



**Community Governance Review - St Albans City & District Council**  
**Electorate forecasting methodology**

**Contents**

Introduction .....	2
Forecast for overall local authority area .....	2
Adult population to electorate ratio.....	2
Local authority electorate forecast for 2027 .....	3
Analysis of small area (polling district) data .....	3
Identifying future housing development .....	3
Housing occupancy.....	3
Students .....	3
Older people .....	3
Vacancy rates .....	4
Polling district level forecasts.....	4
Constraining the total electorate .....	4
Appendix A: Current housing occupancy rates per polling district.....	5
Appendix B: Current vacancy rates per polling district .....	7
Appendix C: Area forecast calculations per polling district .....	9
Appendix D: Constrained area forecasts per polling district.....	11

## **Introduction**

The forecasting guidance published by the Local Government Boundary Commission for England (LGBCE) has been used to calculate a predicted electorate per polling district for 2026/2027.

Historic electorates, ONS data and a housing trajectory compiled by the council's Planning Department were also used during the forecasting.

Throughout this forecast, "electorate" refers to local government electorate (excluding overseas electors).

## **Forecast for overall local authority area**

ONS projections and LGBCE guidance were used to calculate an overview of the potential future electorate of the whole local authority.

**Adult population to electorate ratio:** As not all adults are eligible to vote, ONS population figures were compared with historic electorates to calculate the adult population to electorate ratio.

The previous five years' figures were used with the aim of reducing the impact on the final ratio of any particularly effective/ineffective registration activity and of electorate change relating to national polls. The electorate in 2020 is noticeably higher than the electorate in 2019 and 2021. Due to the Covid-19 pandemic, elections were not held in May 2020 which is likely to have impacted the accuracy of the electoral register. Therefore, to avoid this anomaly impacting the data, the figures for 2020 were not included when calculating the average adult population to electorate ratio.

The table below compares historic electorates to the corresponding ONS population figures:

<b>Year</b>	<b>ONS population figures</b>	<b>Electorate (Local government electorate in June each year)</b>	<b>Electorate as percentage of ONS population (4dp)</b>
2017	110635	109375	98.8611
2018	110630	109234	98.7381
2019	110682	109638	99.0567
2020	110742	111116	100.3377
2021	110968	110847	99.8909
<b>Average (mean) percentage (4dp)</b>			<b>99.1367</b>
<b>(The 2020 figures have been excluded when calculating this average)</b>			

The **adult population to electorate ratio** is therefore estimated to be **1:0.991367**.

**Local authority electorate forecast for 2027:** The relevant LGBCE formula was used to calculate the electorate for future years:

*Electors in a future year = adult population forecast x adult population to electorate ratio.*

The adult population forecast is based on the ONS projection for St Albans for 2027. Currently, this is 112865.3540 (4dp) for the population aged 18 and over.

**Electorate forecast for 2027** = 112865.35 x 0.991367 = **111891** (rounded to nearest whole number)

### **Analysis of small area (polling district) data**

**Identifying future housing development:** To assist with identifying potential future housing development within the authority, we have used the council's housing trajectory for the period until 2037/2038. The 1 April 2021 trajectory used was the most up-to-date available to us.

We do expect an amount of windfall sites to become available for housing during the next five years. However, following advice contained within the LGBCE guidance, we have not included any assumptions about windfall sites in our calculations.

Properties expected to be completed between 2021/2022 and 2026/2027 have been included in the forecast. Sites which are identified in the trajectory as being at the stage of pre-application discussions have not been included in our calculations. This is due to the level of uncertainty regarding whether these sites will gain planning approval, finish being built and become occupied by 2026/2027. Due to their relatively small impact on electorate, we have disregarded sites that are expected to comprise of less than five dwellings.

**Housing occupancy:** We have calculated the average number of electors per property per polling district (Appendix A) and used these figures to estimate the likely occupancy levels for new properties within the district.

**Students:** One of the new developments identified in the housing trajectory is on a higher education campus and has been identified as student accommodation. We believe that most dwellings in this development will be occupied by a single resident, and we estimate the electoral registration rate will be around 50%. Therefore, when calculating the predicted electorate for this development, we have disregarded the standard LGBCE formula and have instead multiplied the number of new dwellings by 50%.

**Older people:** Two of the new developments identified in the housing trajectory will be residential care homes. For these sites, we have followed the LGBCE guidance and have based our calculations on an average of one elector per new dwelling.

**Vacancy rates:** We have used the current number of empty properties per polling district to calculate the likely future vacancy rates (Appendix B).

**Polling district level forecasts:** When producing the electorate forecast for the recent LGBCE review of district wards, we found that historically there were no significant trends in electorate change at ward level that were unrelated to housing development. Therefore, to calculate the polling district level forecasts for the LGBCE review we followed the LGBCE method for wards which show a strong relationship between electorate change and housing development. We have followed the same method and formula when calculating the electorate forecast for the CGR:

*Area forecast = current electorate + (new housing forecast x factor for vacant dwellings x electorate per dwelling factor)*

The calculations for each polling district are provided in Appendix C.

**Constraining the total electorate:** LGBCE guidance suggests that local authorities “constrain” their forecast to ONS projections to limit the impact of any mis-calculations of population / house-building at a polling district level.

The method outlined in the LGBCE’s guidance was used to constrain the polling district electorate forecasts to ONS projections:

*Constraining factor = the overall local authority ONS forecast / the sum of the local authority’s polling district forecasts*

<p>Constraining factor = <math>111891 / 112971.6675 = 0.990434492</math></p>
--

The constrained polling district forecasts are provided in Appendix D.

**Appendix A: Current housing occupancy rates per polling district**

Electorate per dwelling factor = Average elector count per property

<b>Polling district</b>	<b>Average (mean) elector count per property (2021)</b>
AAA	1.818014706
AAB	2.054822335
AAC	1.894736842
AAD	1.65648855
ABA	1.549476135
ABB	1.676595745
ABC	1.589147287
ABD	1.354993458
ACA	1.714925373
ACB	1.932821497
ACC	1.927939317
ACD	1.6
ADA	1.662948207
ADB	1.904658722
ADC	1.811776062
AEA	1.72609209
AEB	1.838205645
AEC	2.071428571
AFA	2.092418773
AFB	1.736942675
AFC	1.830396476
AGA	1.995526839
AGB	1.550531915
AHA	1.942506143
AHB	2.30726257
AHC	2.421428571
CAA	1.891207154
CAB	2.027190332
CAC	1.887096774
CAD	1.91160221
CAE	2.012779553
CAF	2.222222222
CBA	2.031772575
CBB	1.688860435

CBC	1.791635549
CBD	2.00921659
CBE	1.937232525
CCA	1.859926918
CCB	1.747622531
CCC	1.917948718
CCD	1.842175957
CDA	1.806239737
CDB	1.876908397
CDC	2.012704174
CDD	1.685271318
CDE	1.84057971
CEA	2.01951952
CEB	1.93919793
CFA	2.016107383
CFB	2.057279236
CFC	1.850649351
CFD	1.764473684
CHA	1.805393586
CHB	1.939936776
CHC	1.952095808
CHD	2.011764706
CHE	2.268292683
HAA	2.093693694
HAB	1.951923077
HAC	1.83253128
HBA	2.027960526
HBB	1.994371482
HBC	1.867139959
HBD	1.753715499
HCA	2.18901454
HCB	1.926248282
HDA	1.708443972
HDB	1.841420118

**Appendix B: Current vacancy rates per polling district**

Factor for vacant dwellings = 1 – (percentage of properties empty / 100)

<b>Polling district</b>	<b>Total number of properties (2021)</b>	<b>Number of empty properties (2021)</b>	<b>Percentage of properties empty (2021)</b>	<b>Factor for vacant dwellings</b>
AAA	544	34	6.25	0.9375
AAB	985	41	4.162436548	0.958375635
AAC	798	43	5.388471178	0.946115288
AAD	786	57	7.251908397	0.927480916
ABA	859	54	6.286379511	0.937136205
ABB	1175	91	7.744680851	0.922553191
ABC	516	55	10.65891473	0.893410853
ABD	2293	310	13.51940689	0.864805931
ACA	1340	105	7.835820896	0.921641791
ACB	1042	28	2.687140115	0.973128599
ACC	791	34	4.298356511	0.957016435
ACD	10	1	10	0.9
ADA	1255	81	6.454183267	0.935458167
ADB	923	44	4.767063922	0.952329361
ADC	1036	97	9.362934363	0.906370656
AEA	847	61	7.20188902	0.92798111
AEB	1984	81	4.08266129	0.959173387
AEC	28	2	7.142857143	0.928571429
AFA	1385	44	3.176895307	0.968231047
AFB	1570	103	6.560509554	0.934394904
AFC	454	15	3.303964758	0.966960352
AGA	2012	98	4.870775348	0.951292247
AGB	1128	106	9.397163121	0.906028369
AHA	2035	99	4.864864865	0.951351351
AHB	537	17	3.165735568	0.968342644
AHC	280	2	0.714285714	0.992857143
CAA	671	33	4.918032787	0.950819672
CAB	331	21	6.344410876	0.936555891
CAC	434	28	6.451612903	0.935483871
CAD	724	37	5.110497238	0.948895028
CAE	313	8	2.555910543	0.974440895
CAF	9	0	0	1
CBA	598	22	3.678929766	0.963210702
CBB	781	43	5.505761844	0.944942382

CBC	1339	64	4.779686333	0.952203137
CBD	651	33	5.069124424	0.949308756
CBE	701	39	5.563480742	0.944365193
CCA	821	37	4.506699147	0.954933009
CCB	1367	57	4.169714704	0.958302853
CCC	1365	52	3.80952381	0.961904762
CCD	1489	77	5.171255876	0.948287441
CDA	609	32	5.254515599	0.947454844
CDB	1048	49	4.675572519	0.953244275
CDC	551	17	3.085299456	0.969147005
CDD	645	34	5.271317829	0.947286822
CDE	552	36	6.52173913	0.934782609
CEA	1332	43	3.228228228	0.967717718
CEB	1546	75	4.851228978	0.95148771
CFA	745	18	2.416107383	0.975838926
CFB	419	14	3.341288783	0.966587112
CFC	770	33	4.285714286	0.957142857
CFD	760	32	4.210526316	0.957894737
CHA	1372	55	4.008746356	0.959912536
CHB	949	30	3.161222339	0.968387777
CHC	167	11	6.586826347	0.934131737
CHD	170	11	6.470588235	0.935294118
CHE	41	1	2.43902439	0.975609756
HAA	1110	34	3.063063063	0.969369369
HAB	832	43	5.168269231	0.948317308
HAC	1039	26	2.50240616	0.974975938
HBA	608	22	3.618421053	0.963815789
HBB	533	19	3.564727955	0.96435272
HBC	986	45	4.563894523	0.954361055
HBD	942	47	4.989384289	0.950106157
HCA	619	28	4.523424879	0.954765751
HCB	2183	67	3.069170866	0.969308291
HDA	1883	145	7.700477961	0.92299522
HDB	1690	139	8.224852071	0.917751479



**Appendix C: Area forecast calculations per polling district**

<b>Polling district</b>	<b>A: Current electorate (June 2021)</b>	<b>B: New housing forecast</b>	<b>C: Factor for vacant dwellings</b>	<b>D: Electorate per dwelling factor</b>	<b>Area forecast (A + (BxCxD))</b>
AAA	921	0	0.9375	1.818014706	921
AAB	1951	0	0.958375635	2.054822335	1951
AAC	1476	12	0.946115288	1.894736842	1497.511674
AAD	1242	0	0.927480916	1.65648855	1242
ABA	1232	0	0.937136205	1.549476135	1232
ABB	1854	101	0.922553191	1.676595745	2010.221624
ABC	792	0	0.893410853	1.589147287	792
ABD	2756	228	0.864805931	1.354993458	3023.171854
ACA	2203	5	0.921641791	1.714925373	2210.902734
ACB	1985	0	0.973128599	1.932821497	1985
ACC	1503	0	0.957016435	1.927939317	1503
ACD	15	0	0.9	1.6	15
ADA	2051	0	0.935458167	1.662948207	2051
ADB	1663	0	0.952329361	1.904658722	1663
ADC	1775	12	0.906370656	1.811776062	1794.705688
AEA	1407	48	0.92798111	1.72609209	1458.008904
AEB	3474	0	0.959173387	1.838205645	3474
AEC	60	0	0.928571429	2.071428571	60
AFA	2805	38	0.968231047	2.092418773	2881.985903
AFB	2557	122	0.934394904	1.736942675	2755.004827
AFC	806	0	0.966960352	1.830396476	806
AGA	3920	26	0.951292247	1.995526839	3969.356559
AGB	1599	0	0.906028369	1.550531915	1599
AHA	3804	30	0.951351351	1.942506143	3849.264105
AHB	1208	0	0.968342644	2.30726257	1208
AHC	658	0	0.992857143	2.421428571	658
CAA	1240	0	0.950819672	1.891207154	1240
CAB	637	27	0.936555891	2.027190332	688.2615803
CAC	788	91	0.935483871	1.887096774	833.5
CAD	1320	7	0.948895028	1.91160221	1332.697369
CAE	621	0	0.974440895	2.012779553	621
CAF	19	0	1	2.222222222	19
CBA	1181	45	0.963210702	2.031772575	1269.066129

CBB	1256	29	0.944942382	1.688860435	1302.280398
CBC	2314	0	0.952203137	1.791635549	2314
CBD	1255	0	0.949308756	2.00921659	1255
CBE	1286	0	0.944365193	1.937232525	1286
CCA	1473	5	0.954933009	1.859926918	1481.880528
CCB	2326	0	0.958302853	1.747622531	2326
CCC	2565	0	0.961904762	1.917948718	2565
CCD	2601	157	0.948287441	1.842175957	2875.265235
CDA	1046	0	0.947454844	1.806239737	1046
CDB	1916	0	0.953244275	1.876908397	1916
CDC	1086	0	0.969147005	2.012704174	1086
CDD	959	110	0.947286822	1.685271318	1134.607884
CDE	947	99	0.934782609	1.84057971	1117.333648
CEA	2631	36	0.967717718	2.01951952	2701.355694
CEB	2871	10	0.95148771	1.93919793	2889.45123
CFA	1479	0	0.975838926	2.016107383	1479
CFB	834	0	0.966587112	2.057279236	834
CFC	1404	28	0.957142857	1.850649351	1453.597403
CFD	1285	0	0.957894737	1.764473684	1285
CHA	2364	15	0.959912536	1.805393586	2389.995299
CHB	1804	0	0.968387777	1.939936776	1804
CHC	298	0	0.934131737	1.952095808	298
CHD	333	5	0.935294118	2.011764706	342.4079585
CHE	90	0	0.975609756	2.268292683	90
HAA	2297	0	0.969369369	2.093693694	2297
HAB	1590	18	0.948317308	1.951923077	1623.318764
HAC	1823	24	0.974975938	1.83253128	1865.880174
HBA	1192	0	0.963815789	2.027960526	1192
HBB	1053	0	0.96435272	1.994371482	1053
HBC	1797	0	0.954361055	1.867139959	1797
HBD	1566	22	0.950106157	1.753715499	1602.65675
HCA	1330	0	0.954765751	2.18901454	1330
HCB	4114	0	0.969308291	1.926248282	4114
HDA	3099	36	0.92299522	1.708443972	3155.767882
HDB	3040	9	0.917751479	1.841420118	3055.209694

**Appendix D: Constrained area forecasts per polling district**

<b>Polling district</b>	<b>Area Forecast</b>	<b>Constrained forecast (Area forecast x constraining factor)</b>	<b>Constrained forecast to nearest whole number</b>
AAA	921	912.1901675	912
AAB	1951	1932.337695	1932
AAC	1497.511674	1483.187215	1483
AAD	1242	1230.11964	1230
ABA	1232	1220.215295	1220
ABB	2010.221624	1990.992834	1991
ABC	792	784.424118	784
ABD	3023.171854	2994.253681	2994
ACA	2210.902734	2189.754328	2190
ACB	1985	1966.012467	1966
ACC	1503	1488.623042	1489
ACD	15	14.85651739	15
ADA	2051	2031.381144	2031
ADB	1663	1647.092561	1647
ADC	1794.705688	1777.538417	1778
AEA	1458.008904	1444.062309	1444
AEB	3474	3440.769427	3441
AEC	60	59.42606954	59
AFA	2881.985903	2854.418245	2854
AFB	2755.004827	2728.651807	2729
AFC	806	798.2902009	798
AGA	3969.356559	3931.387649	3931
AGB	1599	1583.704753	1584
AHA	3849.264105	3812.44394	3812
AHB	1208	1196.444867	1196
AHC	658	651.705896	652
CAA	1240	1228.138771	1228
CAB	688.2615803	681.6780089	682
CAC	833.5	825.5271494	826
CAD	1332.697369	1319.949442	1320
CAE	621	615.0598198	615
CAF	19	18.81825536	19
CBA	1269.066129	1256.926867	1257
CBB	1302.280398	1289.823425	1290
CBC	2314	2291.865415	2292

CBD	1255	1242.995288	1243
CBE	1286	1273.698757	1274
CCA	1481.880528	1467.705589	1468
CCB	2326	2303.750629	2304
CCC	2565	2540.464473	2540
CCD	2875.265235	2847.761864	2848
CDA	1046	1035.994479	1036
CDB	1916	1897.672487	1898
CDC	1086	1075.611859	1076
CDD	1134.607884	1123.754784	1124
CDE	1117.333648	1106.645785	1107
CEA	2701.355694	2675.515855	2676
CEB	2889.45123	2861.812162	2862
CFA	1479	1464.852614	1465
CFB	834	826.0223667	826
CFC	1453.597403	1439.693006	1440
CFD	1285	1272.708323	1273
CHA	2389.995299	2367.133781	2367
CHB	1804	1786.743824	1787
CHC	298	295.1494787	295
CHD	342.4079585	339.1326526	339
CHE	90	89.13910432	89
HAA	2297	2275.028029	2275
HAB	1623.318764	1607.790896	1608
HAC	1865.880174	1848.032083	1848
HBA	1192	1180.597915	1181
HBB	1053	1042.927521	1043
HBC	1797	1779.810783	1780
HBD	1602.65675	1587.326524	1587
HCA	1330	1317.277875	1317
HCB	4114	4074.647502	4075
HDA	3155.767882	3125.581361	3126
HDB	3055.209694	3025.985063	3026