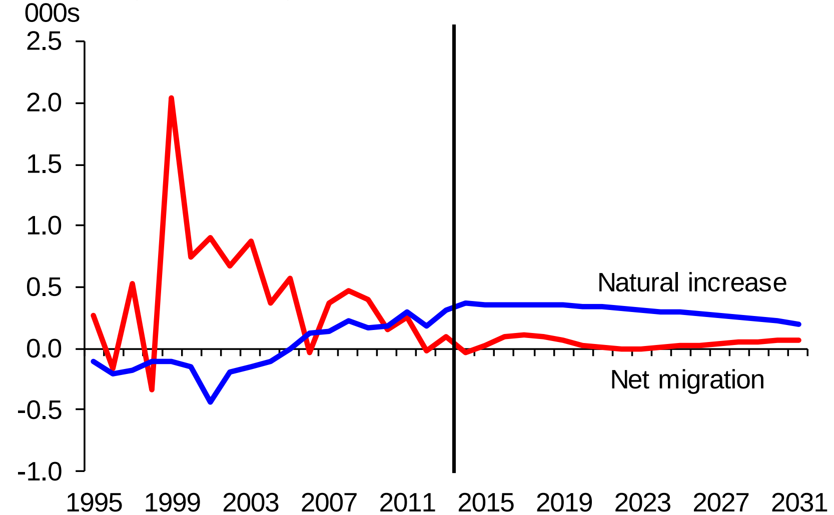
Source: Oxford Economics/ONS

Forecasts for districts - Hastings

Hastings: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	4.2	90.8	6.2
Employees total (000s)	0.8	30.4	2.4
Self-employed total (000s)	1.7	7.5	1.2
Employment total (000s)	2.5	37.9	3.6
Unemployment level (000s)	1.1	2.9	-1.1
Residence based employment (000s)	3.0	40.8	4.6
Residence employment rate (%)	-0.8 (pp)	61.6	5.4 (pp)
Net commuting (000s)	0.9	-3.1	-0.9
GVA total (£m, 2010 prices)	1.4 (%pa)	1339.5	2.3 (%pa)
Households (000s)	2.9	41.5	4.0
Demand for dwellings (000s)	3.0	43.3	4.4

Hastings: demographics

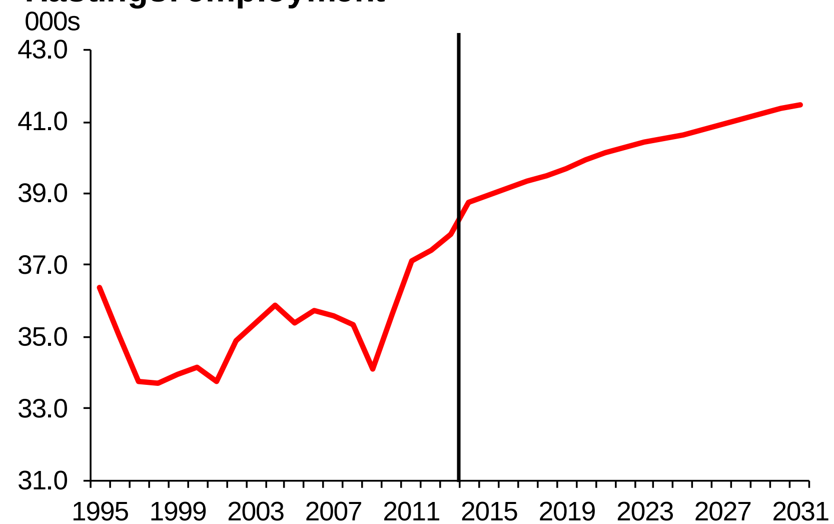


Source: Oxford Economics/ONS

Hastings: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.0	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.2	3.0	-0.6
Electricity, gas & water	0.0	0.0	0.0
Construction	0.4	2.5	0.7
Wholesale	-0.3	1.5	0.1
Retail	0.2	4.5	0.7
Hotels and restaurants	0.8	2.3	0.4
Transport	0.1	1.1	0.1
IT & communication	0.1	0.6	0.2
Financial services	-0.1	0.8	0.0
Professional business services	1.0	1.8	0.8
Other business services	1.0	2.7	0.7
Public admin & defence	-0.8	2.3	-0.4
Education & health	1.1	12.1	0.3
Other services	0.1	2.5	0.7
Total	**2.5**	**37.9**	**3.6**

Hastings: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Lewes

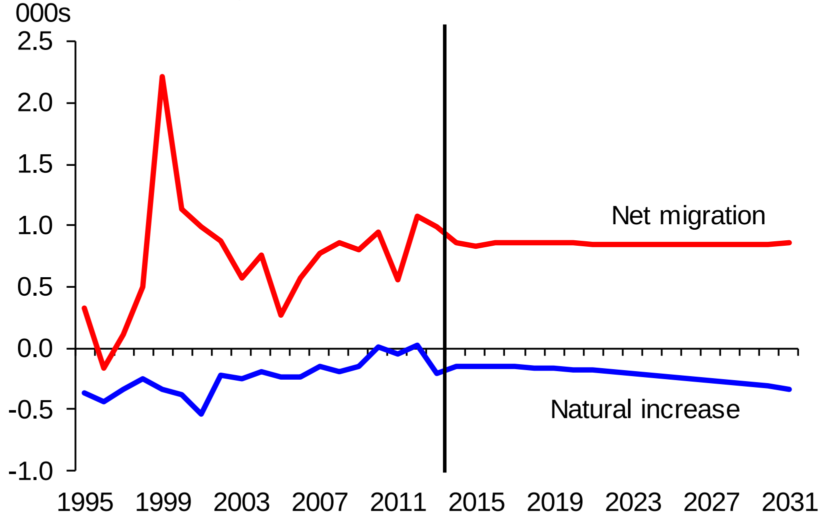
Lewes: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	6.3	99.5	11.5
Employees total (000s)	-0.6	30.5	3.9
Self-employed total (000s)	1.9	9.0	2.3
Employment total (000s)	1.3	39.5	6.2
Unemployment level (000s)	0.4	1.2	-0.4
Residence based employment (000s)	3.9	45.4	6.6
Residence employment rate (%)	0.7 (pp)	64.5	4.6 (pp)
Net commuting (000s)	1.6	-4.5	-0.1
GVA total (£m, 2010 prices)	0.8 (%pa)	1663.9	2.6 (%pa)
Households (000s)	2.9	43.1	6.3
Demand for dwellings (000s)	2.8	44.3	6.6

Lewes: employment (000s)

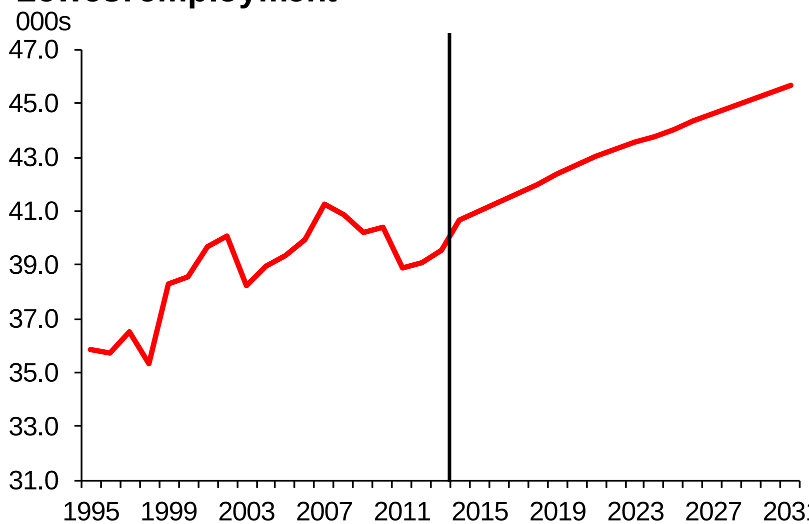
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.5	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-2.9	2.3	-0.8
Electricity, gas & water	0.2	0.2	0.0
Construction	0.8	3.6	1.4
Wholesale	-1.0	1.9	-0.2
Retail	0.6	4.0	0.5
Hotels and restaurants	-0.2	1.9	0.3
Transport	-0.5	1.3	0.1
IT & communication	0.5	1.3	0.4
Financial services	-0.1	0.3	0.1
Professional business services	1.1	3.0	1.8
Other business services	1.5	3.3	1.7
Public admin & defence	-1.0	2.4	-0.6
Education & health	2.2	10.1	0.7
Other services	0.1	3.4	0.9
Total	**1.3**	**39.5**	**6.2**

Lewes: demographics



Source: Oxford Economics/ONS

Lewes: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Maidstone

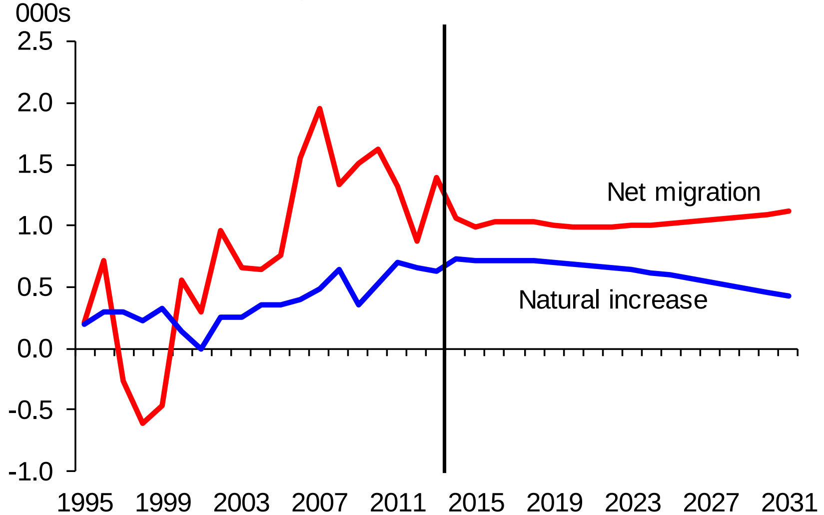
Maidstone: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	18.1	159.3	29.7
Employees total (000s)	-2.0	70.2	8.7
Self-employed total (000s)	1.2	12.6	1.8
Employment total (000s)	-0.9	83.3	10.5
Unemployment level (000s)	1.0	2.2	-0.7
Residence based employment (000s)	8.3	76.3	11.6
Residence employment rate (%)	0.2 (pp)	66.2	0.9 (pp)
Net commuting (000s)	-6.0	2.8	-1.8
GVA total (£m, 2010 prices)	0.5 (%pa)	3094.8	2.4 (%pa)
Households (000s)	7.5	65.3	14.4
Demand for dwellings (000s)	7.6	67.0	14.9

Maidstone: employment (000s)

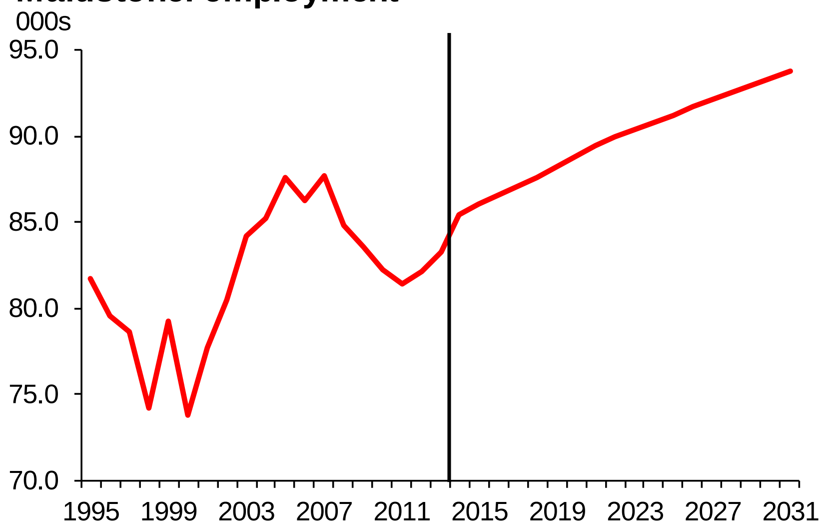
	2003-13 change	2013	2013-2031 change
Agriculture	-0.5	1.6	-0.3
Extraction	0.1	0.1	-0.1
Manufacturing	-1.1	4.3	-0.7
Electricity, gas & water	0.1	0.3	-0.1
Construction	-0.9	7.1	0.4
Wholesale	-1.4	5.0	0.1
Retail	-0.2	7.5	0.8
Hotels and restaurants	-1.1	4.2	0.6
Transport	-1.0	2.9	0.3
IT & communication	0.6	2.6	0.8
Financial services	-0.6	2.4	0.0
Professional business services	0.5	5.2	1.0
Other business services	0.7	9.7	2.9
Public admin & defence	1.8	8.5	-0.1
Education & health	3.9	17.9	3.8
Other services	-1.8	4.0	1.0
Total	**-0.9**	**83.3**	**10.5**

Maidstone: demographics



Source: Oxford Economics/ONS

Maidstone: employment



Source: Oxford Economics/ONS

Forecasts for districts - Medway

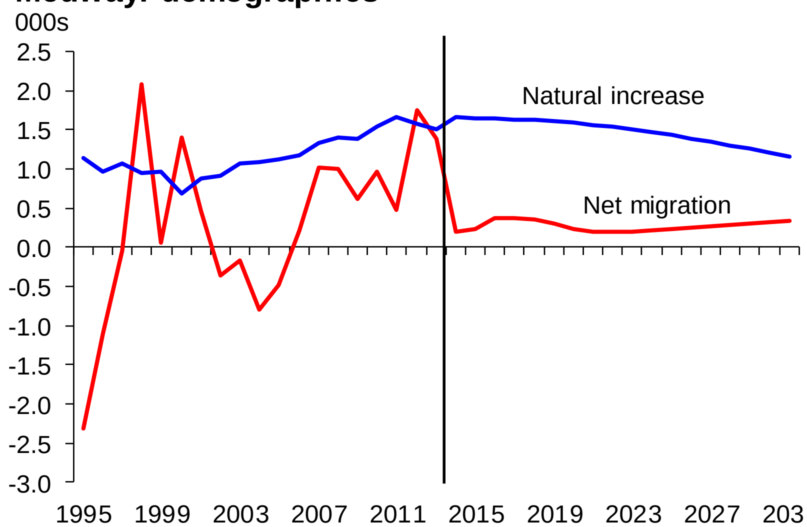
Medway: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	19.9	271.1	31.5
Employees total (000s)	-0.4	85.2	8.4
Self-employed total (000s)	3.8	17.1	3.2
Employment total (000s)	2.7	103.0	11.6
Unemployment level (000s)	2.5	6.2	-2.1
Residence based employment (000s)	10.6	130.4	18.6
Residence employment rate (%)	-0.5 (pp)	65.7	4.5 (pp)
Net commuting (000s)	3.3	-23.9	-6.4
GVA total (£m, 2010 prices)	0.3 (%pa)	3898.7	2.2 (%pa)
Households (000s)	8.2	109.5	16.2
Demand for dwellings (000s)	7.4	111.6	16.8

Medway: employment (000s)

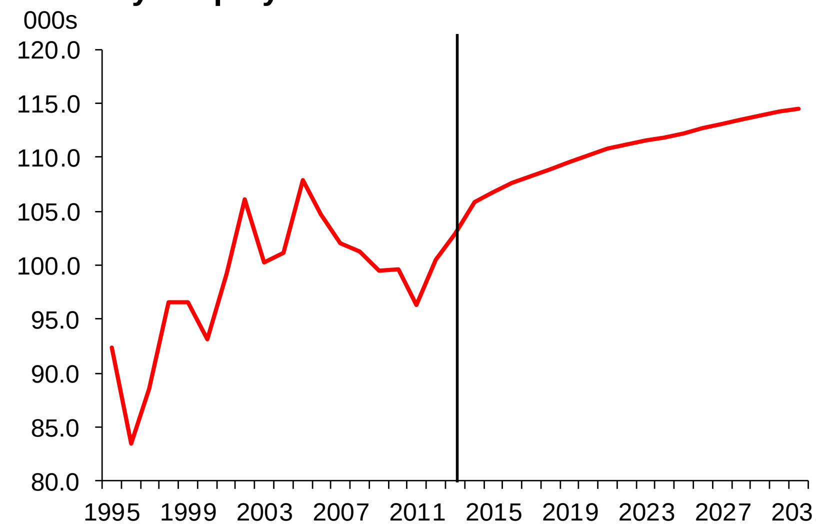
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.7	-0.1
Extraction	0.0	0.1	0.0
Manufacturing	-2.9	7.7	-1.7
Electricity, gas & water	0.4	1.1	-0.2
Construction	1.4	9.0	2.4
Wholesale	-0.1	4.6	1.1
Retail	-0.5	11.2	0.7
Hotels and restaurants	-1.9	4.8	0.3
Transport	1.2	5.6	0.5
IT & communication	-0.1	1.7	0.5
Financial services	-1.4	3.0	-0.7
Professional business services	0.7	5.0	1.6
Other business services	-0.3	9.4	2.5
Public admin & defence	-0.5	4.8	-0.4
Education & health	7.2	27.6	3.4
Other services	-0.4	6.8	1.8
Total	**2.7**	**103.0**	**11.6**

Medway: demographics



Source: Oxford Economics/ONS

Medway: employment



Source: Oxford Economics/ONS

Forecasts for districts - Milton Keynes

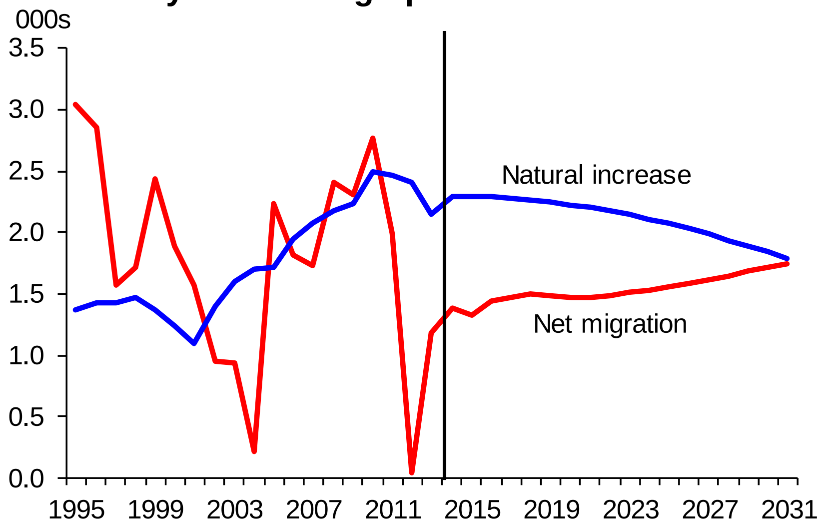
Milton Keynes: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	38.1	255.7	65.7
Employees total (000s)	12.7	147.1	35.4
Self-employed total (000s)	5.1	16.3	5.1
Employment total (000s)	17.8	163.4	40.4
Unemployment level (000s)	2.4	5.1	-1.8
Residence based employment (000s)	19.1	130.0	30.1
Residence employment rate (%)	-1.0 (pp)	70.6	1.7 (pp)
Net commuting (000s)	3.5	20.2	7.0
GVA total (£m, 2010 prices)	2.1 (%pa)	8406.8	3.1 (%pa)
Households (000s)	14.2	101.3	29.6
Demand for dwellings (000s)	16.0	104.9	31.0

Milton Keynes: employment (000s)

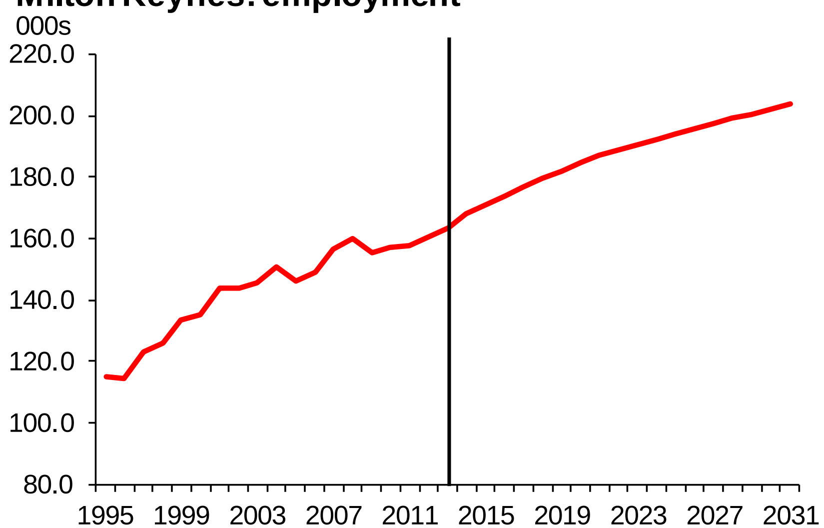
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.4	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-5.0	9.5	-1.8
Electricity, gas & water	0.1	0.3	0.0
Construction	0.8	5.2	2.0
Wholesale	-2.8	14.3	3.1
Retail	-2.7	16.1	2.3
Hotels and restaurants	0.5	7.0	1.9
Transport	1.4	12.9	2.7
IT & communication	1.3	11.1	2.6
Financial services	0.9	8.4	1.0
Professional business services	5.9	15.7	7.3
Other business services	2.3	17.6	7.4
Public admin & defence	-0.4	4.6	-0.2
Education & health	10.5	28.7	7.9
Other services	4.8	11.8	4.4
Total	**17.8**	**163.4**	**40.4**

Milton Keynes: demographics



Source: Oxford Economics/ONS

Milton Keynes: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Rother

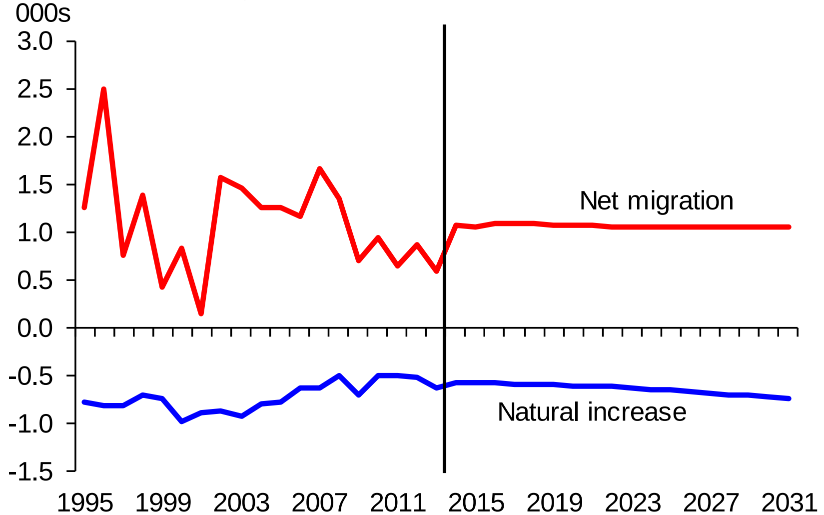
Rother: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	4.3	91.1	7.8
Employees total (000s)	1.9	24.7	2.3
Self-employed total (000s)	1.5	8.6	1.3
Employment total (000s)	3.5	33.2	3.6
Unemployment level (000s)	0.5	1.2	-0.4
Residence based employment (000s)	3.1	38.5	4.8
Residence employment rate (%)	0.5 (pp)	60.7	5.0 (pp)
Net commuting (000s)	1.9	-6.1	-1.2
GVA total (£m, 2010 prices)	1.5 (%pa)	1134.9	2.4 (%pa)
Households (000s)	2.5	41.2	4.7
Demand for dwellings (000s)	2.7	44.3	5.3

Rother: employment (000s)

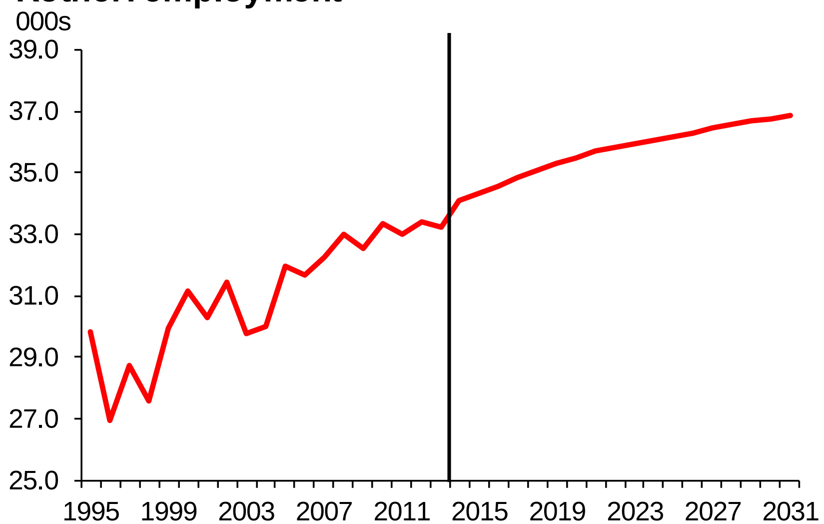
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.9	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-1.0	1.5	-0.3
Electricity, gas & water	0.0	0.0	0.0
Construction	0.9	3.0	0.8
Wholesale	-0.3	1.6	0.3
Retail	-0.1	3.2	0.5
Hotels and restaurants	0.6	2.7	0.3
Transport	-0.1	1.0	-0.1
IT & communication	0.2	0.7	0.2
Financial services	0.8	2.0	0.1
Professional business services	0.8	2.1	0.6
Other business services	1.0	2.5	0.7
Public admin & defence	-0.1	0.7	-0.1
Education & health	1.1	9.1	0.2
Other services	-0.2	2.5	0.5
Total	**3.5**	**33.2**	**3.6**

Rother: demographics



Source: Oxford Economics/ONS

Rother: employment



Source: Oxford Economics/ONS

Forecasts for districts - Sevenoaks

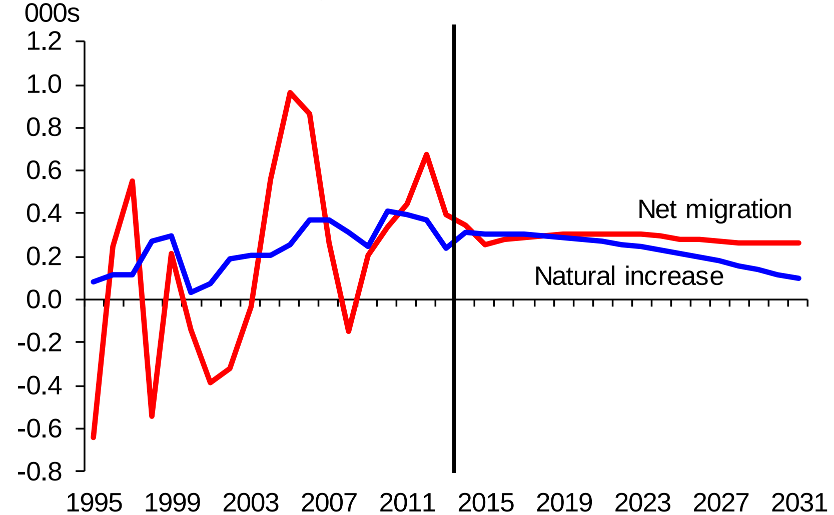
Sevenoaks: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	7.8	117.0	9.4
Employees total (000s)	1.0	43.8	6.3
Self-employed total (000s)	0.9	10.0	2.1
Employment total (000s)	1.9	53.8	8.4
Unemployment level (000s)	0.3	1.0	-0.3
Residence based employment (000s)	9.2	59.6	9.7
Residence employment rate (%)	7.3 (pp)	71.9	8.9 (pp)
Net commuting (000s)	-7.8	-13.5	-2.4
GVA total (£m, 2010 prices)	0.7 (%pa)	2333.0	2.9 (%pa)
Households (000s)	3.5	48.0	5.3
Demand for dwellings (000s)	2.6	48.7	5.5

Sevenoaks: employment (000s)

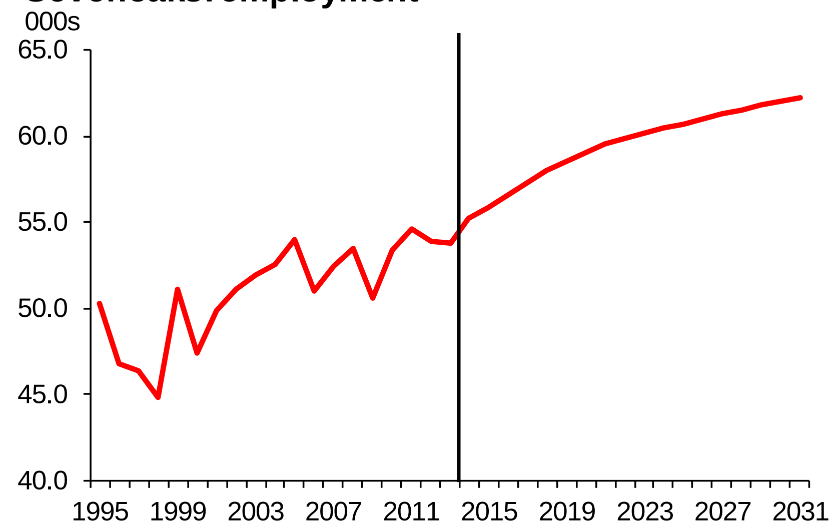
	2003-13 change	2013	2013-2031 change
Agriculture	0.0	0.8	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.3	3.2	-0.2
Electricity, gas & water	0.4	0.4	0.0
Construction	0.1	6.6	1.7
Wholesale	-2.0	3.3	-0.1
Retail	0.6	5.3	0.2
Hotels and restaurants	-0.7	2.5	0.3
Transport	0.1	1.1	0.1
IT & communication	0.5	2.5	0.5
Financial services	0.3	1.4	0.1
Professional business services	0.8	4.8	1.7
Other business services	1.9	8.3	2.9
Public admin & defence	-0.6	0.6	-0.2
Education & health	2.3	9.3	0.9
Other services	-1.5	3.8	0.7
Total	**1.9**	**53.8**	**8.4**

Sevenoaks: demographics



Source: Oxford Economics/ONS

Sevenoaks: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Shepway

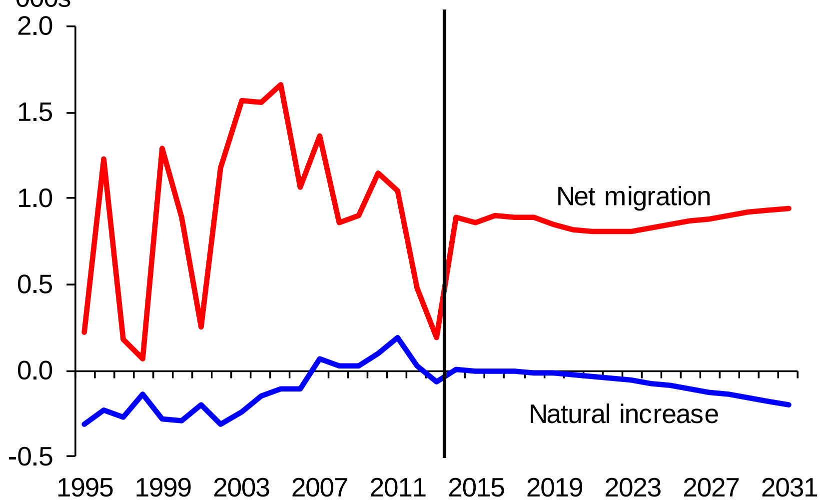
Shepway: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.3	108.8	14.4
Employees total (000s)	1.8	35.8	4.3
Self-employed total (000s)	1.2	6.8	1.1
Employment total (000s)	3.0	42.9	5.5
Unemployment level (000s)	1.1	2.5	-0.8
Residence based employment (000s)	9.6	50.0	6.8
Residence employment rate (%)	5.4 (pp)	63.8	3.1 (pp)
Net commuting (000s)	-6.6	-10.3	-1.8
GVA total (£m, 2010 prices)	1.5 (%pa)	1647.2	2.3 (%pa)
Households (000s)	5.6	47.9	7.8
Demand for dwellings (000s)	4.0	50.0	8.3

Shepway: employment (000s)

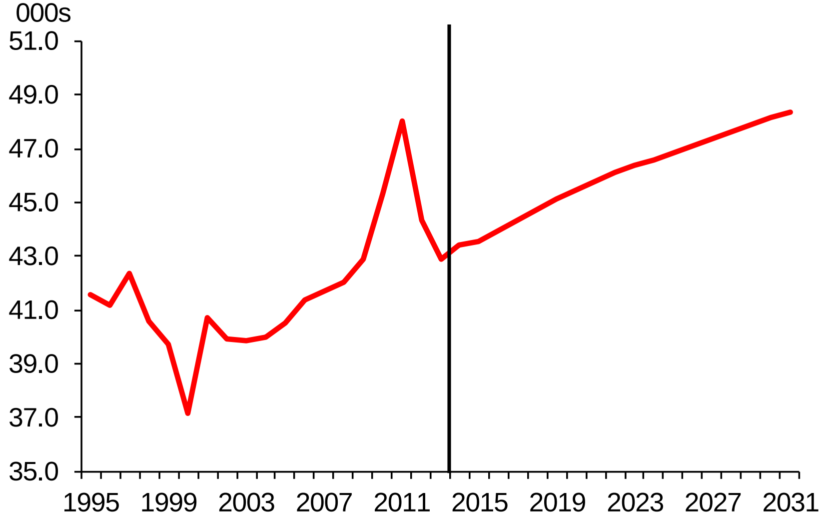
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	0.5	-0.1
Extraction	0.0	0.0	0.0
Manufacturing	-0.2	1.8	-0.3
Electricity, gas & water	0.1	0.9	-0.2
Construction	-0.3	2.6	0.5
Wholesale	-0.4	1.4	0.1
Retail	0.4	4.8	1.0
Hotels and restaurants	-0.6	2.6	0.5
Transport	-0.8	2.5	0.0
IT & communication	-0.3	0.5	0.1
Financial services	-0.3	1.8	0.0
Professional business services	1.2	2.7	0.8
Other business services	2.7	6.1	1.7
Public admin & defence	0.5	2.5	-0.3
Education & health	1.3	9.0	1.2
Other services	-0.4	3.2	0.5
Total	**3.0**	**42.9**	**5.5**

Shepway: demographics



Source: Oxford Economics/ONS

Shepway: employment



Source: Oxford Economics/ONS

Forecasts for districts - Swale

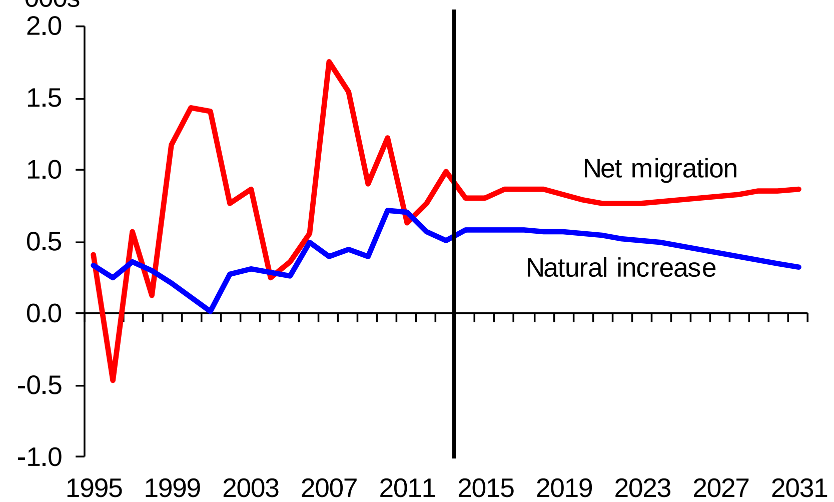
Swale: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.8	139.2	23.6
Employees total (000s)	-1.2	43.7	7.4
Self-employed total (000s)	1.1	9.0	2.4
Employment total (000s)	-0.1	52.7	9.8
Unemployment level (000s)	1.4	3.1	-0.9
Residence based employment (000s)	4.2	64.0	11.3
Residence employment rate (%)	-2.9 (pp)	63.8	3.2 (pp)
Net commuting (000s)	-1.3	-11.3	-1.6
GVA total (£m, 2010 prices)	-0.4 (%pa)	1948.4	2.6 (%pa)
Households (000s)	6.4	57.1	11.6
Demand for dwellings (000s)	6.2	58.7	12.0

Swale: employment (000s)

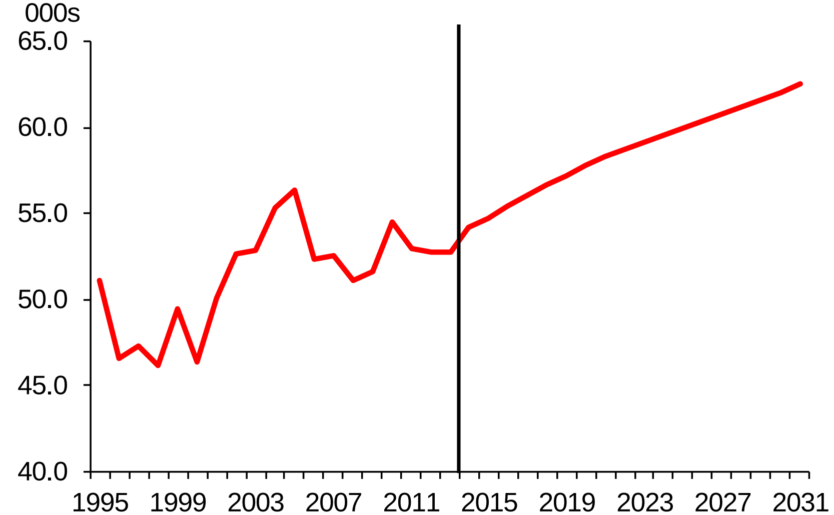
	2003-13 change	2013	2013-2031 change
Agriculture	-0.4	1.6	-0.3
Extraction	0.1	0.1	0.0
Manufacturing	-0.6	7.1	-1.3
Electricity, gas & water	0.0	0.1	0.0
Construction	-0.1	4.6	2.1
Wholesale	-1.6	2.9	0.2
Retail	0.2	4.9	0.6
Hotels and restaurants	-0.5	2.4	0.5
Transport	0.8	5.0	0.6
IT & communication	0.1	0.8	0.3
Financial services	0.0	0.7	0.0
Professional business services	0.8	3.1	1.4
Other business services	0.6	4.2	2.1
Public admin & defence	-0.6	1.8	-0.2
Education & health	3.1	10.5	3.0
Other services	-2.0	2.9	0.8
Total	**-0.1**	**52.7**	**9.8**

Swale: demographics



Source: Oxford Economics/ONS

Swale: employment



Source: Oxford Economics/ONS

Forecasts for districts - Thanet

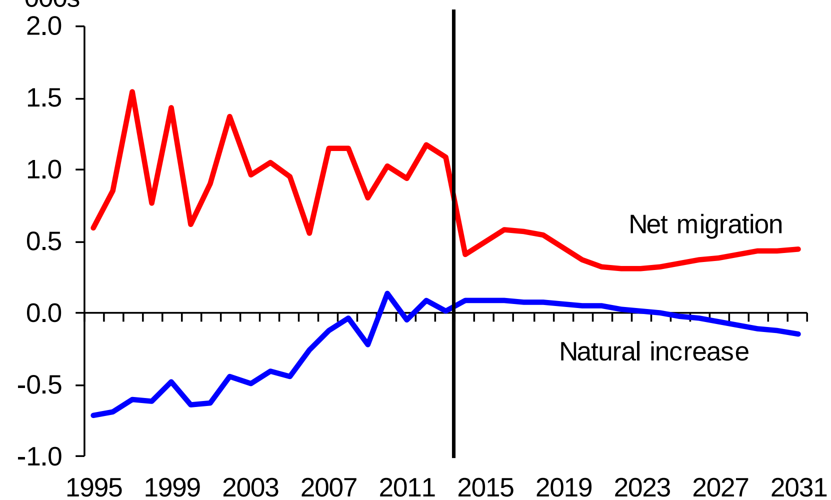
Thanet: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	8.6	136.8	7.6
Employees total (000s)	3.0	39.3	3.8
Self-employed total (000s)	2.0	8.7	1.3
Employment total (000s)	4.9	48.1	5.1
Unemployment level (000s)	2.0	4.6	-1.2
Residence based employment (000s)	5.7	55.1	6.8
Residence employment rate (%)	1.1 (pp)	57.1	6.4 (pp)
Net commuting (000s)	1.0	-7.6	-1.7
GVA total (£m, 2010 prices)	1.9 (%pa)	1512.5	2.2 (%pa)
Households (000s)	4.5	60.7	5.2
Demand for dwellings (000s)	5.9	65.5	5.7

Thanet: employment (000s)

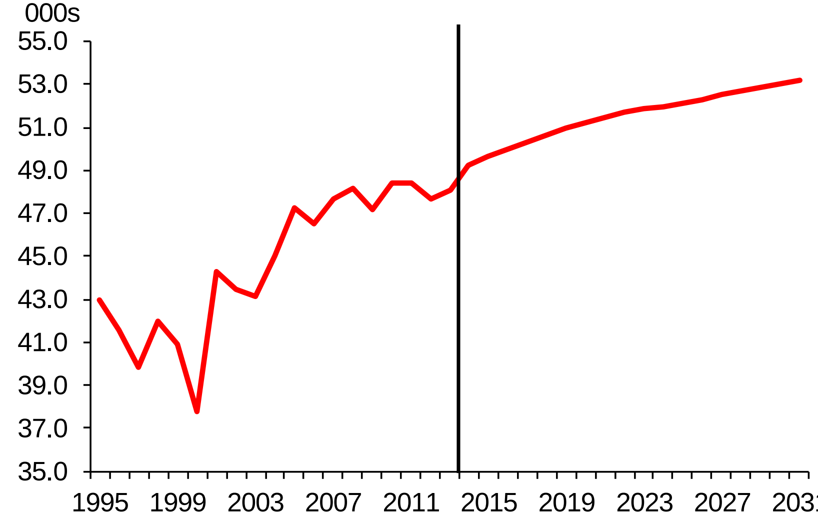
	2003-13 change	2013	2013-2031 change
Agriculture	-0.1	0.2	0.0
Extraction	0.0	0.0	0.0
Manufacturing	-1.0	3.5	-1.2
Electricity, gas & water	0.1	0.1	0.0
Construction	-0.4	3.3	0.5
Wholesale	0.0	1.6	0.3
Retail	0.8	7.0	1.0
Hotels and restaurants	-0.8	3.1	0.3
Transport	0.2	2.1	0.1
IT & communication	-0.1	0.5	0.1
Financial services	0.4	1.0	0.1
Professional business services	0.9	1.8	0.8
Other business services	2.3	4.3	1.6
Public admin & defence	-0.4	1.3	-0.2
Education & health	3.3	15.5	1.0
Other services	-0.3	2.9	0.7
Total	**4.9**	**48.1**	**5.1**

Thanet: demographics



Source: Oxford Economics/ONS

Thanet: employment



Source: Oxford Economics/ONS

Forecasts for districts - Tonbridge and Malling

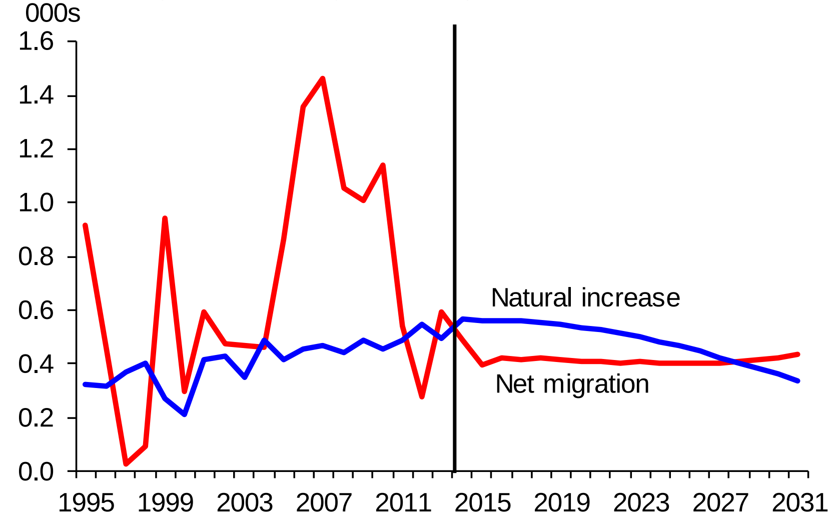
Tonbridge and Malling: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	13.5	123.0	16.2
Employees total (000s)	0.8	52.7	10.1
Self-employed total (000s)	1.7	8.5	2.6
Employment total (000s)	2.5	61.3	12.8
Unemployment level (000s)	0.6	1.3	-0.3
Residence based employment (000s)	6.3	59.8	10.7
Residence employment rate (%)	-0.1 (pp)	68.3	6.0 (pp)
Net commuting (000s)	-3.9	-3.8	1.1
GVA total (£m, 2010 prices)	1.7 (%pa)	2776.4	2.9 (%pa)
Households (000s)	5.4	49.2	8.1
Demand for dwellings (000s)	6.1	50.8	8.4

Tonbridge and Malling: employment (000s)

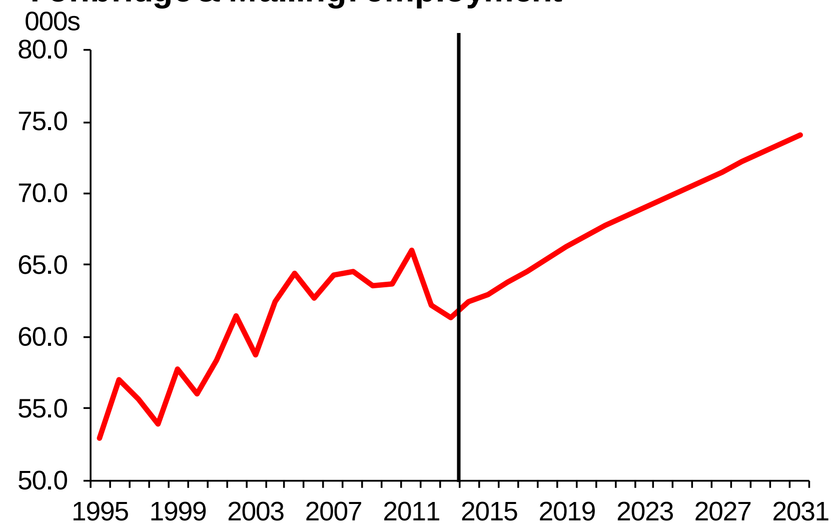
	2003-13 change	2013	2013-2031 change
Agriculture	-0.2	1.1	-0.3
Extraction	-0.2	0.1	-0.1
Manufacturing	-2.6	4.1	-0.9
Electricity, gas & water	0.5	0.8	0.0
Construction	1.2	5.5	2.8
Wholesale	0.2	5.4	1.5
Retail	0.0	5.5	0.5
Hotels and restaurants	-0.2	2.5	0.4
Transport	0.4	4.1	0.6
IT & communication	0.0	2.4	1.0
Financial services	-0.6	2.7	0.4
Professional business services	1.7	4.0	2.5
Other business services	-0.2	6.4	2.3
Public admin & defence	0.3	2.2	-0.3
Education & health	1.6	10.5	1.0
Other services	0.6	4.0	1.4
Total	**2.5**	**61.3**	**12.8**

Tonbridge & Malling: demographics



Source: Oxford Economics/ONS

Tonbridge & Malling: employment



Source: Oxford Economics/ONS

Forecasts for districts - Tunbridge Wells

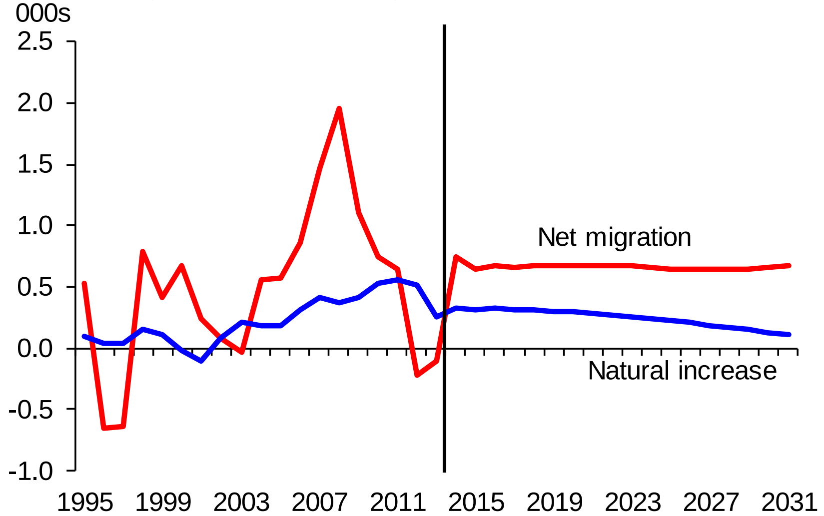
Tunbridge Wells: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	11.3	115.7	16.4
Employees total (000s)	-4.8	49.2	7.3
Self-employed total (000s)	1.3	10.3	2.1
Employment total (000s)	-3.6	59.6	9.4
Unemployment level (000s)	0.2	0.9	-0.2
Residence based employment (000s)	8.8	58.4	9.5
Residence employment rate (%)	4.1 (pp)	71.0	4.5 (pp)
Net commuting (000s)	-7.1	-2.4	-0.6
GVA total (£m, 2010 prices)	1.7 (%pa)	2749.8	2.9 (%pa)
Households (000s)	4.6	47.6	8.3
Demand for dwellings (000s)	4.4	49.1	8.7

Tunbridge Wells: employment (000s)

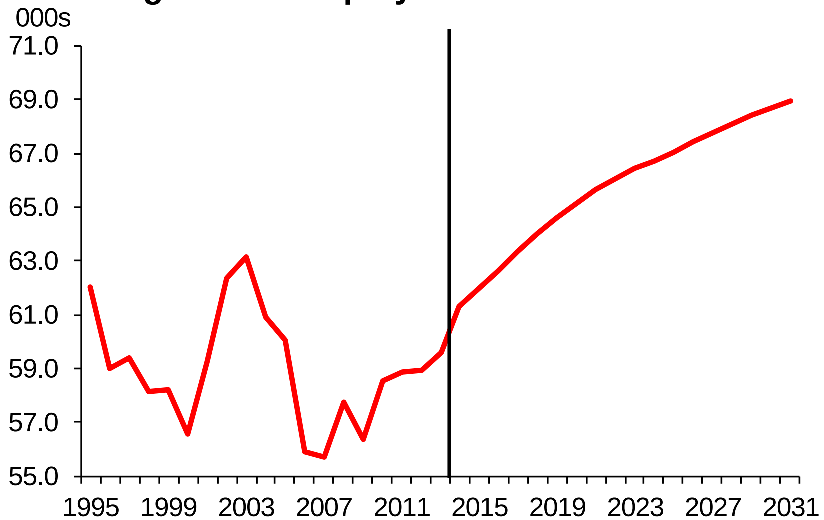
	2003-13 change	2013	2013-2031 change
Agriculture	-0.2	1.0	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	0.2	3.0	-0.6
Electricity, gas & water	0.1	0.2	0.0
Construction	-0.2	3.1	0.8
Wholesale	-0.4	4.7	0.5
Retail	0.9	8.0	0.8
Hotels and restaurants	0.0	3.1	0.6
Transport	-0.2	1.2	-0.1
IT & communication	1.3	2.8	1.2
Financial services	-0.3	3.7	0.9
Professional business services	2.1	5.1	1.9
Other business services	-8.1	4.9	1.4
Public admin & defence	-0.8	0.6	-0.1
Education & health	2.0	13.8	1.4
Other services	0.1	4.5	0.9
Total	**-3.6**	**59.6**	**9.4**

Tunbridge Wells: demographics



Source: Oxford Economics/ONS

Tunbridge Wells: employment



Source: Oxford Economics/ONS

OXFORD ECONOMICS

Forecasts for districts - Wealden

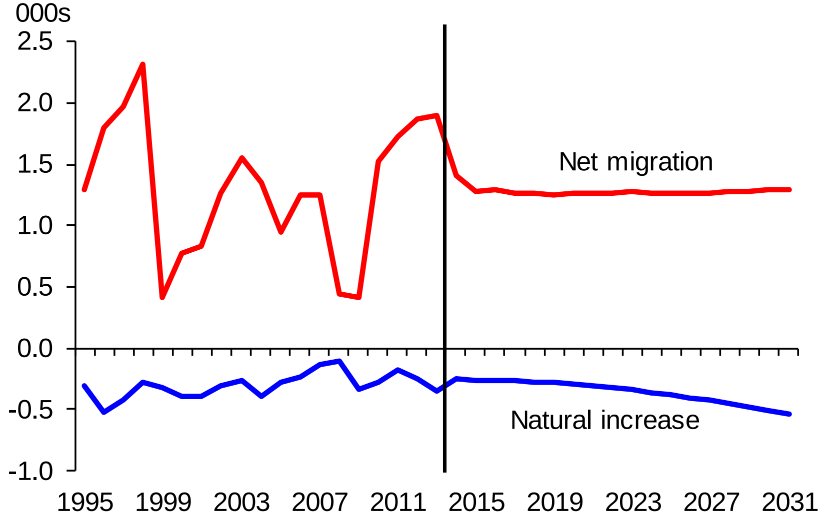
Wealden: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	10.1	152.6	16.7
Employees total (000s)	3.4	45.5	7.3
Self-employed total (000s)	5.5	16.0	4.2
Employment total (000s)	8.9	61.5	11.5
Unemployment level (000s)	0.4	1.1	-0.3
Residence based employment (000s)	8.2	75.9	12.8
Residence employment rate (%)	2.2 (pp)	70.1	7.0 (pp)
Net commuting (000s)	-15.2	-17.1	-1.6
GVA total (£m, 2010 prices)	1.1 (%pa)	2016.9	2.7 (%pa)
Households (000s)	5.0	64.6	9.0
Demand for dwellings (000s)	5.1	66.5	9.5

Wealden: employment (000s)

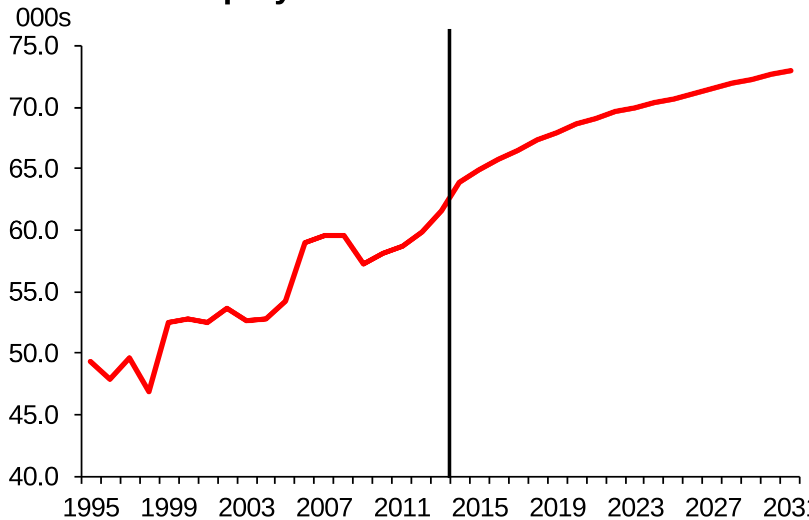
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	1.4	-0.2
Extraction	0.0	0.0	0.0
Manufacturing	-1.1	4.2	-0.6
Electricity, gas & water	0.1	0.1	0.0
Construction	1.7	8.3	2.7
Wholesale	-0.6	4.1	-0.2
Retail	0.7	5.5	0.6
Hotels and restaurants	1.3	4.5	1.3
Transport	-0.4	1.1	0.2
IT & communication	0.7	1.8	0.7
Financial services	0.2	0.9	0.1
Professional business services	2.4	5.0	2.1
Other business services	1.1	4.6	1.9
Public admin & defence	-0.3	1.0	-0.2
Education & health	2.2	12.9	0.6
Other services	0.8	6.0	2.4
Total	**8.9**	**61.5**	**11.5**

Wealden: demographics



Source: Oxford Economics/ONS

Wealden: employment



Source: Oxford Economics/ONS

Forecasts for districts - East Sussex

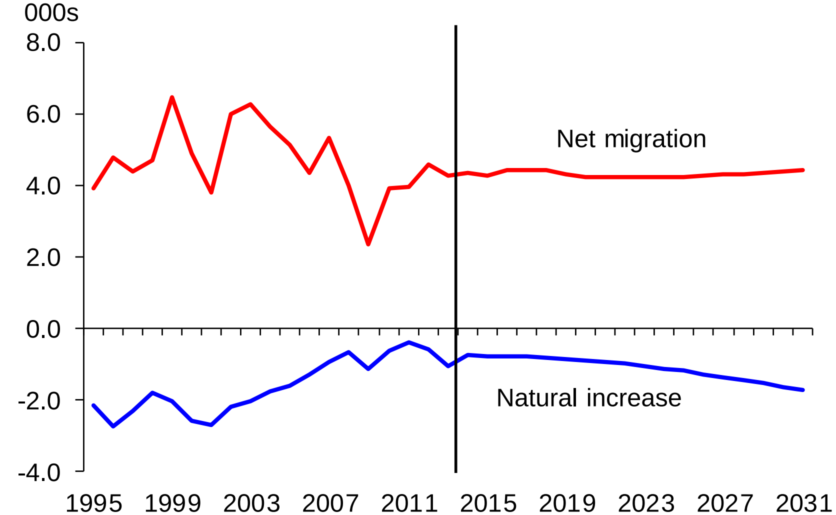
East Sussex: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	33.3	534.4	57.4
Employees total (000s)	6.1	168.9	23.0
Self-employed total (000s)	11.2	47.6	10.6
Employment total (000s)	17.4	216.4	33.5
Unemployment level (000s)	3.2	8.5	-3.0
Residence based employment (000s)	25.1	245.7	36.7
Residence employment rate (%)	1.3 (pp)	64.8	5.4 (pp)
Net commuting (000s)	-14.0	-33.4	-3.4
GVA total (£m, 2010 prices)	1.2 (%pa)	7734.4	2.6 (%pa)
Households (000s)	17.0	235.9	32.4
Demand for dwellings (000s)	17.9	246.2	34.7

East Sussex: employment (000s)

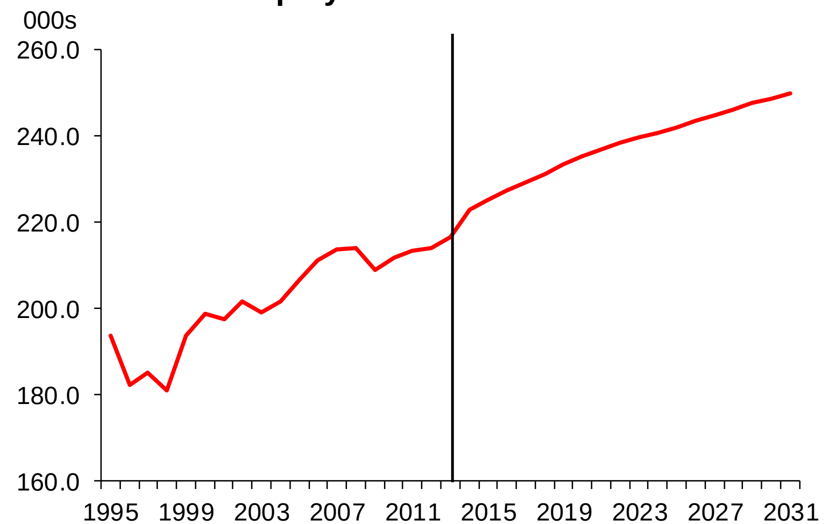
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	2.8	-0.5
Extraction	0.0	0.0	0.0
Manufacturing	-7.4	12.8	-2.5
Electricity, gas & water	0.3	0.4	-0.1
Construction	3.7	19.3	6.1
Wholesale	-2.9	12.1	0.3
Retail	1.0	23.6	3.0
Hotels and restaurants	3.0	14.9	3.4
Transport	-1.3	5.5	0.6
IT & communication	1.0	5.0	1.4
Financial services	0.6	4.8	0.3
Professional business services	5.9	14.2	6.2
Other business services	5.0	15.8	6.0
Public admin & defence	-2.9	7.8	-1.5
Education & health	10.7	60.3	5.4
Other services	0.4	17.1	5.2
Total	**17.4**	**216.4**	**33.5**

East Sussex: demographics



Source: Oxford Economics/ONS

East Sussex: employment



Source: Oxford Economics/ONS

Forecasts for districts - Kent

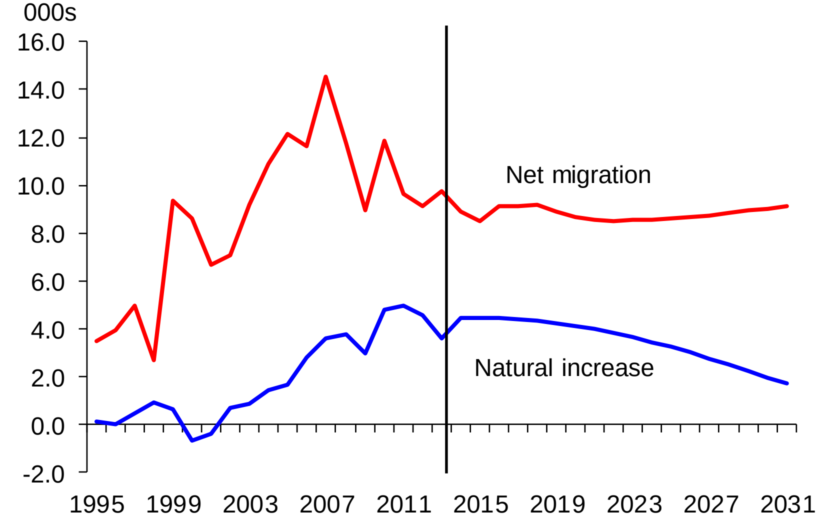
Kent: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	144.5	1493.5	221.4
Employees total (000s)	7.1	560.4	98.7
Self-employed total (000s)	17.4	107.4	25.1
Employment total (000s)	23.6	669.2	123.8
Unemployment level (000s)	10.8	25.7	-7.3
Residence based employment (000s)	91.4	703.8	122.6
Residence employment rate (%)	1.9 (pp)	65.5	4.4 (pp)
Net commuting (000s)	-42.6	-76.7	-11.4
GVA total (£m, 2010 prices)	1.0 (%pa)	26382.7	2.8 (%pa)
Households (000s)	62.3	619.5	111.6
Demand for dwellings (000s)	61.6	641.7	116.4

Kent: employment (000s)

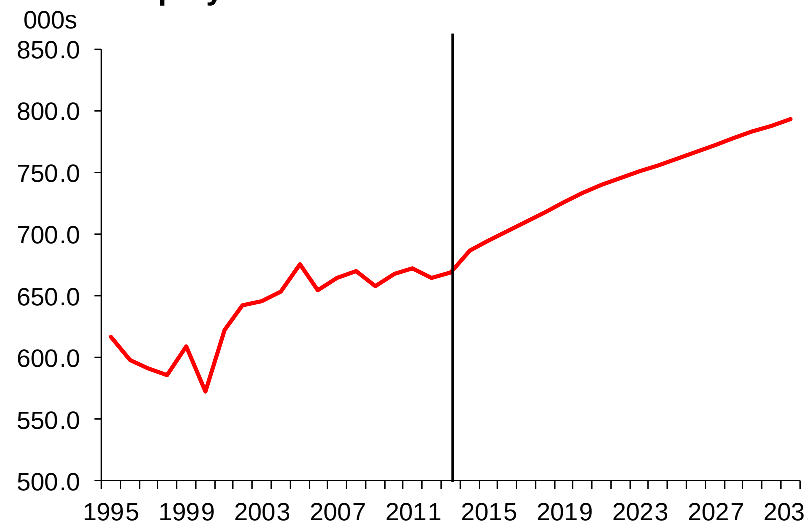
	2003-13 change	2013	2013-2031 change
Agriculture	-1.4	11.5	-2.2
Extraction	-0.3	0.6	-0.3
Manufacturing	-12.0	42.4	-7.3
Electricity, gas & water	1.9	3.7	-0.5
Construction	-1.4	56.6	17.5
Wholesale	-6.4	40.0	6.0
Retail	3.8	78.1	10.8
Hotels and restaurants	-4.7	35.7	7.6
Transport	1.8	36.6	4.5
IT & communication	4.6	18.1	6.2
Financial services	-5.7	17.9	1.8
Professional business services	13.9	41.2	20.2
Other business services	4.3	67.3	25.1
Public admin & defence	-2.8	26.0	-1.7
Education & health	33.5	153.7	25.4
Other services	-5.5	39.8	10.6
Total	**23.6**	**669.2**	**123.8**

Kent: demographics



Source: Oxford Economics/ONS

Kent: employment



Source: Oxford Economics/ONS

Forecasts for districts - Rest of South East

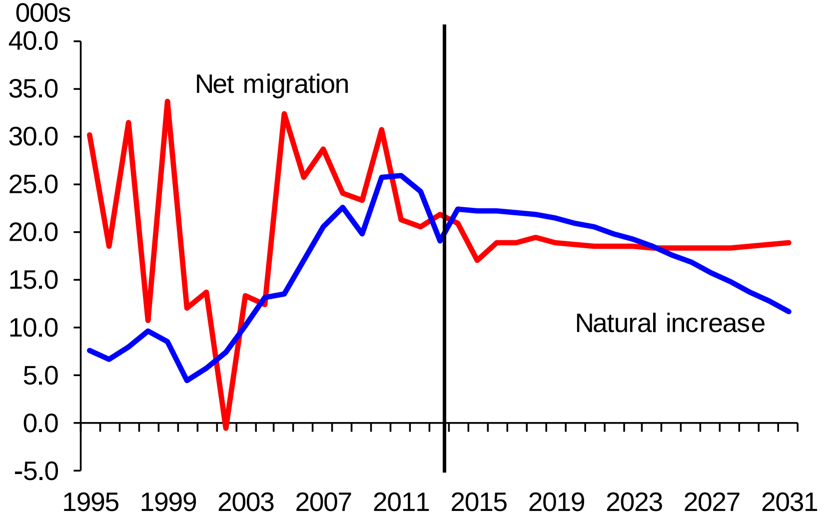
Rest of South East: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	443.9	5913.2	672.5
Employees total (000s)	101.1	2717.6	311.5
Self-employed total (000s)	88.6	457.0	87.8
Employment total (000s)	181.5	3214.1	399.3
Unemployment level (000s)	24.5	71.6	-21.2
Residence based employment (000s)	289.4	2995.6	296.3
Residence employment rate (%)	1.7 (pp)	69.9	2.1 (pp)
Net commuting (000s)	-22.4	-70.2	76.2
GVA total (£m, 2010 prices)	1.2 (%pa)	147460.0	2.6 (%pa)
Households (000s)	182.8	2429.3	356.5
Demand for dwellings (000s)	181.8	2503.2	369.3

Rest of South East: employment (000s)

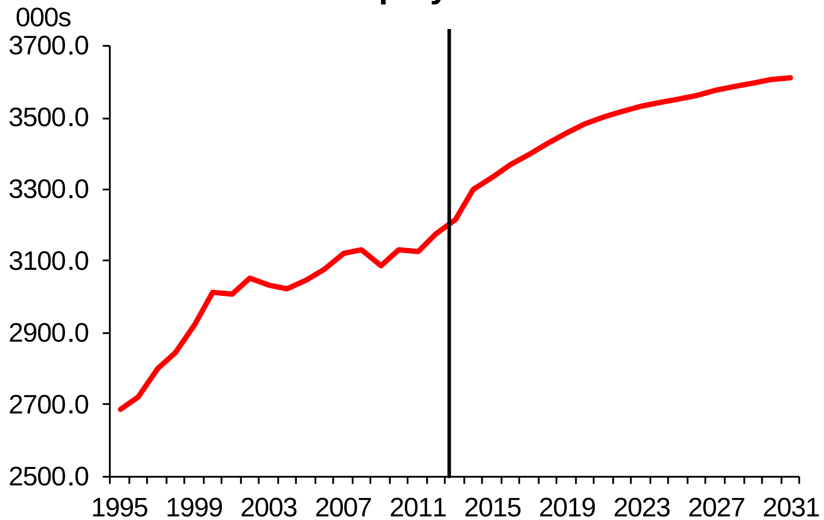
	2003-13 change	2013	2013-2031 change
Agriculture	-3.1	21.5	-3.4
Extraction	3.6	6.1	-2.3
Manufacturing	-66.3	186.2	-39.5
Electricity, gas & water	5.0	19.9	-3.9
Construction	18.1	195.5	45.8
Wholesale	-15.2	198.5	12.4
Retail	1.1	298.4	20.0
Hotels and restaurants	-1.3	182.4	28.8
Transport	3.5	127.8	11.5
IT & communication	23.4	207.5	61.2
Financial services	-19.9	96.4	-2.6
Professional business services	59.5	295.2	90.6
Other business services	42.3	364.1	107.0
Public admin & defence	-22.6	131.7	-15.0
Education & health	158.2	679.4	32.9
Other services	-4.8	203.5	55.7
Total	**181.5**	**3214.1**	**399.3**

Rest of South East: demographics



Source: Oxford Economics/ONS

Rest of South East: employment



Source: Oxford Economics/ONS

Forecasts for districts - South East

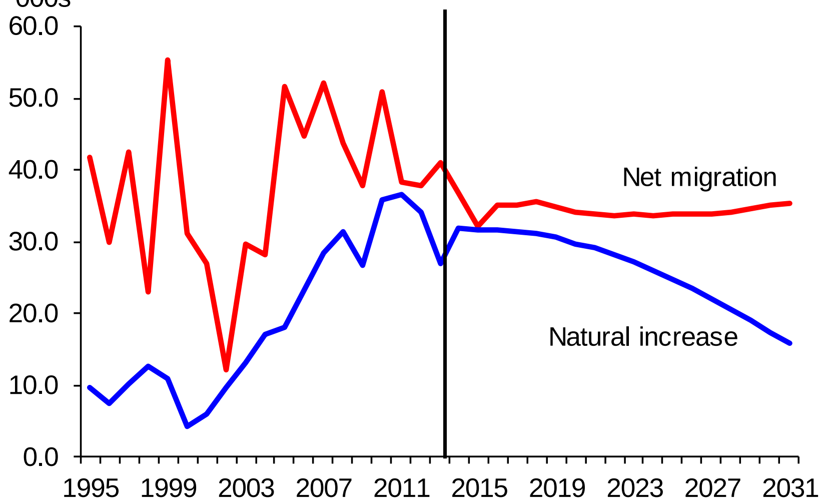
South East: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	704.7	8792.6	1091.7
Employees total (000s)	134.4	3817.4	494.8
Self-employed total (000s)	132.1	671.8	137.5
Employment total (000s)	255.7	4532.5	632.4
Unemployment level (000s)	44.5	120.1	-36.4
Residence based employment (000s)	442.1	4375.2	528.6
Residence employment rate (%)	1.4 (pp)	68.8	2.8 (pp)
Net commuting (000s)	-68.0	-191.3	66.0
GVA total (£m, 2010 prices)	1.2 (%pa)	200836.3	2.6 (%pa)
Households (000s)	294.5	3625.5	567.8
Demand for dwellings (000s)	295.8	3741.1	590.5

South East: employment (000s)

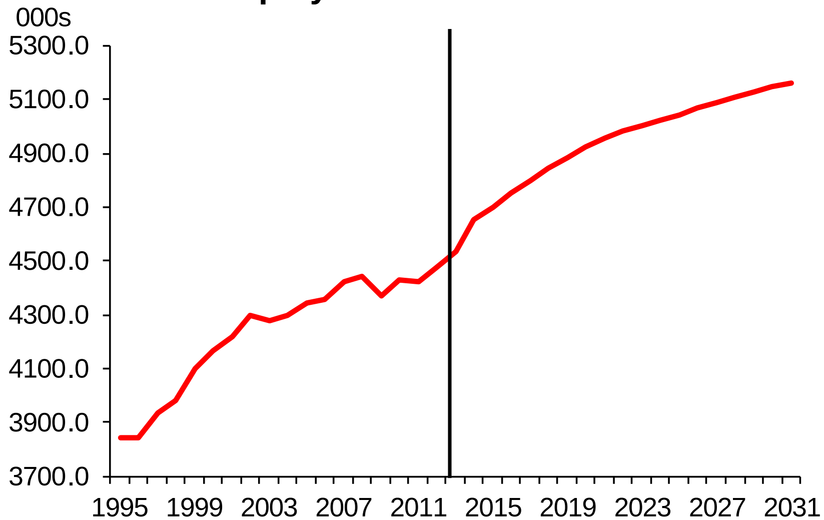
	2003-13 change	2013	2013-2031 change
Agriculture	-4.9	38.7	-6.7
Extraction	3.1	6.8	-2.7
Manufacturing	-97.4	273.6	-55.1
Electricity, gas & water	8.4	26.2	-4.8
Construction	26.3	297.3	76.9
Wholesale	-26.8	283.2	24.9
Retail	4.2	444.3	38.4
Hotels and restaurants	-5.3	252.5	43.1
Transport	6.3	193.9	19.8
IT & communication	29.8	249.4	73.9
Financial services	-24.8	133.6	0.0
Professional business services	89.8	385.7	131.8
Other business services	58.3	492.5	155.5
Public admin & defence	-31.7	184.8	-19.9
Education & health	226.3	981.3	77.2
Other services	-5.6	288.5	80.1
Total	**255.7**	**4532.5**	**632.4**

South East: demographics



Source: Oxford Economics/ONS

South East: employment



Source: Oxford Economics/ONS

Forecasts for districts - Greater Cambridge & Greater Peterborough LEP

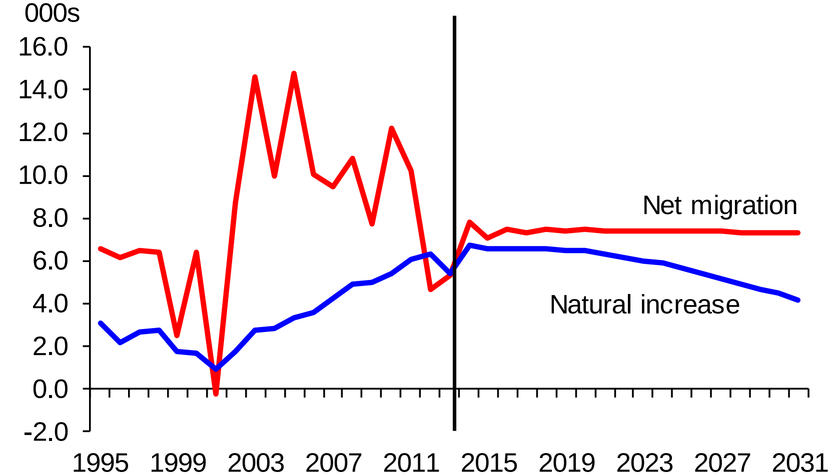
Greater Cambridge & Greater Peterborough LEP: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	142.2	1392.9	237.9
Employees total (000s)	46.6	619.6	90.6
Self-employed total (000s)	19.1	100.1	20.4
Employment total (000s)	61.0	728.0	111.1
Unemployment level (000s)	9.9	20.7	-6.7
Residence based employment (000s)	70.8	692.0	100.4
Residence employment rate (%)	-0.1 (pp)	68.4	1.3 (pp)
Net commuting (000s)	20.7	13.7	7.7
GVA total (£m, 2010 prices)	1.3 (%pa)	29195.1	2.7 (%pa)
Households (000s)	64.6	575.6	115.9
Demand for dwellings (000s)	67.2	598.5	120.1

Greater Cambridge & Greater Peterborough LEP: employment (000s)

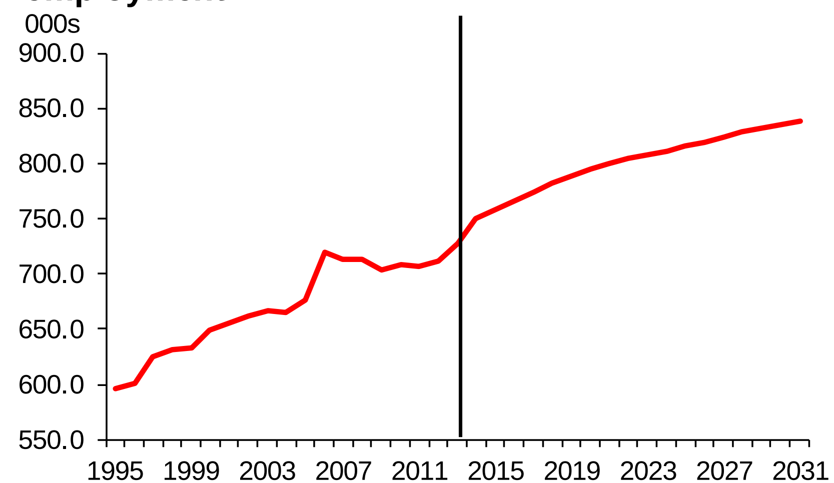
	2003-13 change	2013	2013-2031 change
Agriculture	0.9	13.1	-0.8
Extraction	-0.4	0.2	-0.1
Manufacturing	-9.4	73.8	-13.3
Electricity, gas & water	1.7	4.1	-0.5
Construction	3.8	44.1	10.7
Wholesale	-3.8	42.4	4.5
Retail	2.7	64.5	6.4
Hotels and restaurants	2.0	41.9	6.7
Transport	3.8	34.9	6.3
IT & communication	2.2	30.7	10.0
Financial services	-1.7	16.2	1.5
Professional business services	12.3	54.7	20.1
Other business services	32.2	89.8	31.8
Public admin & defence	-10.0	32.5	-1.8
Education & health	30.1	149.4	20.7
Other services	-5.4	35.8	8.9
Total	**61.0**	**728.0**	**111.1**

Greater Cambridge & Greater Peterborough LEP: demographics



Source: Oxford Economics/ONS

Greater Cambridge & Greater Peterborough LEP: employment



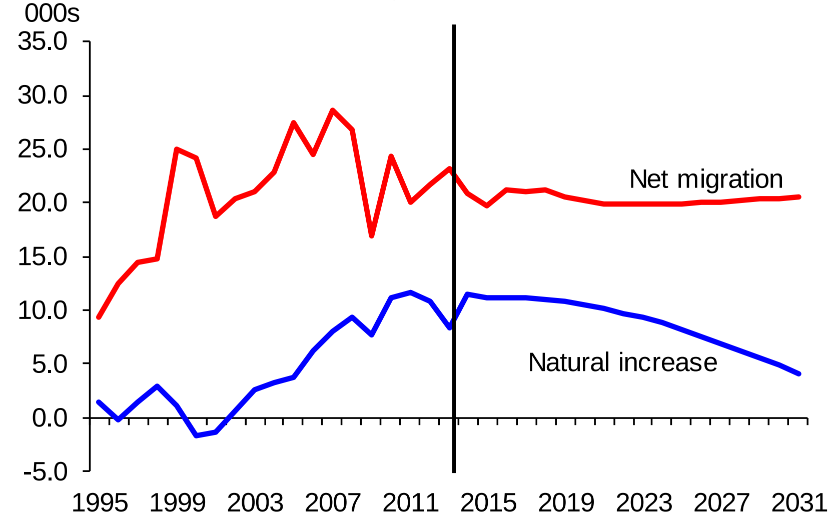
Source: Oxford Economics/ONS

Forecasts for districts - South East LEP

South East LEP: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	317.0	4051.9	524.5
Employees total (000s)	53.4	1487.7	222.8
Self-employed total (000s)	54.3	305.0	66.5
Employment total (000s)	105.7	1798.7	289.3
Unemployment level (000s)	32.1	72.9	-22.9
Residence based employment (000s)	197.0	1927.4	302.5
Residence employment rate (%)	1.2 (pp)	66.1	4.5 (pp)
Net commuting (000s)	-62.5	-209.5	-28.8
GVA total (£m, 2010 prices)	0.8 (%pa)	68897.1	2.6 (%pa)
Households (000s)	136.4	1698.9	271.0
Demand for dwellings (000s)	137.2	1754.2	281.7

South East LEP: demographics

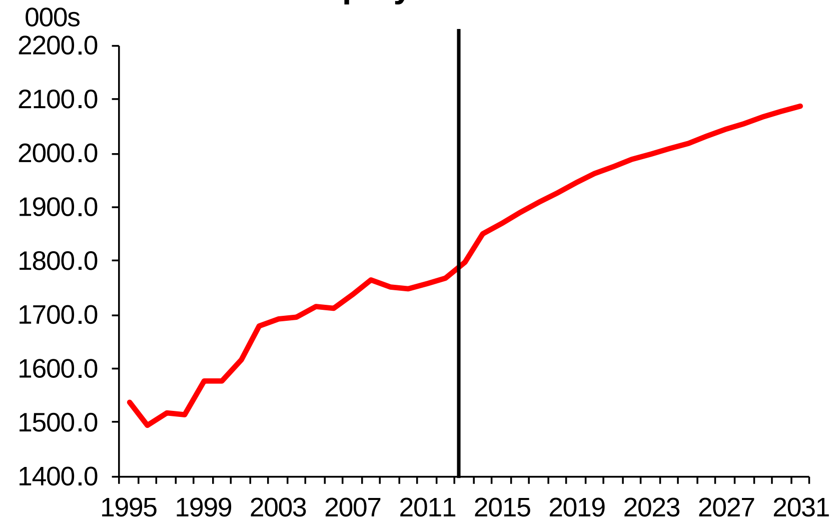


Source: Oxford Economics/ONS

South East LEP: employment (000s)

	2003-13 change	2013	2013-2031 change
Agriculture	-0.8	22.3	-3.3
Extraction	-0.5	0.9	-0.4
Manufacturing	-35.0	126.4	-24.8
Electricity, gas & water	2.1	7.9	-1.3
Construction	-4.2	152.8	46.0
Wholesale	-9.4	104.2	15.2
Retail	-2.5	199.6	19.6
Hotels and restaurants	-7.0	102.8	20.0
Transport	10.4	92.7	15.2
IT & communication	6.5	48.5	15.4
Financial services	-17.1	47.4	3.2
Professional business services	36.6	119.1	47.1
Other business services	26.6	172.7	65.0
Public admin & defence	-8.1	70.0	-6.9
Education & health	106.8	421.9	49.1
Other services	1.2	109.5	30.3
Total	**105.7**	**1798.7**	**289.3**

South East LEP: employment



Source: Oxford Economics/ONS

Forecasts for districts - South East Midlands LEP

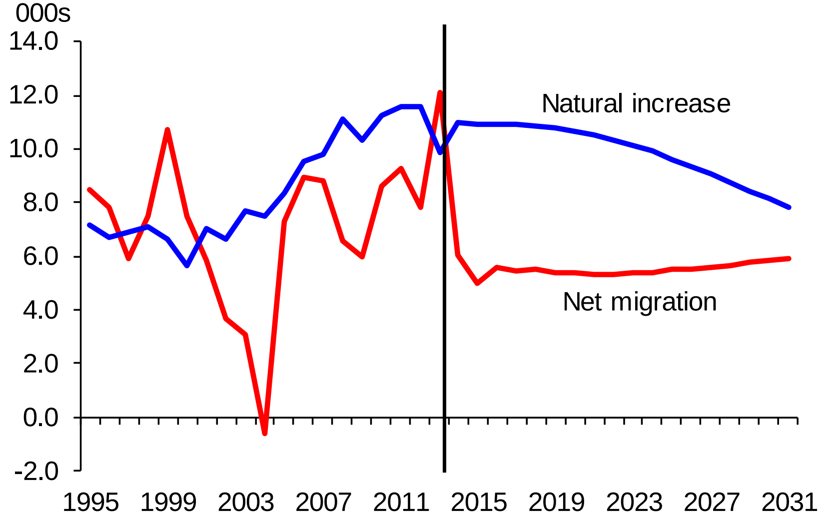
South East Midlands LEP: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	175.7	1757.0	277.8
Employees total (000s)	40.1	778.7	121.0
Self-employed total (000s)	23.4	116.5	28.8
Employment total (000s)	62.5	898.4	149.8
Unemployment level (000s)	13.6	31.8	-10.1
Residence based employment (000s)	77.6	876.4	129.4
Residence employment rate (%)	-1.0 (pp)	69.0	2.4 (pp)
Net commuting (000s)	3.5	-44.5	9.8
GVA total (£m, 2010 prices)	1.2 (%pa)	38230.0	2.7 (%pa)
Households (000s)	69.7	707.1	134.5
Demand for dwellings (000s)	71.6	726.3	139.2

South East Midlands LEP: employment (000s)

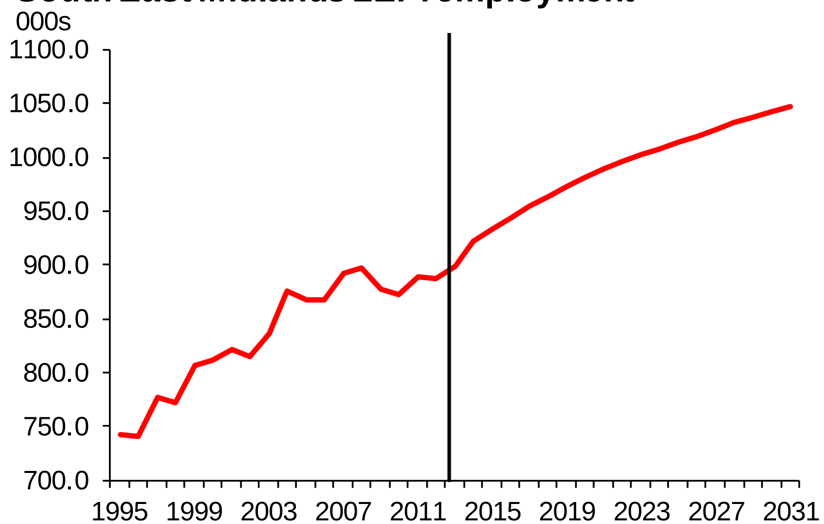
	2003-13 change	2013	2013-2031 change
Agriculture	0.1	5.9	-0.5
Extraction	0.0	0.4	-0.1
Manufacturing	-31.7	82.7	-16.5
Electricity, gas & water	1.2	3.6	-0.3
Construction	4.4	51.9	14.7
Wholesale	3.6	73.3	9.0
Retail	-4.4	80.8	7.2
Hotels and restaurants	1.3	43.0	7.7
Transport	5.5	58.9	11.7
IT & communication	-3.0	30.6	8.4
Financial services	0.7	23.4	1.9
Professional business services	23.6	75.4	33.6
Other business services	12.9	99.6	38.0
Public admin & defence	1.2	38.8	-3.4
Education & health	42.0	174.2	22.7
Other services	5.2	55.9	15.8
Total	**62.5**	**898.4**	**149.8**

South East Midlands LEP: demographics



Source: Oxford Economics/ONS

South East Midlands LEP: employment



Source: Oxford Economics/ONS

Forecasts for districts - Hertfordshire LEP

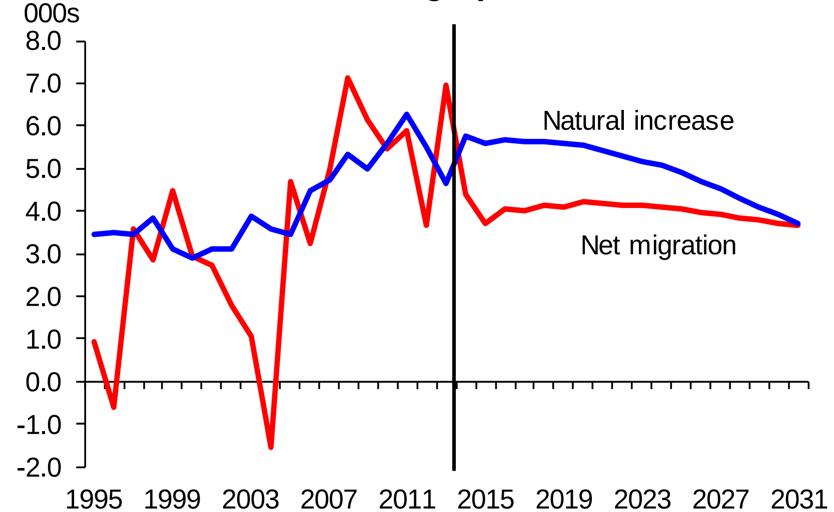
Hertfordshire LEP: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	95.2	1140.6	162.7
Employees total (000s)	38.7	541.0	82.8
Self-employed total (000s)	22.2	91.4	19.9
Employment total (000s)	60.9	633.5	102.6
Unemployment level (000s)	7.1	16.0	-4.4
Residence based employment (000s)	57.0	580.8	89.8
Residence employment rate (%)	1.4 (pp)	71.0	3.7 (pp)
Net commuting (000s)	3.1	-19.0	-0.2
GVA total (£m, 2010 prices)	0.5 (%pa)	26980.9	2.7 (%pa)
Households (000s)	36.8	463.9	80.1
Demand for dwellings (000s)	37.7	474.0	81.8

Hertfordshire LEP: employment (000s)

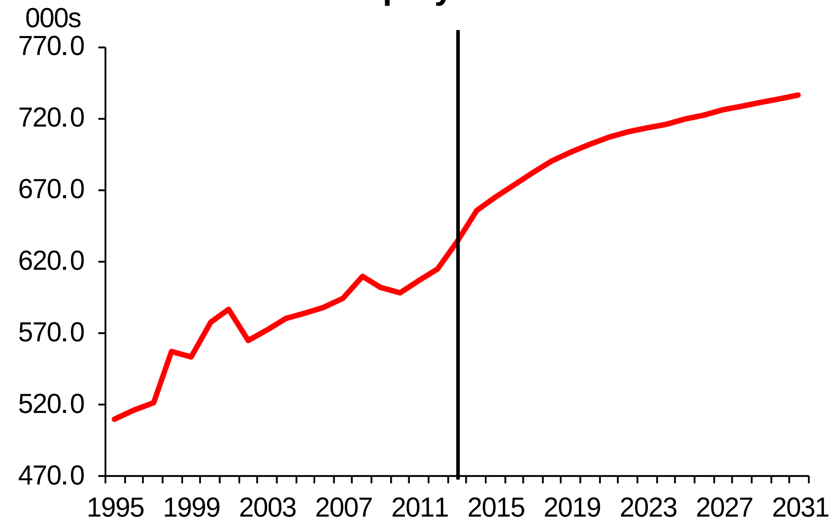
	2003-13 change	2013	2013-2031 change
Agriculture	0.6	2.7	-0.2
Extraction	-0.1	0.1	0.0
Manufacturing	-17.6	38.1	-7.9
Electricity, gas & water	0.2	2.6	-0.6
Construction	4.9	53.5	11.6
Wholesale	3.0	48.6	2.3
Retail	0.2	69.3	6.1
Hotels and restaurants	3.2	33.6	7.2
Transport	0.2	21.4	4.2
IT & communication	1.1	33.5	7.8
Financial services	-3.2	14.2	2.2
Professional business services	21.7	67.7	24.6
Other business services	30.8	99.3	34.2
Public admin & defence	-3.0	15.8	-2.0
Education & health	20.1	101.6	5.4
Other services	-1.6	31.5	7.8
Total	**60.9**	**633.5**	**102.6**

Hertfordshire LEP: demographics



Source: Oxford Economics/ONS

Hertfordshire LEP: employment



Source: Oxford Economics/ONS

Forecasts for districts - New Anglia LEP

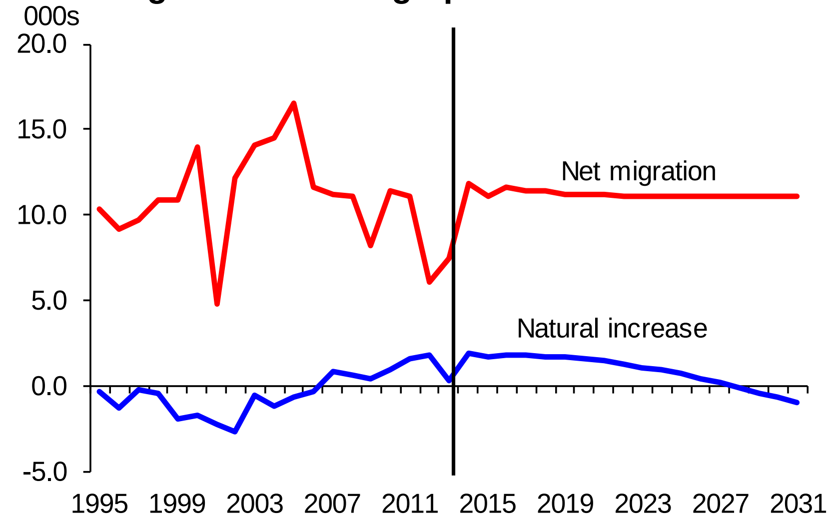
New Anglia LEP: key indicators

	2003-13 change	2013	2013-2031 change
Population (000s)	113.7	1605.2	217.9
Employees total (000s)	21.1	641.2	62.8
Self-employed total (000s)	17.8	117.5	17.8
Employment total (000s)	36.5	765.5	80.6
Unemployment level (000s)	10.3	27.8	-7.9
Residence based employment (000s)	81.0	766.7	77.0
Residence employment rate (%)	2.2 (pp)	66.2	0.6 (pp)
Net commuting (000s)	-12.0	-21.1	1.6
GVA total (£m, 2010 prices)	0.5 (%pa)	27270.0	2.3 (%pa)
Households (000s)	64.6	701.0	115.7
Demand for dwellings (000s)	68.0	738.0	121.5

New Anglia LEP: employment (000s)

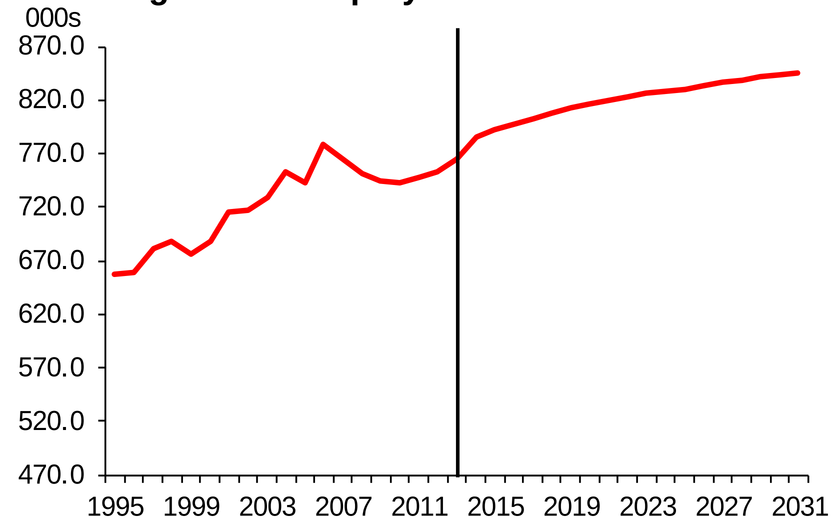
	2003-13 change	2013	2013-2031 change
Agriculture	1.2	17.4	-1.5
Extraction	-0.6	1.2	-0.4
Manufacturing	-20.2	72.8	-12.7
Electricity, gas & water	0.4	5.0	-0.8
Construction	3.7	57.9	11.5
Wholesale	-2.3	40.9	1.9
Retail	2.7	76.8	10.4
Hotels and restaurants	9.8	52.0	8.1
Transport	-4.3	39.6	4.7
IT & communication	-4.2	18.2	4.8
Financial services	-0.2	24.7	0.4
Professional business services	9.6	47.4	14.4
Other business services	14.1	72.7	20.2
Public admin & defence	-3.8	36.2	-2.4
Education & health	37.2	160.0	11.9
Other services	-6.4	42.9	10.1
Total	**36.5**	**765.5**	**80.6**

New Anglia LEP: demographics



Source: Oxford Economics/ONS

New Anglia LEP: employment



Source: Oxford Economics/ONS

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