

Kent County Council (KCC) Housing Led Forecasts (September 2017)

This file contains the results of a housing-led forecast based on the assumption that 197,506 dwellings will be built between 2016 and 2036 in the County (Kent County Council area plus Medway Unitary Authority). As this forecast is driven by proposed housing developments, population growth is determined by the number of dwellings expected to be built in the county. The key assumption and input into the forecast is therefore the “Housing Trajectory”.

The Housing Trajectory is based on information provided by each Kent local authority planning department but includes some additional assumptions made at the county level. Key information provided by districts used in the housing trajectory is:-

- Housing completions up to 2015/16 or 2016/17
- Five year land supply to 2021 or 2022
- Over-all housing requirements for specified plan periods.

Overall housing requirements for each local authority have been based on individual local authority Housing Local Plan Requirements or Objective Assessed Needs (OAN) as at September 2017. Some local authority housing plans are currently subject to review and are in the process of being updated. For the purposes of the housing trajectory used in this population forecast we have used the most up to date plan figures as available in September 2017.

For 2016/17 actual housing completion numbers are used in the housing trajectory, where provided, and then up to 2022 the five year land supply figures provided by local authorities have been used. As the five year land supply include buffer amounts to allow for choice and competition in development, the buffer has been removed from the trajectory, to obtain a best estimate of what is likely to happen.

Beyond 2021/22, for each local authority, the residual amount of the total plan period requirement is equally divided over the remaining years of the plan period. This amount will include the standard annual requirement in the plan and an equal share of any expected previous under-delivery for the plan period as remaining in 2021/22.

Some local authorities' existing plans (Core Strategies) only extend to 2026 and most new plans being developed extent to 2031. For the housing trajectory we have assumed that the existing plan annual requirement will continue to be delivered for each year beyond the current plan period. This part of the forecast is essentially a trend based projection forward and is not intended as an indication or statement of future housing requirements beyond current plan timescales.

Contents of this file

All sheets present annual data from 2016 to 2036

- The 'Pop' sheet shows the resulting population growth.
- The 'Housing supply' sheet outlines the amount of housing to be built in each Kent district over the period 2016 to 2035 based on the assessment outlined above. These numbers are the 'driver' of the forecast.
- The 'Housing Trajectory' sheet presents a chart comparing the numbers of households from the 2014-based Sub National Household Projections with the Housing supply used in these forecasts.
- The 'Dwellings' sheet provides a forecast of the total dwelling stock each year . The 2016 dwelling number is a calculated dwelling stock and therefore may differ to alternative sources of dwelling stock used by the Local Authorities.
- The 'Households' sheet provides a forecast of households each year . A household relates to the family group that lives within a dwelling.
- The 'Average HH size' sheet shows how the average household size is expected to change each year over the forecast period.
- The 'HH pop' sheet shows how the number of people living in resident households is expected to change over the forecast period.
- The 'Communal Pop' sheet shows how the communal establishment population is expected to change year over the forecast period. A communal establishment is defined as any establishment that provides managed residential accommodation and therefore the communal establishment population will include all people living in care homes, student halls of residence etc. Within the forecast, the communal population is held constant for all people up to the age of 75 years. For people over the age of 75 the number living with a communal establishment increases proportionately and therefore all growth in the communal establishment population seen in this file will be as a result of the ageing population.
- The 'Child pop' sheet shows the population aged 0-15 years each year.
- The 'Working age pop' sheet shows the population aged 16-64 years each year.
- The 'Older pop' sheet shows the population aged 65+ years each year.
- The 'Net migrant profile' sheet shows the generated level of migration that would arise each year.

Data sets and assumptions used to create the forecast

- A base population at 2016 consistent with the 2016 Mid-Year Population Estimates as published by the Office for National Statistics.
- Age specific fertility rates for each Kent Local Authority taken from the ONS 2014-based Sub National Population Projections.
- Age standardised mortality ratios for each Kent Local Authority taken from the ONS 2014-based Sub National Population Projections.
- For internal and international migration, age specific profiles of migration have been taken from the ONS 2014-based Sub National Population Projections (2014-based SNPP).
- Population not in households are based on the Department for Communities and Local Government (DCLG) 2014-based Household Projections (2014-based SNHP).
- Household formation rates (conversion from available household spaces to occupying population) are based on adjusted DCLG assumptions used in national household projections. The trend observed since the 2011 Census has been one of increasing average household size and available evidence for this includes the English Housing Survey and the Annual Population Survey as well as local evidence. This trend has been in the opposite direction from DCLG assumptions and needs to be modelled in order to ensure the base year 2016 of the forecast has an accurate count of actual households. The known increases in average household size have been accurately modelled to arrive at an estimate of households for the base point of the forecast which is 2016. Average household size is assumed to remain fairly level for the next two years and then to begin to decline in line with DCLG assumptions from about 2019 onwards.

Strategic Business Development & Intelligence update the housing trajectory and the housing led forecasts annually, usually September to October

Strategic Business Development & Intelligence, Kent County Council Email: research@kent.gov.uk

Population forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

	Total population																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	126,200	128,700	130,000	131,900	134,400	136,700	139,500	141,500	143,600	145,700	147,700	149,700	151,600	153,600	155,600	157,200	158,800	160,400	162,000	163,700	165,200	39,100	31.0
Canterbury	162,400	163,100	163,700	165,600	169,000	172,100	174,800	176,800	178,700	180,500	182,300	184,100	185,900	187,800	189,700	191,600	192,800	194,000	195,200	196,300	197,300	34,900	21.5
Dartford	105,500	108,500	111,300	113,600	116,800	120,100	123,100	126,000	128,900	131,700	134,600	136,600	138,500	140,400	142,200	144,000	145,700	147,500	149,200	151,000	152,700	47,100	44.6
Dover	114,200	115,500	116,300	117,500	118,800	120,200	121,200	122,800	124,300	125,900	127,400	128,000	128,700	129,400	130,100	130,800	131,600	132,500	133,400	134,200	135,000	20,700	18.2
Gravesham	106,800	107,200	107,900	109,100	110,100	111,100	111,800	112,500	113,200	114,100	115,000	115,900	116,800	117,400	118,000	118,500	119,100	119,700	120,300	120,900	121,500	14,700	13.8
Maidstone	166,400	169,600	171,700	173,700	176,200	178,500	180,400	182,500	184,500	186,600	188,600	190,600	192,700	194,600	196,500	198,400	200,100	201,800	203,500	205,200	206,800	40,500	24.3
Sevenoaks	119,100	120,100	120,800	121,700	122,700	122,700	122,900	123,400	123,900	124,400	124,800	125,300	125,800	126,200	126,600	126,900	127,400	127,800	128,400	128,800	129,300	10,200	8.5
Shepway	111,200	112,200	113,500	114,500	114,900	114,800	115,200	115,600	116,000	116,400	116,700	117,100	117,500	117,800	118,300	118,600	119,000	119,300	119,600	120,000	120,400	9,200	8.2
Swale	145,000	146,500	147,500	148,200	148,800	151,600	155,100	156,700	158,200	159,800	161,300	162,700	164,200	165,600	167,100	168,500	169,800	171,200	172,500	174,000	175,400	30,400	20.9
Thanet	140,700	141,500	142,800	144,400	147,800	151,000	153,200	155,300	157,500	159,600	161,600	163,600	165,600	167,700	169,700	171,700	173,100	174,500	175,900	177,300	178,700	38,000	27.0
Tonbridge & Malling	127,300	130,000	132,200	134,500	135,300	135,900	137,300	138,800	140,200	141,700	143,300	144,800	146,200	147,700	149,100	150,500	151,800	153,100	154,400	155,800	157,100	29,800	23.4
Tunbridge Wells	117,100	118,300	119,100	120,700	121,800	122,600	123,100	124,600	126,100	127,700	129,300	130,800	132,400	133,900	135,400	137,000	138,600	140,300	141,800	143,400	144,900	27,800	23.8
Kent - (KCC Area)	1,541,900	1,561,100	1,576,900	1,595,500	1,616,600	1,637,100	1,657,500	1,676,500	1,695,100	1,714,200	1,732,500	1,749,100	1,765,800	1,782,100	1,798,300	1,813,800	1,827,800	1,842,000	1,856,300	1,870,500	1,884,200	342,300	22.2
Medway	278,500	279,700	282,400	285,400	288,300	291,300	293,500	295,800	298,000	300,400	302,600	305,000	307,300	309,500	311,700	313,800	315,400	317,100	318,800	320,600	322,300	43,800	15.7
Kent & Medway combined	1,820,400	1,840,800	1,859,300	1,880,900	1,904,900	1,928,400	1,951,000	1,972,300	1,993,100	2,014,500	2,035,200	2,054,100	2,073,100	2,091,600	2,110,000	2,127,600	2,143,200	2,159,000	2,175,000	2,191,100	2,206,600	386,100	21.2

Housing supply used to 'drive' the forecast

KCC Housing Led Forecasts (September 2017 housing figures)

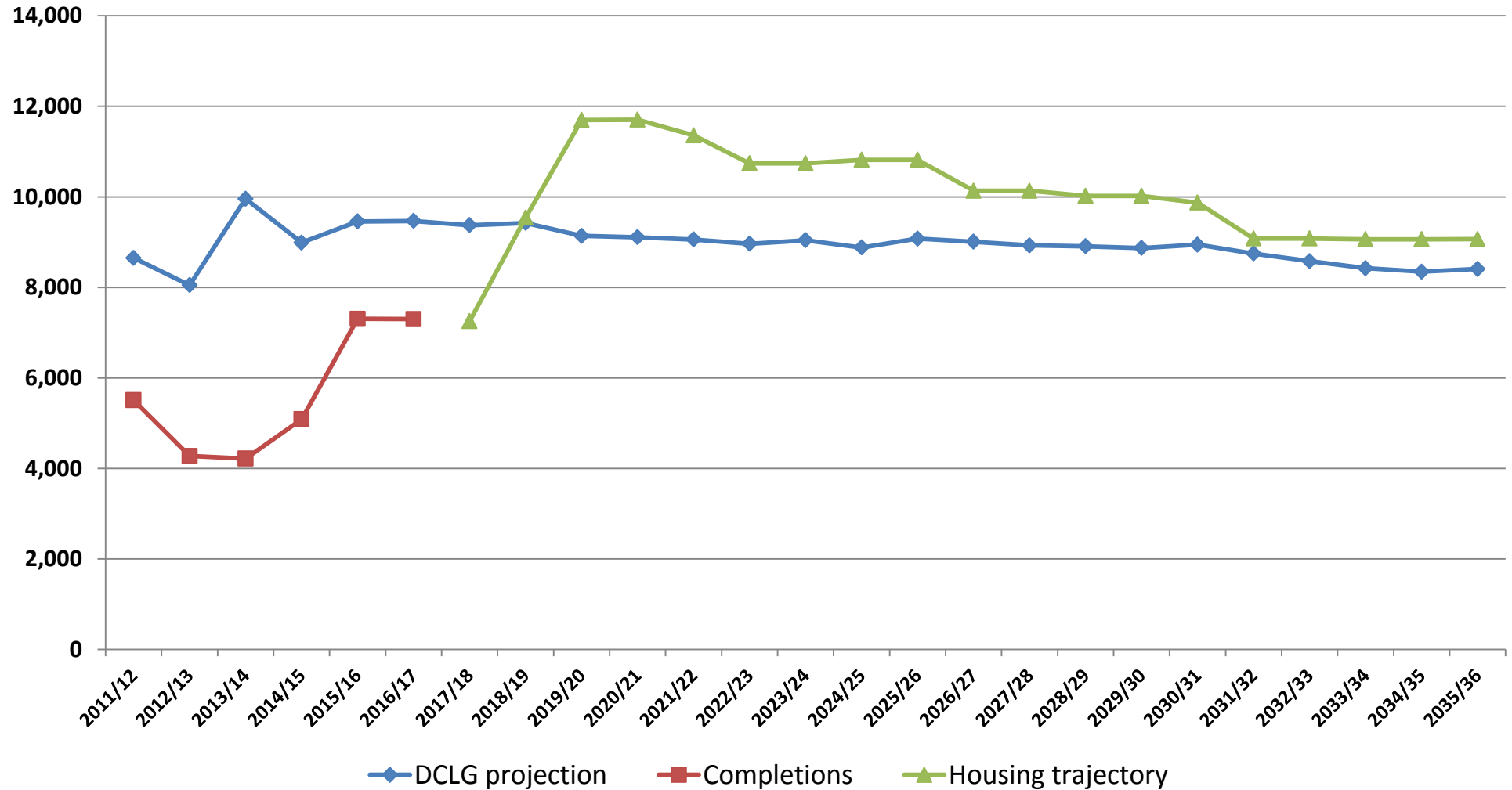
Strategic Business Development & Intelligence, Kent County Council

See notes page for more detail on how this housing provision was derived.

	Completions					Proposed housing supply																	Total 2016-2036			
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33		2033-34	2034-35	2035-36
Ashford	633	284	137	405	1,022	696	515	886	1,154	1,115	1,308	996	996	996	996	996	996	996	996	848	848	848	848	848	848	18,730
Canterbury	624	524	475	285	276	404	284	675	1,382	1,281	1,168	958	958	958	958	958	958	958	958	800	800	800	800	800	800	17,816
Dartford	323	422	602	565	971	1,162	1,100	998	1,307	1,378	1,255	1,208	1,208	1,208	1,208	865	865	865	865	865	865	865	865	865	865	20,682
Dover	227	228	228	344	726	412	330	600	748	826	651	845	845	845	845	505	505	505	505	505	505	505	505	505	505	11,997
Gravesham	177	401	156	246	180	96	296	542	482	478	402	402	402	477	478	478	478	363	363	363	363	363	363	363	363	7,915
Maidstone	873	630	412	422	521	1,145	847	924	1,122	1,065	920	976	976	976	976	976	976	976	976	976	883	883	883	883	883	19,222
Sevenoaks	174	141	224	199	414	312	303	424	467	195	214	321	321	321	321	321	321	321	321	321	321	321	321	321	325	6,413
Shepway	207	206	165	330	335	316	544	531	425	212	406	406	406	406	406	406	406	406	406	350	350	350	350	350	350	7,838
Swale	484	291	336	618	597	616	387	347	524	1,231	1,568	812	812	812	812	812	812	812	812	812	776	776	776	776	776	15,861
Thanet	320	194	311	380	350	300	519	690	1,566	1,479	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	857	857	857	857	857	19,869
Tonbridge & Malling	444	394	608	487	912	970	831	963	485	443	738	738	738	738	738	738	738	738	738	738	696	696	696	696	696	14,552
Tunbridge Wells	212	-5	-16	323	447	461	325	716	698	569	464	816	816	816	816	816	816	816	816	816	816	816	798	798	798	14,603
Kent - (KCC Area)	4,698	3,710	3,638	4,604	6,751	6,890	6,281	8,296	10,360	10,272	10,197	9,581	9,581	9,656	9,657	8,974	8,974	8,859	8,859	8,711	8,080	8,080	8,062	8,062	8,066	175,498
Medway	809	565	579	483	553	410	974	1,242	1,340	1,432	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,000	1,000	1,000	1,000	1,000	22,008
Kent & Medway combined	5,507	4,275	4,217	5,087	7,304	7,300	7,255	9,538	11,700	11,704	11,358	10,742	10,742	10,817	10,818	10,135	10,135	10,020	10,020	9,872	9,080	9,080	9,062	9,062	9,066	197,506

At the time of writing, completions up to 2016/17 unavailable for Gravesham, Swale, Thanet, Tonbridge & Malling and Medway

2014 SNHP household projections compared to known housing completions and housing trajectory: Kent & Medway



Source: 2014-based Sub National Household Projections: Department for Communities and Local Government (DC Housing and Planning Analysis Division, Crown Copyright: Housing completions supplied by Kent Local Authorities; Housing Trajectory supplied by Strategic Business Development & Intelligence, Kent County Council

Dwelling forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Number of dwellings																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	52,200	52,900	53,400	54,300	55,500	56,600	57,900	58,900	59,900	60,900	61,900	62,900	63,900	64,900	65,900	66,700	67,600	68,400	69,300	70,100	71,000	18,700	35.9
Canterbury	66,000	66,500	66,700	67,400	68,800	70,100	71,200	72,200	73,200	74,100	75,100	76,000	77,000	77,900	78,900	79,900	80,700	81,500	82,300	83,100	83,900	17,800	27.0
Dartford	44,100	45,300	46,400	47,400	48,700	50,000	51,300	52,500	53,700	54,900	56,100	57,000	57,900	58,700	59,600	60,500	61,300	62,200	63,100	63,900	64,800	20,700	46.9
Dover	53,200	53,600	53,900	54,500	55,300	56,100	56,800	57,600	58,500	59,300	60,200	60,700	61,200	61,700	62,200	62,700	63,200	63,700	64,200	64,700	65,200	12,000	22.5
Gravesham	42,900	43,000	43,300	43,800	44,300	44,800	45,200	45,600	46,000	46,400	46,900	47,400	47,900	48,200	48,600	49,000	49,300	49,700	50,100	50,400	50,800	7,900	18.5
Maidstone	68,400	69,500	70,400	71,300	72,400	73,500	74,400	75,400	76,400	77,300	78,300	79,300	80,300	81,200	82,200	83,200	84,100	85,000	85,800	86,700	87,600	19,200	28.1
Sevenoaks	49,500	49,800	50,100	50,600	51,000	51,200	51,400	51,800	52,100	52,400	52,700	53,000	53,400	53,700	54,000	54,300	54,700	55,000	55,300	55,600	55,900	6,400	12.9
Shepway	50,800	51,100	51,700	52,200	52,600	52,800	53,200	53,700	54,100	54,500	54,900	55,300	55,700	56,100	56,500	56,900	57,300	57,600	58,000	58,300	58,700	7,800	15.4
Swale	60,300	60,900	61,300	61,700	62,200	63,400	65,000	65,800	66,600	67,400	68,200	69,100	69,900	70,700	71,500	72,300	73,100	73,900	74,600	75,400	76,200	15,900	26.3
Thanet	66,600	66,900	67,400	68,100	69,600	71,100	72,200	73,300	74,400	75,500	76,600	77,700	78,800	79,900	81,000	82,100	83,000	83,900	84,700	85,600	86,400	19,900	29.9
Tonbridge & Malling	52,800	53,800	54,600	55,600	56,100	56,500	57,300	58,000	58,700	59,500	60,200	60,900	61,700	62,400	63,200	63,900	64,600	65,300	66,000	66,700	67,400	14,600	27.5
Tunbridge Wells	49,900	50,300	50,700	51,400	52,100	52,700	53,100	53,900	54,800	55,600	56,400	57,200	58,000	58,800	59,600	60,500	61,300	62,100	62,900	63,700	64,500	14,600	29.3
Kent - (KCC Area)	656,800	663,600	669,900	678,200	688,600	698,900	709,100	718,600	728,200	737,900	747,500	756,500	765,500	774,300	783,200	791,900	800,000	808,100	816,100	824,200	832,300	175,500	26.7
Medway	113,100	113,500	114,500	115,700	117,100	118,500	119,700	120,800	122,000	123,100	124,300	125,500	126,600	127,800	128,900	130,100	131,100	132,100	133,100	134,100	135,100	22,000	19.5
Kent & Medway combined	769,900	777,200	784,400	794,000	805,700	817,400	828,700	839,500	850,200	861,000	871,800	882,000	892,100	902,100	912,100	922,000	931,100	940,200	949,200	958,300	967,400	197,500	25.7

Household forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Number of households																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	50,400	51,400	51,900	52,700	53,800	54,900	56,100	57,100	58,000	58,900	59,900	60,800	61,800	62,700	63,700	64,500	65,300	66,100	66,900	67,700	68,500	18,100	36.0
Canterbury	62,700	63,000	63,200	63,900	65,200	66,400	67,500	68,400	69,400	70,300	71,200	72,100	73,000	73,900	74,800	75,700	76,500	77,200	78,000	78,800	79,500	16,800	26.9
Dartford	42,700	43,800	44,900	45,900	47,100	48,400	49,600	50,700	51,900	53,000	54,200	55,000	55,800	56,600	57,500	58,300	59,100	59,900	60,800	61,600	62,400	19,700	46.2
Dover	49,800	50,300	50,700	51,200	51,900	52,700	53,300	54,100	55,000	55,800	56,600	57,000	57,500	58,000	58,500	59,000	59,400	59,900	60,400	60,900	61,400	11,500	23.1
Gravesham	41,600	41,700	42,000	42,500	43,000	43,500	43,800	44,200	44,600	45,100	45,500	46,000	46,400	46,800	47,100	47,400	47,800	48,100	48,500	48,800	49,200	7,600	18.3
Maidstone	66,500	67,700	68,600	69,500	70,500	71,500	72,400	73,300	74,300	75,200	76,100	77,000	78,000	78,900	79,800	80,800	81,600	82,400	83,300	84,100	84,900	18,400	27.7
Sevenoaks	48,400	48,800	49,100	49,500	50,000	50,100	50,400	50,700	51,000	51,300	51,600	51,900	52,200	52,500	52,800	53,100	53,400	53,700	54,000	54,300	54,600	6,200	12.8
Shepway	48,800	49,200	49,700	50,200	50,600	50,800	51,200	51,600	52,000	52,400	52,700	53,100	53,500	53,900	54,300	54,700	55,000	55,300	55,700	56,000	56,300	7,500	15.5
Swale	58,000	58,500	58,900	59,200	59,700	60,900	62,400	63,100	63,900	64,700	65,500	66,200	67,000	67,800	68,500	69,300	70,000	70,800	71,500	72,300	73,000	15,000	25.9
Thanet	61,000	61,300	61,900	62,500	64,000	65,400	66,500	67,500	68,600	69,600	70,600	71,700	72,700	73,800	74,800	75,900	76,700	77,500	78,300	79,100	80,000	18,900	31.0
Tonbridge & Malling	50,700	51,600	52,500	53,400	53,800	54,300	55,000	55,700	56,400	57,100	57,800	58,500	59,200	59,900	60,600	61,300	61,900	62,600	63,300	63,900	64,600	13,900	27.5
Tunbridge Wells	48,100	48,600	48,900	49,600	50,300	50,800	51,200	52,000	52,800	53,600	54,300	55,100	55,900	56,700	57,500	58,200	59,000	59,800	60,500	61,300	62,100	13,900	28.9
Kent - (KCC Area)	628,700	636,000	642,200	650,100	660,000	669,700	679,400	688,500	697,600	706,800	716,000	724,500	733,000	741,400	749,800	758,100	765,800	773,500	781,100	788,800	796,400	167,700	26.7
Medway	109,900	110,300	111,300	112,400	113,700	115,100	116,200	117,300	118,400	119,500	120,600	121,700	122,800	123,900	125,000	126,100	127,100	128,000	129,000	129,900	130,900	21,000	19.1
Kent & Medway combined	738,600	746,200	753,500	762,600	773,700	784,800	795,600	805,800	816,000	826,300	836,500	846,200	855,800	865,300	874,800	884,200	892,800	901,500	910,100	918,700	927,300	188,700	25.6

Average household size forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

	Average Household Size																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Ashford	2.48	2.49	2.49	2.48	2.48	2.47	2.47	2.46	2.45	2.45	2.45	2.44	2.43	2.43	2.42	2.42	2.41	2.40	2.40
Canterbury	2.45	2.45	2.45	2.46	2.46	2.46	2.46	2.45	2.45	2.44	2.43	2.43	2.42	2.41	2.41	2.41	2.40	2.39	2.38
Dartford	2.45	2.45	2.45	2.45	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43
Dover	2.25	2.25	2.25	2.25	2.24	2.24	2.23	2.22	2.22	2.21	2.21	2.20	2.19	2.18	2.18	2.17	2.17	2.16	2.16
Gravesham	2.55	2.55	2.55	2.55	2.54	2.54	2.53	2.52	2.52	2.51	2.51	2.50	2.50	2.49	2.48	2.48	2.47	2.46	2.46
Maidstone	2.46	2.46	2.46	2.46	2.46	2.45	2.45	2.45	2.44	2.44	2.43	2.43	2.43	2.42	2.42	2.41	2.41	2.40	2.40
Sevenoaks	2.43	2.43	2.43	2.43	2.43	2.42	2.41	2.41	2.40	2.40	2.39	2.39	2.38	2.37	2.37	2.36	2.35	2.35	2.34
Shepway	2.24	2.24	2.25	2.24	2.23	2.22	2.21	2.20	2.19	2.18	2.17	2.16	2.15	2.14	2.14	2.13	2.12	2.11	2.10
Swale	2.46	2.46	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.41	2.41	2.40	2.39	2.39	2.38	2.37	2.37
Thanet	2.26	2.27	2.27	2.27	2.27	2.27	2.27	2.26	2.26	2.25	2.25	2.24	2.24	2.23	2.23	2.22	2.22	2.21	2.20
Tonbridge & Malling	2.48	2.49	2.49	2.49	2.48	2.48	2.47	2.46	2.46	2.45	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41
Tunbridge Wells	2.38	2.38	2.38	2.38	2.37	2.36	2.35	2.34	2.34	2.33	2.33	2.32	2.32	2.31	2.30	2.30	2.30	2.29	2.29
Kent - (KCC Area)	2.41	2.41	2.41	2.41	2.40	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.36	2.36	2.35	2.35	2.34	2.33	2.33
Medway	2.50	2.50	2.50	2.50	2.50	2.49	2.49	2.49	2.48	2.48	2.47	2.47	2.47	2.46	2.46	2.45	2.44	2.44	2.43
Kent & Medway combined	2.42	2.42	2.42	2.42	2.42	2.41	2.41	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.35	2.34

Resident household population forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Household population																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	125,100	127,700	128,900	130,900	133,300	135,600	138,300	140,300	142,400	144,400	146,400	148,400	150,300	152,300	154,200	155,800	157,300	158,900	160,500	162,100	163,600	38,400	30.7
Canterbury	153,700	154,400	155,000	156,900	160,200	163,200	165,900	167,900	169,700	171,500	173,200	174,900	176,600	178,400	180,300	182,200	183,300	184,400	185,500	186,500	187,500	33,800	22.0
Dartford	104,500	107,400	110,200	112,500	115,600	118,900	121,900	124,700	127,600	130,500	133,300	135,200	137,100	139,000	140,800	142,500	144,200	145,900	147,600	149,300	150,900	46,400	44.4
Dover	112,000	113,300	114,100	115,200	116,500	117,900	118,900	120,400	121,900	123,400	124,900	125,400	126,000	126,700	127,400	128,000	128,800	129,500	130,300	131,100	131,800	19,800	17.7
Gravesham	106,000	106,400	107,100	108,300	109,300	110,200	110,900	111,600	112,300	113,200	114,100	115,000	115,900	116,400	117,000	117,500	118,000	118,600	119,200	119,800	120,400	14,400	13.6
Maidstone	163,600	166,700	168,800	170,800	173,200	175,500	177,400	179,400	181,400	183,400	185,300	187,300	189,300	191,200	193,000	194,800	196,400	198,000	199,600	201,300	202,900	39,300	24.0
Sevenoaks	117,800	118,800	119,400	120,300	121,300	121,300	121,400	122,000	122,400	122,900	123,300	123,800	124,200	124,600	125,000	125,300	125,700	126,100	126,600	127,100	127,500	9,700	8.2
Shepway	109,300	110,300	111,700	112,600	113,000	112,800	113,200	113,600	113,900	114,300	114,600	114,900	115,200	115,500	115,900	116,200	116,500	116,700	117,000	117,300	117,600	8,300	7.6
Swale	142,500	144,000	144,900	145,600	146,300	148,900	152,500	154,000	155,500	157,000	158,500	159,900	161,300	162,700	164,100	165,500	166,700	168,100	169,400	170,800	172,200	29,700	20.8
Thanet	138,200	139,100	140,400	141,900	145,400	148,500	150,700	152,800	154,800	156,900	158,900	160,900	162,800	164,800	166,700	168,600	169,900	171,200	172,600	174,000	175,200	37,000	26.8
Tonbridge & Malling	125,800	128,500	130,700	133,000	133,800	134,300	135,700	137,200	138,600	140,100	141,600	143,100	144,500	145,900	147,300	148,700	149,900	151,200	152,500	153,800	155,100	29,200	23.2
Tunbridge Wells	114,500	115,800	116,600	118,100	119,200	119,900	120,400	121,900	123,400	124,900	126,400	128,000	129,500	131,000	132,400	133,900	135,500	137,100	138,600	140,100	141,500	27,000	23.6
Kent - (KCC Area)	1,513,200	1,532,200	1,547,800	1,566,100	1,587,000	1,607,200	1,627,200	1,645,800	1,663,900	1,682,600	1,700,600	1,716,700	1,732,800	1,748,500	1,764,200	1,779,100	1,792,200	1,805,700	1,819,400	1,833,100	1,846,300	333,100	22.0
Medway	274,500	275,700	278,300	281,300	284,200	287,100	289,300	291,500	293,700	296,000	298,300	300,500	302,800	304,900	307,100	309,100	310,600	312,200	313,900	315,600	317,300	42,800	15.6
Kent & Medway combined	1,787,700	1,807,900	1,826,100	1,847,500	1,871,100	1,894,300	1,916,500	1,937,300	1,957,700	1,978,600	1,998,800	2,017,200	2,035,500	2,053,500	2,071,200	2,088,200	2,102,800	2,117,900	2,133,200	2,148,700	2,163,700	376,000	21.0

Communal establishment population forecast

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Communal establishment population																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	1,000	1,000	1,000	1,000	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,300	1,300	1,400	1,400	1,400	1,500	1,500	1,600	1,600	1,600	600	60.7
Canterbury	8,700	8,700	8,700	8,800	8,800	8,800	8,900	8,900	9,000	9,100	9,100	9,200	9,200	9,300	9,400	9,400	9,600	9,600	9,700	9,800	9,800	1,100	13.0
Dartford	1,000	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,400	1,400	1,400	1,500	1,500	1,600	1,600	1,700	1,700	700	64.4
Dover	2,200	2,200	2,300	2,300	2,300	2,300	2,400	2,400	2,400	2,500	2,500	2,600	2,600	2,700	2,800	2,800	2,900	3,000	3,000	3,100	3,100	900	40.9
Gravesham	800	800	800	800	800	800	800	900	900	900	900	900	900	1,000	1,000	1,000	1,000	1,000	1,100	1,100	1,100	300	42.7
Maidstone	2,800	2,800	2,900	2,900	3,000	3,000	3,100	3,100	3,200	3,200	3,300	3,300	3,400	3,500	3,500	3,600	3,700	3,800	3,900	3,900	4,000	1,200	41.2
Sevenoaks	1,300	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,500	1,500	1,500	1,500	1,600	1,600	1,600	1,600	1,700	1,700	1,800	1,800	1,800	500	34.7
Shepway	1,900	1,900	1,900	1,900	1,900	1,900	2,000	2,000	2,100	2,100	2,100	2,200	2,200	2,300	2,300	2,400	2,500	2,600	2,600	2,700	2,700	900	46.6
Swale	2,500	2,500	2,500	2,600	2,600	2,600	2,600	2,700	2,700	2,700	2,800	2,800	2,900	2,900	2,900	3,000	3,000	3,100	3,100	3,200	3,200	700	27.3
Thanet	2,400	2,400	2,400	2,400	2,500	2,500	2,500	2,600	2,600	2,700	2,700	2,800	2,900	2,900	3,000	3,100	3,200	3,200	3,300	3,400	3,400	1,000	41.7
Tonbridge & Malling	1,500	1,500	1,500	1,500	1,500	1,600	1,600	1,600	1,600	1,700	1,700	1,700	1,700	1,800	1,800	1,800	1,900	1,900	1,900	2,000	2,000	500	35.8
Tunbridge Wells	2,500	2,500	2,600	2,600	2,600	2,600	2,700	2,700	2,700	2,800	2,800	2,900	2,900	3,000	3,000	3,100	3,100	3,200	3,300	3,300	3,400	800	33.3
Kent - (KCC Area)	28,700	28,900	29,100	29,300	29,600	29,900	30,300	30,700	31,200	31,600	31,900	32,500	33,000	33,600	34,200	34,700	35,600	36,300	36,900	37,400	37,900	9,200	32.1
Medway	4,000	4,000	4,100	4,100	4,100	4,200	4,200	4,300	4,300	4,300	4,400	4,400	4,500	4,600	4,600	4,700	4,800	4,800	4,900	4,900	5,000	1,000	23.9
Kent & Medway combined	32,700	32,900	33,200	33,400	33,700	34,000	34,500	35,000	35,500	35,900	36,300	36,900	37,500	38,200	38,800	39,400	40,400	41,100	41,800	42,400	42,900	10,200	31.1

Population forecast for those aged 0-15 years

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Population aged 0 to 15																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	25,900	26,300	26,600	27,000	27,400	27,900	28,500	28,900	29,200	29,500	29,900	30,100	30,400	30,600	30,900	31,200	31,400	31,600	31,800	32,000	32,200	6,300	24.2
Canterbury	25,600	25,900	26,200	26,600	27,200	27,700	28,100	28,500	28,800	29,200	29,300	29,500	29,700	30,000	30,300	30,600	30,800	31,000	31,100	31,100	31,100	5,500	21.4
Dartford	22,200	23,000	23,800	24,400	25,200	26,000	26,800	27,500	28,200	28,900	29,500	29,900	30,300	30,600	31,000	31,300	31,500	31,800	32,000	32,100	32,200	10,000	44.9
Dover	20,000	20,300	20,400	20,600	20,900	21,100	21,200	21,300	21,500	21,600	21,800	21,800	21,800	21,800	21,800	21,900	21,900	22,000	22,100	22,200	22,200	2,200	10.9
Gravesham	22,200	22,400	22,600	23,000	23,300	23,500	23,600	23,700	23,700	23,800	23,800	23,900	23,900	23,900	23,800	23,800	23,800	23,800	23,800	23,800	23,800	1,700	7.5
Maidstone	32,200	32,800	33,400	33,900	34,500	35,000	35,400	35,800	36,100	36,400	36,600	36,700	36,900	37,100	37,300	37,500	37,700	37,900	38,000	38,200	38,300	6,100	18.9
Sevenoaks	23,700	24,000	24,200	24,600	24,800	24,900	24,900	25,000	25,000	25,100	25,000	25,000	24,900	24,900	24,900	24,800	24,800	24,800	24,800	24,700	24,700	1,000	4.1
Shepway	19,000	19,100	19,300	19,500	19,600	19,500	19,400	19,400	19,300	19,100	19,000	18,800	18,700	18,500	18,400	18,400	18,300	18,200	18,100	18,100	18,000	-1,000	-5.2
Swale	29,000	29,300	29,700	30,000	30,200	30,700	31,300	31,500	31,700	31,800	31,900	31,900	32,000	32,000	32,100	32,300	32,400	32,500	32,600	32,700	32,800	3,900	13.4
Thanet	26,400	26,700	27,100	27,400	28,100	28,700	29,100	29,300	29,500	29,800	30,000	30,200	30,300	30,500	30,800	31,000	31,200	31,400	31,600	31,700	31,900	5,500	20.7
Tonbridge & Malling	25,800	26,400	26,900	27,400	27,700	27,900	28,200	28,500	28,800	29,100	29,300	29,500	29,700	29,900	30,200	30,400	30,600	30,700	30,900	31,000	31,100	5,300	20.4
Tunbridge Wells	23,500	23,700	24,000	24,300	24,400	24,600	24,600	24,700	24,900	25,000	25,300	25,400	25,600	25,900	26,200	26,500	26,900	27,200	27,400	27,700	27,900	4,400	18.6
Kent - (KCC Area)	295,600	299,900	304,200	308,800	313,300	317,700	321,200	324,200	326,600	329,300	331,500	332,900	334,100	335,700	337,700	339,700	341,400	342,900	344,100	345,300	346,300	50,700	17.1
Medway	56,700	57,200	58,000	58,700	59,400	60,100	60,500	60,900	61,200	61,400	61,600	61,600	61,600	61,600	61,700	61,800	61,700	61,800	61,800	61,900	61,900	5,300	9.3
Kent & Medway combined	352,300	357,100	362,200	367,600	372,700	377,800	381,700	385,100	387,900	390,800	393,000	394,600	395,600	397,400	399,400	401,400	403,200	404,600	405,900	407,100	408,200	55,900	15.9

Population forecast for those aged 16-64 years (the working age population)

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

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Percentages have been calculated using unrounded numbers

	Population aged 16 to 64																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	76,200	77,600	78,000	79,100	80,300	81,500	82,900	83,800	84,700	85,700	86,400	87,100	87,800	88,500	89,100	89,400	89,700	90,100	90,600	91,100	91,600	15,400	20.3
Canterbury	104,200	104,100	103,700	104,600	106,600	108,300	109,900	110,700	111,400	112,100	112,700	113,400	114,000	114,500	115,100	115,700	115,600	115,800	115,900	116,100	116,300	12,100	11.6
Dartford	67,800	69,600	71,300	72,500	74,500	76,400	78,300	79,900	81,600	83,100	84,700	85,600	86,600	87,400	88,200	88,900	89,700	90,600	91,400	92,400	93,300	25,500	37.6
Dover	67,800	68,300	68,200	68,500	68,800	69,300	69,400	70,000	70,500	71,000	71,500	71,100	71,000	70,800	70,500	70,200	70,100	70,100	70,200	70,300	70,300	2,500	3.6
Gravesham	66,400	66,400	66,600	67,200	67,600	68,000	68,300	68,600	68,900	69,300	69,700	70,000	70,300	70,400	70,600	70,700	70,700	70,800	71,000	71,100	71,200	4,800	7.3
Maidstone	102,600	104,400	105,200	106,100	107,200	108,200	109,000	109,800	110,600	111,500	112,200	113,100	113,800	114,500	114,900	115,400	115,800	116,200	116,700	117,300	117,900	15,300	14.9
Sevenoaks	70,300	70,600	70,600	70,900	71,200	71,000	70,700	70,800	70,900	70,800	70,800	70,800	70,800	70,600	70,400	70,100	70,000	69,900	70,000	70,100	70,100	-100	-0.2
Shepway	65,700	66,000	66,400	66,600	66,600	66,000	65,800	65,700	65,500	65,400	65,100	64,900	64,600	64,200	63,900	63,400	63,000	62,700	62,300	62,100	61,900	-3,800	-5.8
Swale	88,600	89,100	89,200	89,000	88,900	90,200	92,200	92,800	93,400	93,900	94,400	94,800	95,300	95,600	95,800	96,000	96,200	96,500	96,900	97,400	97,900	9,400	10.6
Thanet	81,700	81,700	82,100	82,500	84,400	86,100	87,100	88,100	89,100	90,000	90,700	91,400	92,100	92,800	93,300	93,900	94,100	94,300	94,600	94,900	95,200	13,500	16.5
Tonbridge & Malling	77,700	79,200	80,400	81,600	81,700	81,700	82,200	82,700	83,300	83,900	84,500	84,900	85,300	85,700	86,100	86,400	86,600	87,000	87,500	88,000	88,400	10,700	13.7
Tunbridge Wells	71,400	72,100	72,300	73,000	73,500	73,700	73,700	74,500	75,300	76,100	76,800	77,400	78,000	78,400	78,700	79,200	79,600	80,200	80,700	81,400	82,000	10,500	14.7
Kent - (KCC Area)	940,300	949,000	954,100	961,500	971,300	980,400	989,600	997,400	1,005,100	1,012,700	1,019,500	1,024,400	1,029,600	1,033,400	1,036,500	1,039,300	1,041,100	1,044,200	1,047,700	1,052,200	1,056,100	115,800	12.3
Medway	178,600	178,500	179,400	180,700	182,000	183,300	184,000	184,800	185,500	186,300	187,100	187,900	188,800	189,500	190,100	190,600	190,800	191,200	191,500	192,200	192,700	14,100	7.9
Kent & Medway combined	1,119,000	1,127,500	1,133,600	1,142,200	1,153,300	1,163,700	1,173,600	1,182,200	1,190,500	1,199,000	1,206,600	1,212,400	1,218,300	1,222,900	1,226,600	1,229,900	1,231,900	1,235,300	1,239,200	1,244,300	1,248,800	129,800	11.6

Population forecast for those aged 65+ years (the 'older' population)

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

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	Total number of people aged 65+ years																				Change 2016-2036		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Number	%
Ashford	24,100	24,800	25,300	25,900	26,600	27,300	28,100	28,800	29,600	30,500	31,400	32,400	33,400	34,500	35,600	36,700	37,700	38,700	39,600	40,500	41,400	17,300	72.1
Canterbury	32,600	33,100	33,800	34,400	35,200	36,000	36,800	37,600	38,500	39,300	40,200	41,200	42,200	43,200	44,400	45,400	46,400	47,300	48,200	49,100	49,900	17,300	53.2
Dartford	15,500	15,900	16,300	16,700	17,100	17,600	18,100	18,600	19,100	19,700	20,400	21,000	21,600	22,300	23,000	23,800	24,500	25,100	25,900	26,500	27,100	11,600	75.1
Dover	26,400	27,000	27,700	28,400	29,100	29,800	30,600	31,500	32,400	33,200	34,100	35,100	35,900	36,800	37,800	38,700	39,600	40,400	41,100	41,800	42,400	16,100	61.0
Gravesham	18,300	18,400	18,600	18,900	19,200	19,500	19,800	20,200	20,600	21,000	21,500	22,000	22,600	23,100	23,500	24,100	24,500	25,000	25,500	26,000	26,500	8,200	45.0
Maidstone	31,600	32,400	33,100	33,700	34,500	35,300	36,000	36,900	37,800	38,800	39,800	40,800	41,900	43,100	44,300	45,500	46,600	47,700	48,700	49,700	50,600	19,000	60.3
Sevenoaks	25,200	25,500	25,900	26,300	26,600	26,800	27,200	27,600	28,000	28,500	29,000	29,600	30,100	30,700	31,300	32,000	32,600	33,100	33,600	34,000	34,500	9,300	37.1
Shepway	26,500	27,100	27,800	28,400	28,800	29,300	29,900	30,600	31,200	31,900	32,600	33,400	34,300	35,100	36,000	36,800	37,600	38,400	39,100	39,800	40,500	14,000	52.7
Swale	27,500	28,100	28,600	29,200	29,800	30,600	31,600	32,400	33,100	34,000	34,900	35,900	36,900	38,100	39,200	40,200	41,200	42,100	43,100	43,900	44,700	17,100	62.2
Thanet	32,600	33,100	33,700	34,400	35,300	36,200	37,100	37,900	38,900	39,800	40,900	42,100	43,200	44,400	45,600	46,700	47,800	48,800	49,800	50,700	51,600	19,000	58.5
Tonbridge & Malling	23,700	24,400	24,900	25,500	25,900	26,300	26,900	27,500	28,100	28,800	29,500	30,400	31,200	32,000	32,900	33,700	34,600	35,300	36,100	36,800	37,600	13,800	58.3
Tunbridge Wells	22,100	22,500	22,900	23,400	23,900	24,300	24,700	25,300	26,000	26,600	27,200	28,000	28,800	29,600	30,500	31,300	32,100	33,000	33,700	34,400	35,000	12,900	58.5
Kent - (KCC Area)	305,900	312,200	318,600	325,200	332,000	339,000	346,800	354,900	363,400	372,200	381,600	391,800	402,200	413,000	424,100	434,900	445,200	454,900	464,500	473,100	481,800	175,900	57.5
Medway	43,200	44,000	45,000	46,000	46,800	47,800	49,000	50,100	51,400	52,600	54,000	55,400	56,900	58,400	59,900	61,400	62,800	64,100	65,400	66,500	67,700	24,500	56.6
Kent & Medway combined	349,200	356,200	363,600	371,200	378,800	386,900	395,700	405,000	414,800	424,800	435,600	447,200	459,100	471,400	484,000	496,300	508,000	519,000	529,900	539,600	549,500	200,400	57.4

Forecast of net migrants (internal and international migrants combined)

KCC Housing Led Forecasts (September 2017 housing figures)

Forecast produced by Strategic Business Development & Intelligence, Kent County Council

Forecasts controlled to 2016 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers

	Net migrants																				Total 2016-2036
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35	2035/36	
Ashford	2,000	700	1,400	1,900	1,800	2,200	1,400	1,500	1,500	1,400	1,400	1,400	1,400	1,500	1,100	1,100	1,200	1,200	1,200	1,200	28,600
Canterbury	600	500	1,800	3,300	2,900	2,600	1,900	1,700	1,700	1,600	1,700	1,700	1,800	1,900	2,000	1,300	1,300	1,300	1,300	1,300	34,000
Dartford	2,200	2,100	1,500	2,300	2,400	2,200	1,900	2,000	1,900	1,900	1,000	1,000	1,000	900	900	900	900	900	900	900	29,800
Dover	1,300	800	1,200	1,300	1,500	1,100	1,600	1,600	1,600	1,600	700	800	800	900	900	1,100	1,100	1,100	1,100	1,100	23,200
Gravesham	-200	200	700	400	400	200	200	200	400	400	400	400	100	100	100	100	200	200	200	200	4,900
Maidstone	2,700	1,600	1,500	1,800	1,700	1,400	1,500	1,500	1,500	1,500	1,600	1,600	1,500	1,500	1,500	1,300	1,300	1,400	1,400	1,400	31,100
Sevenoaks	700	500	600	700	-200	-100	300	200	300	200	300	300	300	300	300	300	400	500	500	500	6,900
Shepway	1,100	1,400	1,000	500	-100	500	500	500	600	500	500	600	600	700	700	700	700	700	800	800	13,200
Swale	900	500	200	200	2,300	3,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,000	1,100	1,100	1,200	1,200	22,600
Thanet	900	1,300	1,500	3,500	3,100	2,100	2,000	2,000	2,000	1,900	1,900	1,900	2,000	1,900	2,000	1,300	1,400	1,400	1,500	1,400	37,200
Tonbridge & Malling	2,200	1,700	1,700	200	0	800	900	900	900	1,000	900	900	1,000	900	900	800	800	900	900	900	19,600
Tunbridge Wells	900	500	1,200	800	500	200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,400	1,300	1,300	1,200	21,500
Kent - (KCC Area)	15,400	11,800	14,500	16,900	16,300	16,100	14,600	14,300	14,900	14,300	12,700	13,000	12,900	13,000	12,500	11,200	11,800	12,200	12,400	12,100	272,700
Medway	-400	1,100	1,500	1,300	1,400	700	700	700	800	800	900	900	900	900	800	300	400	500	600	600	15,700
Kent & Medway combined	15,000	12,900	16,000	18,200	17,700	16,800	15,300	15,000	15,700	15,100	13,600	13,900	13,800	13,900	13,300	11,600	12,200	12,700	13,000	12,700	288,400