



Meeting of East Renfrewshire Health and Social Care Partnership	Integration Joint Board
Held on	26 June 2019
Agenda Item	14
Title	Planned housing development in East Renfrewshire: Measuring impact on GP practice populations
<p>Summary</p> <p>This report provides the Integration Joint Board an overview of planned housing developments outlined in the ERC Local Development Plan from 2018 to 2025 and the impact this may have on GP practice populations across both localities and the delivery of General Medical Services.</p>	
Presented by	Kim Campbell, Localities Improvement Manager
<p>Action Required</p> <p>The Integration Joint Board is asked to:-</p> <ul style="list-style-type: none"> ▪ consider the impact of new housing developments on local GP practice list sizes and the limitations of space within these premises across both localities to manage an increase in demand, compounded further by the new GP Contract and the requirement to host the extended primary care team. ▪ consider the risk this raises of new residents potentially being unable to access general medical services if practices become overwhelmed. ▪ note that currently developer contributions are not available to support the development of health and care services, however the Director of Environment has committed to work jointly to consider the capacity required to support future demand for healthcare infrastructure. ▪ note that options paper will be presented to the Integration Joint Board in Autumn 2019. 	
<p>Implications checklist – check box if applicable and include detail in report</p> <p> <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Policy <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Equalities <input checked="" type="checkbox"/> Risk <input type="checkbox"/> Staffing <input type="checkbox"/> Directions <input checked="" type="checkbox"/> Infrastructure </p>	

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EAST RENFREWSHIRE INTEGRATION JOINT BOARD

26 June 2019

Report by Chief Officer

**PLANNED HOUSING DEVELOPMENT ACROSS EAST RENFREWSHIRE 2018-25:
MEASURING IMPACT ON GP PRACTICE POPULATIONS**

PURPOSE OF REPORT

1. This report provides the Integration Joint Board an overview of the projected increase in population size as a result of the new housing developments across both Localities and the impact this may have on the current GP practices many of which are operating at full capacity with no scope to expand.

RECOMMENDATION

2. The Integration Joint Board is asked to:-
 - consider the impact of new housing developments on local GP practice list sizes and the limitations of space within these premises across both localities to manage an increase in demand, compounded further by the new GP Contract and the requirement to host the extended primary care team.
 - consider the risk this raises of new residents potentially being unable to access general medical services if practices become overwhelmed
 - note that currently developer contributions are not available to support the development of health and care services, however the Director of Environment has committed to work jointly to consider the capacity required to support future demand for healthcare infrastructure.
 - note that options paper will be presented to the Integration Joint Board in Autumn 2019.

BACKGROUND

3. East Renfrewshire Council Local Development Plan 2015-18 identified significant housing developments; the content of this plan was shared with local General Practitioners in 2015. At this time the HSCP raised concerns with East Renfrewshire Council regarding the lack of developer contributions to support health and care service development within these new communities.
4. By 2018 a number of new dwellings resulted in a rise in new patient registrations in practices, mainly within one practice sited in the Newton Mearns area. To provide support, a premises meeting was initiated with a view to understanding the potential impact of the planned developments and to scope the options to meet the increase in demand for GP services. This has included reviewing the current HSCP and Council assets and those in development and the operating models including branch practice, new independent GP contract or salaried practice.
5. In recent years GP practices in East Renfrewshire operating outwith both Health and Care Centres have been supported to remodel their floor space to maximise their potential to provide services and growth in patient list size. This means there is limited potential to increase space to support future list growth.

6. To support planning it is essential to project growth, which has been challenging. Senior Analysts provided a provisional report in October 2018, this sought to estimate the impact on GP list sizes by investigating the relationship between GP Cluster list sizes and locality populations (based on the previous three-locality configuration in East Renfrewshire) and thereby estimate the increase to GP Cluster list sizes using National Records for Scotland (NRS) 2012 locality-level population projections. Additional population projections, based on estimates relating to planned housing development (Housing Land Audit component), were then added to the NRS figures. This method however overestimated population projections as, although planned housing is not taken into consideration when calculating NRS population projections, projections are based on five-year trends for births, deaths and migration, therefore net migration was being accounted for twice. This has been corrected for within this full report (Appendix 1).
7. Alongside the increase in demand resulting from new developments we must consider the pressure being placed on current GP space as a result of the GP Contract/Primary Care Improvement Plan and the requirements within the Memorandum of Understanding to extend the primary care team. At the end of year 1 many practices outwith both Health and Care Centres are unable to accommodate the staff aligned to support them; this is early implementation with limited resources in place. This is resulting in space being requested within both health and care centres. As Moving Forward Together progresses we may find competing demands if our estate is unable to provide the capacity required to shift demand closer to the communities.

REPORT

8. Approximately 2,500 dwellings are programmed to be built in East Renfrewshire over the next 7 years from 2018/19 to 2024/25, which is 40% higher than the number of completed dwellings in the previous 7 years from 2010/11 to 2017/18.
9. Of the planned housing developments, 51% are programmed to be built in the Barrhead locality (1,258 dwellings) and 49% in the Eastwood locality (1,215 dwellings).
10. Between 2010/11 and 2017/18, only 12.9% of completed builds were in the Barrhead area (235 dwellings) and 87.1% were built in Eastwood locality (1,584 dwellings). Programmed housing development is therefore 5.4 times higher in Barrhead locality over the next 7 years in comparison to the previous 7 years.
11. Furthermore, currently approved sites have a remaining capacity for a further 1,742 dwellings (programmed post 2025), the majority of which are in the Barrhead locality (70.8%).
12. Method 1 applies the average household occupancy to the number of dwellings programmed to be built in each area and predicts net migration to total approximately 5,975 people by 2025. This is approximately 940 people more than NRS estimates by 2025.
13. Method 2 uses linear regression to predict net migration based on planned housing and estimates an additional 5,735 residents due to net in-migration by 2025 (prediction intervals 3286 to 8186). This is approximately 700 people more than NRS estimates in this period.
14. NRS 2016-based population projections predict an annual growth rate of 0.72% to 0.77% with the population exceeding 100,000 residents in 2025.

15. Method 1 and method 2 predict growth rates of between 0.59% and 1.17% annually, which are dependent on planned housing in each year, and both methods predict that the population will exceed 100,000 residents in 2024 which is one year earlier than NRS projections.
16. The Barrhead Cluster population is predicted to increase by 10.5% (n 2,557) between by 2025. This compares to an overall increase of 1.5% in the previous 7 years, 2010 to 2017, when the number of completed dwellings was less than a fifth of what is planned over the following 7 years to 2024/25.
17. Eastwood 2 Cluster (Newton Mearns) population is predicted to increase by 6.5% (n 1,937) by 2025, however this cluster may see additional increases due to the planned retirement village in Newton Mearns which is not included in the current Housing Land Audit.
18. The recommended number of patients per GP is 1,500. Based on this recommendation by 2025 Barrhead will require 2 whole time equivalent GPs to support increase in population, Eastwood 2 will require more than 1 whole time equivalent GP.
19. Planning permission has been granted for a new retirement village in the Newton Mearns area of Eastwood locality subject to the successful conclusion of a s75 agreement to secure both affordable housing and development contributions. As this agreement has not yet been concluded, the proposals are not included in the 2018 Housing Land Audit, and details of programmed building are not yet known. Should progress on the agreement not be made by the applicants, it is likely that the application would then be recommended for refusal. Should the development go ahead, the plans for the retirement village include an 80-bed care home and 226 dwellings which are available for purchase to over 55 year olds. Although, as part of the planning application, the developers have stated there will be private healthcare provision, it is likely that a number of residents will look to register with local NHS GP practices. The closest, and therefore probably most likely to be affected, are Mearns and Greenlaw practices. Not only is this likely to result in additional registrations at these two practices, the patients are also expected to have greater needs, all being aged 55 or over.

CONSULTATION AND PARTNERSHIP WORKING

20. Projection methodology and analysis is provided by ISD Local Intelligence Service Team Senior Analysts. This included a review of the methods used in other health board areas.
21. Local GPs in both Barrhead and Newton Mearns, Head of Primary Care NHS Greater Glasgow and Clyde, Local Medical Committee, Chief Officer and HSCP support have collaborated to develop and agree the methodology.
22. Collaboration with East Renfrewshire Council Environment team to review ERC assets and new developments including Greenlaw Business Centre for the potential to develop space to deliver general medical services.
23. Partnership working with NHS Capital Planning Senior Property Manager to prepare joint response to Local Development Plan 2.

IMPLICATIONS OF THE PROPOSALS

Finance

24. The requirement for capital and revenue budgets, and associated funding sources, will be scoped as part of a future options paper.

Staffing

25. None

Infrastructure

26. Additional space is required to deliver general medical services in line with Memorandum of Understanding.

Risk

27. If unable to increase capacity to deliver general medical services there is a risk that new residents may not be able to register to receive a service.

Equalities

28. If new residents are unable to register to receive a service this could result in inequality in access to services.

Policy

29. None

Legal

30. None

Directions

31. None

CONCLUSIONS

32. Net in-migration is the main factor driving population growth in East Renfrewshire in recent years and National Records for Scotland population estimates relate, almost entirely, to net in-migration.

33. The Barrhead Cluster population is predicted to increase by 10.5% (n2,557) by 2025 with the requirement for 2 new GPs, based on recommendations plus extended primary care team resource in line with new contract.

34. Eastwood 2 Cluster (Newton Mearns) population is predicted to increase by 6.5% (n1,937) by 2025, however this cluster may see additional increases due to the planned retirement village in Newton Mearns which is not included in the current Housing Land Audit. Not only is this likely to result in additional registrations at these two practices, the patients are also expected to have greater needs, all being aged 55 or over. This will require more than 1 new GP and extended primary care team resource to manage increase in demand.

35. There is increasing pressure on GP premises space particularly in those practices sited outwith our Health and Care Centres. Remodelling has been supported in these practices resulting in there being limited scope for further expansion. Accommodating the extended primary care team is challenging for some of these practices at this early implementation stage.

36. Space within our health and care centres is being requested for those staff unable to be hosted in practices. As Moving Forward Together progresses we may find competing demands if our estate is unable to provide the capacity required to shift demand closer to the communities.
37. It is acknowledged that our health and care facilities are under pressure from, amongst other things, recently completed and current residential developments across East Renfrewshire. Any future land release could also impact existing NHS facilities. A commitment exists between the Council, NHS Greater Glasgow and Clyde and HSCP, to carry out further analysis to consider the capacity required to support future demand for healthcare provision. This commitment will be set out in the Council's Proposed Local Development Plan 2, with work commencing this summer. Following this work, consideration will be given to the inclusion of healthcare infrastructure contributions as a future part of the Council's planning policy on Development Contributions.

RECOMMENDATIONS

38. The Integration Joint Board is asked to:-
- consider the impact of new housing developments on local GP practice list sizes and the limitations of space within these premises across both localities to manage an increase in demand, compounded further by the new GP Contract and the requirement to host the extended primary care team.
 - consider the risk this raises of new residents potentially being unable to access general medical services if practices become overwhelmed
 - note that currently developer contributions are not available to support the development of health and care services, however the Director of Environment has committed to work jointly to consider the capacity required to support future demand for healthcare infrastructure.
 - note that options paper will be presented to the Integration Joint Board in Autumn 2019.

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June 2019

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BACKGROUND PAPERS

ERC Local Development Plan 2015-2018
<https://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=14792&p=0>

IJB PAPER: 15.08.2019 – Item 08. East Renfrewshire HSCP Primary Care Improvement Plan
<http://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=22832&p=0>

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Planned housing development in East Renfrewshire: measuring impact on GP practice populations

Planned builds from 2018-19 to 2024-25

Housing Development Data Tables
[Excel document](#)

Report date: 4th June 2019

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Key Findings

- Approximately 2,500 dwellings are programmed to be built in East Renfrewshire over the next 7 years from 2018/19 to 2024/25, which is 40% higher than the number of completed dwellings in the previous 7 years from 2010/11 to 2017/18.
- Of the planned housing developments, 51% are programmed to be built in the Barrhead locality (1,258 dwellings) and 49% in the Eastwood locality (1,215 dwellings).
- Between 2010/11 and 2017/18, only 12.9% of completed builds were in the Barrhead area (235 dwellings) and 87.1% were built in Eastwood locality (1,584 dwellings). Programmed housing development is therefore 5.4 times higher in Barrhead locality over the next 7 years in comparison to the previous 7 years.
- Furthermore, currently approved sites have a remaining capacity for a further 1,742 dwellings (programmed post 2025), the majority of which are in the Barrhead locality (70.8%).
- Net in-migration is currently driving East Renfrewshire's population growth with birth and death rates being approximately equal over the past ten years from 2007 to 2017 (0.6% difference). The majority of in-migration is from Glasgow City (50%), elsewhere in UK (11%) South Lanarkshire (8%) and Renfrewshire (7%).
- Method 1 applies the average household occupancy to the number of dwellings programmed to be built in each area and predicts net migration to total approximately 5,975 people by 2025. This is approximately 940 people more than NRS estimates by 2025.
- Method 2 uses linear regression to predict net migration based on planned housing and estimates an additional 5,735 residents due to net in-migration by 2025 (prediction intervals 3286 to 8186). This is approximately 700 people more than NRS estimates in this period.
- NRS 2016-based population projections predict an annual growth rate of 0.72% to 0.77% with the population exceeding 100,000 residents in 2025.
- Method 1 and method 2 predict growth rates of between 0.59% and 1.17% annually, which are dependent on planned housing in each year, and both methods predict that the population will exceed 100,000 residents in 2024 which is one year earlier than NRS projections.
- Predicted figures for net migration from method 1 are applied to GP practice populations based on the distribution of GP registrations for new residents in 2017/18, using data from the Source linkage files (linked data files managed by Information Services Division, NSS).
- The Barrhead Cluster population is predicted to increase by 10.5% between 2018/19 and 204/25 with the largest increase predicted for The Oaks Medical Practice (13.9%). This compares to an overall increase of 1.5% in the previous 7 years, 2010/11 to 2017/18, when the number of completed dwellings was less than a fifth of what is planned over the following 7 years to 2024/25.
- Eastwood 2 Cluster population is predicted to increase by 6.5% by 2024/25, with Broomburn Medical Practice predicted to have the largest increase of 12.0%. Greenlaw and Mearns practices may however see additional increases due to the planned retirement village in Newton Mearns which is not included in the current Housing Land Audit.
- Caution should be taken when interpreting GP practice level projections, as local area migration and local area birth and death rates have not been considered within this report.

1.0 Introduction

The purpose of this report is to develop a methodology for predicting population increases in the East Renfrewshire area (and therefore demand on GP services) based on information available on planned housing developments in the local authority between 2018/19 and 2024/25. Data from the Housing Land Audit 2018¹ (HLA) has been collated to investigate the total number of households programmed to be built in each area and to develop a methodology to apply this to GP populations.

The accompanying Excel workbook '[Housing Development Data Tables](#)' contains data tables and graphs for each section of the report. Links throughout this report relate to individual Excel worksheets and these can be navigated to from the workbook's Contents page.

2.0 Background

A provisional report in October 2018 sought to estimate the impact on GP list sizes by investigating the relationship between GP Cluster list sizes and locality populations (based on the previous three-locality configuration in East Renfrewshire) and thereby estimate the increase to GP Cluster list sizes using National Records for Scotland (NRS) 2012 locality-level population projections². Additional population projections, based on estimates relating to planned housing development (HLA component), were then added to the NRS figures.

This method however overestimated population projections as, although planned housing is not taken into consideration when calculating NRS population projections, projections are based on five-year trends for births, deaths and migration³, therefore net migration was being accounted for twice. This has been corrected for within this report.

3.0 NRS projections and net migration

[Births, deaths and net migration](#) data from National Records for Scotland^{4,5,6} were collated to investigate trends from 2001 to 2017. Birth and death rates in East Renfrewshire have been very similar over the past ten years, varying by only 0.6% in the ten-year period to 2017. The 2016 NRS population projections⁷ were calculated based on five-year trends drawn from data between 2010 and 2015³ and total deaths were less than 0.5% higher than total births during this period. It has therefore been assumed that the annual increases in the 2016 population projections for East Renfrewshire can be attributed, almost entirely, to trends in net migration.

Annual estimates for net migration based on planned housing developments from 2018/19 to 2024/25 have therefore been added to the 2018 mid-year population estimates⁸ and not, as previously, to the annually projected figures. This also allows for estimates to be added directly to GP list sizes rather than estimating GP populations in relation to locality populations. This methodology is preferred as GP Cluster catchment areas do not directly align with locality or local authority boundaries.

4.0 Planned Housing Developments

Data on [planned housing](#) developments in East Renfrewshire were obtained from the Housing Land Audits (HLA) in 2017 and 2018¹. The 2018 report outlines the number of households which were built in 2017/18, and the number programmed to be completed annually for the next 7 years (2018/19 to 2024/25). These are split in the HLA report by Eastwood and Barrhead localities. Grid reference data was used in order to further split this into Eastwood 1, Eastwood 2 and Barrhead (previous three-locality configuration) as average household occupancy, obtained from Scotland's 2011 Census⁹, differs between each area.

Planned programming is shown below for the three East Renfrewshire areas. A detailed table showing each individual development is also included in [Appendix A2](#).

Figure 1: Housing completions in East Renfrewshire 2016/17 and 2017/18 and planned development to 2024/25 by area – data from Housing Land Audits¹.

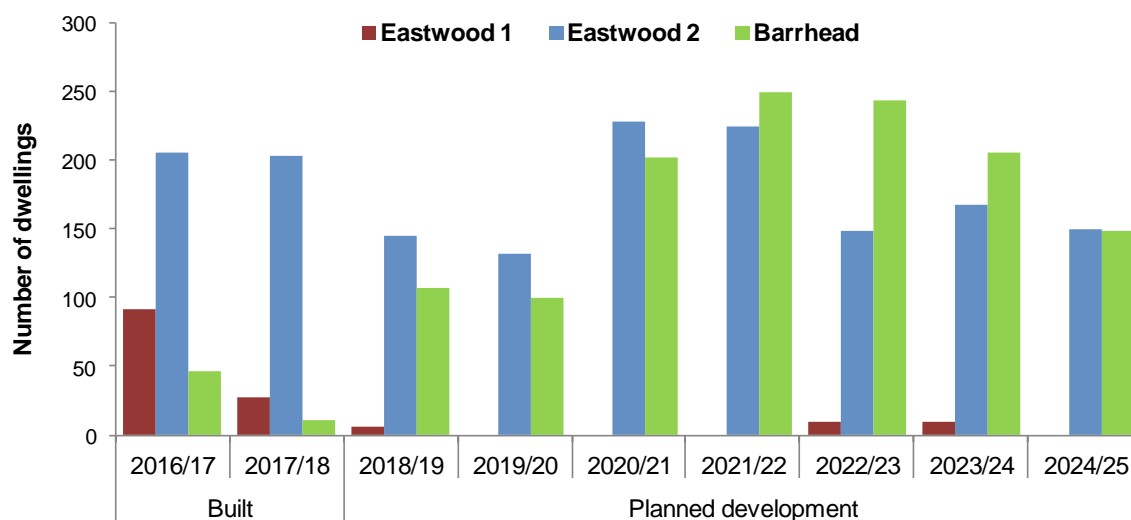


Table 1: Housing completions in East Renfrewshire 2016/17 and 2017/18 and planned development to 2024/25 by area and tenure, including remaining capacity for post 2025 development.

	Total Capacity	Built		Planned Housing - Private Tenure (dwellings)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	162	92	28	6	0	0	0	0	0	0	6	36
Eastwood 2	1775	206	203	137	132	180	171	119	138	120	997	396
Barrhead	2350	46	11	52	90	182	250	224	166	109	1073	1220
East Ren	4287	344	242	195	222	362	421	343	304	229	2076	1652

	Total Capacity	Built		Planned Housing - Social Housing (dwellings)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	20	0	0	0	0	0	0	10	10	0	20	0
Eastwood 2	277	0	0	8	0	48	54	30	30	30	200	77
Barrhead	198	0	0	55	10	20	0	20	40	40	185	13
East Ren	495	0	0	63	10	68	54	60	80	70	405	90

	Total Capacity	Built		Planned Housing - All Tenures (dwellings)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	182	92	28	6	0	0	0	10	10	0	26	36
Eastwood 2	2052	206	203	145	132	228	225	149	168	150	1197	473
Barrhead	2548	46	11	107	100	202	250	244	206	149	1258	1233
East Ren	4782	344	242	258	232	430	475	403	384	299	2481	1742

5.0 Methodology

In order to predict net migration, two methodologies were explored based on [planned housing development](#) from the HLA report. A comparison was made between both methods and also to the [NRS 2016 population projections](#)⁷.

Method 1 – Applying the average household occupancy for each area to the total number of dwellings programmed to be built annually as a proxy for net migration.

Method 2 – Investigating the relationship between completed housing and net migration using linear regression in order to predict net migration from planned housing development.

5.1 Method 1 – Predicting net migration using average household occupancy

To estimate the number of occupants of the new housing developments, the average number of residents per household was taken from 2011 Census data⁹ for each area, and averages were applied to the total number of dwellings programmed to be built ([method 1](#)). East Renfrewshire has the highest average occupancy per household in Scotland¹⁰ and average occupancy has remained virtually unchanged since the 2011 Census⁹ (2.44 in 2017 versus 2.43 in 2011).

Figure 2: Estimated number of occupants for housing completions in East Renfrewshire in 2016/17 and 2017/18, and for planned housing development to 2024/25.

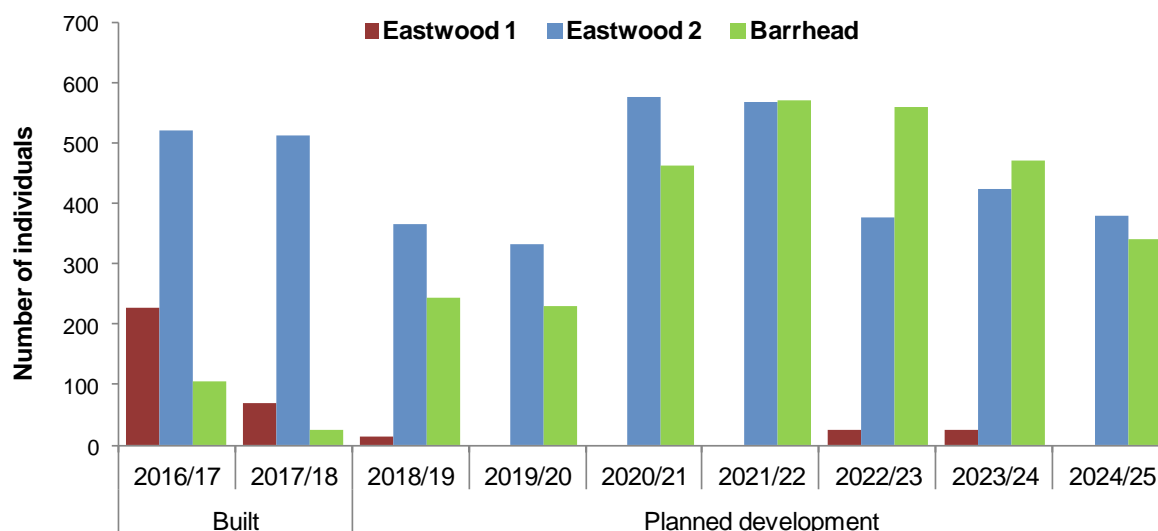


Table 2: Estimated number of occupants for completed and planned housing based on average number of people in households from Scotland's 2011 Census.

	Average per HH	Built		Planned Housing - Private Tenure (estimated occupants)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	2.46	226	69	15	0	0	0	0	0	0	15	89
Eastwood 2	2.53	521	514	347	334	455	433	301	349	304	2522	1002
Barrhead	2.29	105	25	119	206	417	573	513	380	250	2457	2794
East Ren		853	608	480	540	872	1005	814	729	553	4994	3884

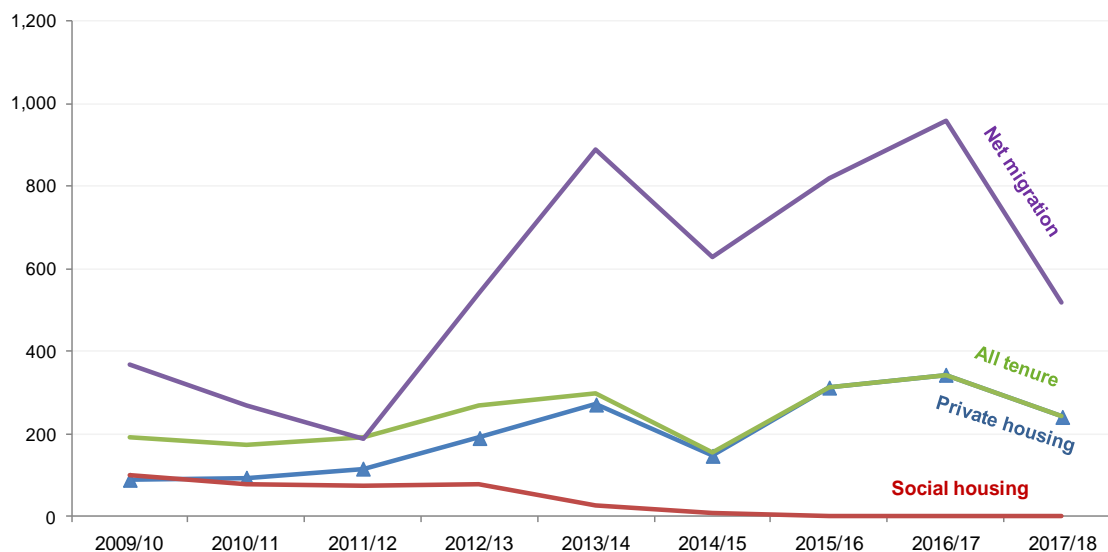
	Average per HH	Built		Planned Housing - Social Housing (estimated occupants)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	2.46	0	0	0	0	0	0	25	25	0	49	0
Eastwood 2	2.53	0	0	20	0	121	137	76	76	76	506	195
Barrhead	2.29	0	0	126	23	46	0	46	92	92	424	30
East Ren		0	0	146	23	167	137	146	192	168	979	225

	Average per HH	Built		Planned Housing - All Tenures (estimated occupants)							7-year total	Post 2025
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		
Eastwood 1	2.46	226	69	15	0	0	0	25	25	0	64	89
Eastwood 2	2.53	521	514	367	334	577	569	377	425	380	3028	1197
Barrhead	2.29	105	25	245	229	463	573	559	472	341	2881	2824
East Ren		853	608	627	563	1039	1142	960	921	721	5973	4109

5.2 Method 2 – Predicting net migration using linear regression

In order to estimate net migration based on planned housing development in East Renfrewshire, [method 2](#) uses linear regression to investigate the relationship between [completed builds](#) and net migration over the previous 8 years, 2009/10 to 2017/18. Data on completed housing was sourced from East Renfrewshire Council's planning report (2019)¹¹ and breaks down completed housing from 2009/10 to 2017/18 by tenure (private or social housing). The annual net migration in East Renfrewshire during this time period, estimated by National Records for Scotland⁶, is also included in the model.

Figure 3: Net migration (individuals) and completed housing (units) by tenure in East Renfrewshire from 2009/10 to 2017/18.



	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Private housing	90	95	117	191	272	148	313	344	242
Social housing	101	79	74	78	27	8	0	0	0
All tenure	191	174	191	269	299	156	313	344	242

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Net migration	369	270	189	539	890	627	819	958	520

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Demolitions	5	5	4	3	4	3	4	2	2

Data on demolitions in East Renfrewshire was sourced from the Scottish Government website¹². As demolitions have been consistently low over the last 8 years in East Renfrewshire, these were not considered when constructing the linear regression model. However, demolitions would have to be considered during time periods where numbers were more significant.

The full methodology is outlined in the Excel document [Method 2](#) tab. The relationship between private housing and net migration had the strongest correlation and can be described as:

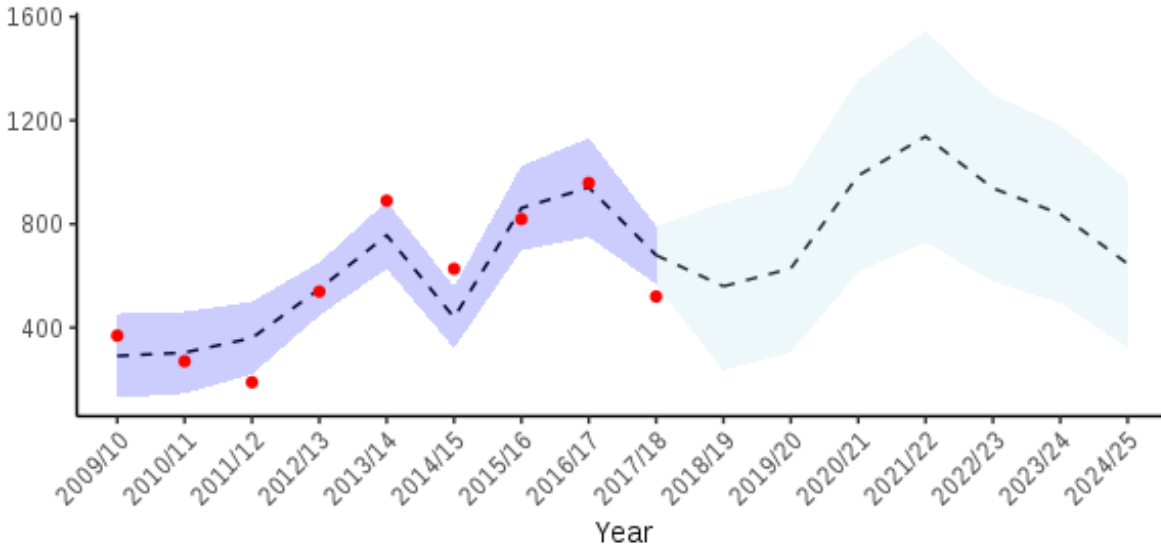
$$\text{Net migration} = 60.405 + (2.559 \times \text{completed private housing}) + \text{random error}$$

Table 3: Linear regression - predicted values for net migration and prediction intervals (PI):

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	7-yr total
Estimate	559	629	987	1138	938	838	646	5735
Lower PI	237	305	617	731	578	496	322	3286
Upper PI	882	952	1357	1545	1298	1181	971	8186

Figure 4 shows the fitted values and the predicted values (2018/19 to 2024/25) for net migration from the linear regression model including the 95% confidence intervals/prediction intervals.

Figure 4: Fitted and predicted values for net migration in East Renfrewshire to 2024/25

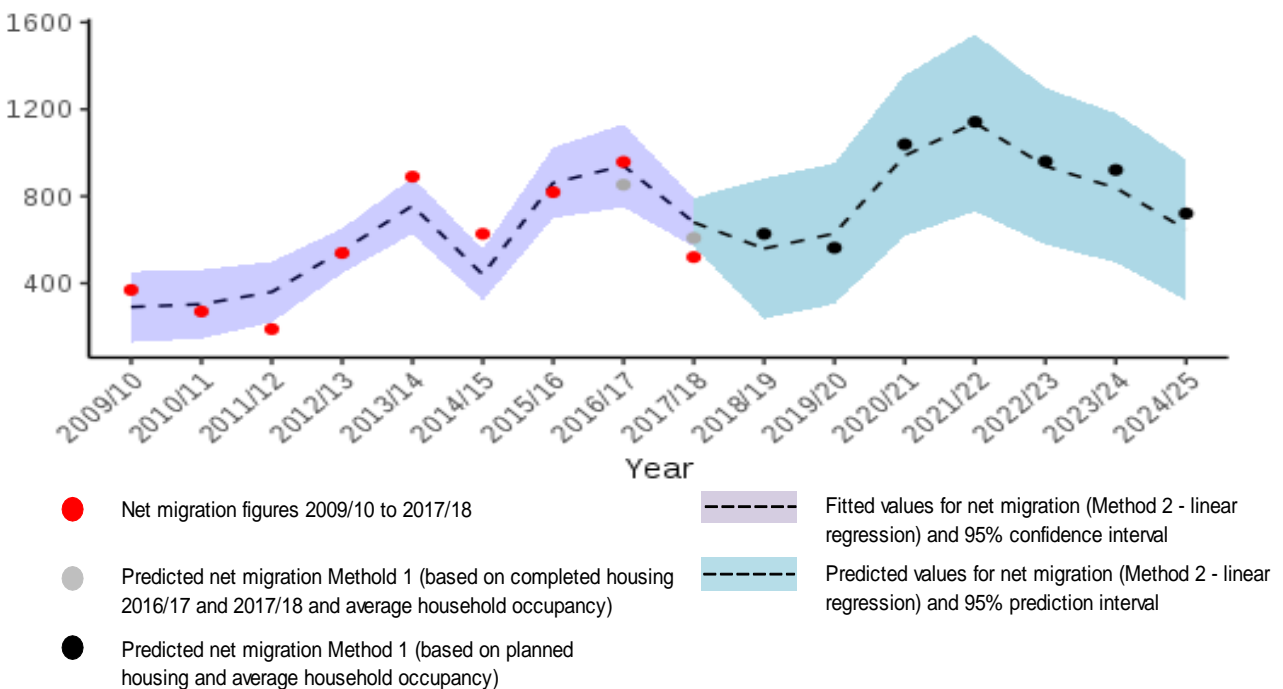


From the model, net migration is projected to increase from 2018/19 to 2021/22 before decreasing again until 2024/25, which is the end of the current data period. The predicted values are based on planned housing from the current Housing Land Audit 2018¹, however this picture could change if new sites are approved and added to subsequent Housing Land Audits, or if any of the post-2025 programmed building on current sites is brought forward (remaining site capacity; 1,742 dwellings).

5.3 Method comparison

[Method comparison](#) of predicted values from methods 1 and 2 show results to be very similar as illustrated in Figure 5. Predicted net migration values from method 1 based on completed housing in 2016/17 and 2017/18 (grey dots) are also close to actual NRS net migration figures (red dots) varying by only 17 people over two years, suggesting the methods are good predictors.

Figure 5: Linear regression fitted and predicted values for net migration and method 1 comparison.

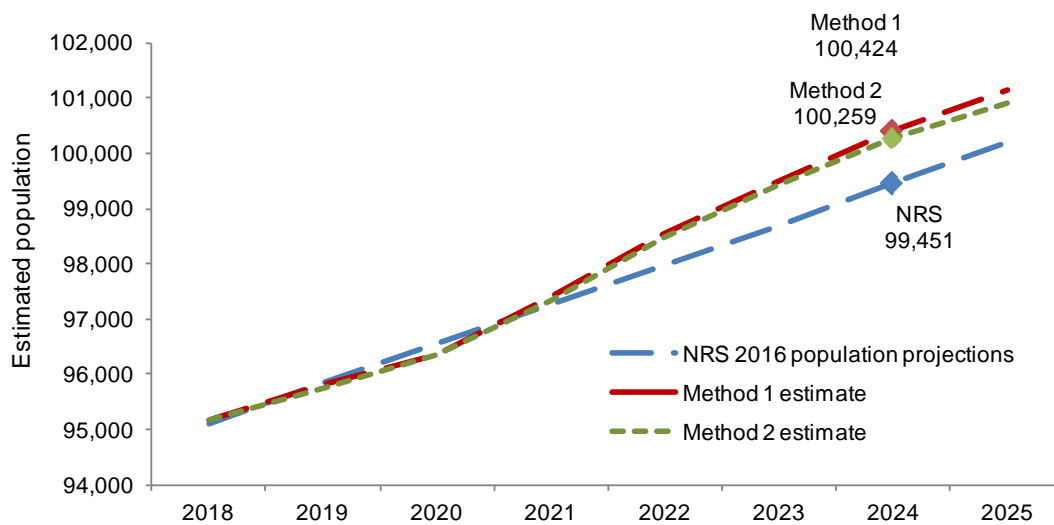


5.4 NRS population projections and method comparison

NRS 2016-based population projections predict an annual growth rate of between 0.72% and 0.77% a year in East Renfrewshire's population between 2017 and 2025, with the population predicted to surpass 100,000 residents in 2025⁷. As previously mentioned, it has been assumed that net migration accounts for this annual population increase almost entirely, as total births versus total deaths only varied by 0.5% in the five-year period prior to the projections being calculated.

Predicted values for net migration from methods 1 and 2 have therefore been added to 2018 mid-year population estimates⁸ to compare directly with the NRS projections. Method 1 and method 2 demonstrate a slightly higher, and more dynamic estimation of predicted population growth, as shown in Figure 6, as net migration varies annually based on planned housing development rather than following a simple linear trend.

Figure 6: Estimated population projections using method 1 and method 2, with comparison to NRS 2016-based projections.



Method 1 and method 2 both show annual growth rates of between 0.59% and 1.17% to 2025 (although these are not the same each year) and predict the population to surpass 100,000 residents one year earlier than NRS projections, in 2024. Overall by 2024, method 1 population projections are predicted to be 1.0% higher than NRS projections and method 2, 0.8% higher (≈ 970 and 810 individuals respectively).

6.0 Predicting changes in GP populations

6.1 Background

When predicting changes in the population, migration is the most complicated element to predict. There is no single methodology or system for recording migration and National Records for Scotland use a number of data sources in order to estimate migration into and out of Scotland and across NHS Board and local authority boundaries. A detailed methodology for NRS migration estimates gives more detail about the methods used¹³.

In summary, the NHS Central Register (NHSCR) is notified when people register with an NHS GP practice in a different NHS Board area and this is regarded as a migrant move. Counts of these re-registrations are used as a proxy indicator for movements between Scotland and the rest of the UK. The CHI (Community Health Index) database held by NHS National Services Scotland (NSS), unlike the NHSCR, contains patient postcode, and anonymised linkage of these two data sources can be used to estimate movements within Scotland between smaller geographies¹³.

6.2 Methodology

NHS GP practices within East Renfrewshire have overlapping catchment areas and do not follow the local authority boundary therefore it is not possible to estimate where residents will register from this information. In order to estimate with which GP practice new residents are most likely to register, anonymised data was extracted from NSS Source Linkage Files which included patient postcode and GP practice code to look at patterns of GP registration within the population.

Data was extracted from the 2016/17 and 2017/18 Source Linkage Files for the postcode areas within East Renfrewshire which have planned housing development. Files were matched to identify where new residents, who moved into East Renfrewshire in 2017/18, registered by their postcode sector ([GP population by postcode](#)). It was considered to be more accurate to look at the distribution of new residents (n = 5,300), rather than the population as a whole, due to Eastwood Health Centre opening in 2016 and the possible change in patient choice as a result of this.

The percentage distribution was then applied to net migration estimates from method 1 in order to estimate the likely increase in GP list sizes due to net migration over the following 3 years, 2018/19 to 2020/21, and 7 years from 2018/19 to 2024/25. Method 1 was chosen as the preferred net migration estimate as figures for social housing could be attributed to postcode sectors whereby the linear regression model could only apply estimates to private housing data at this level of detail.

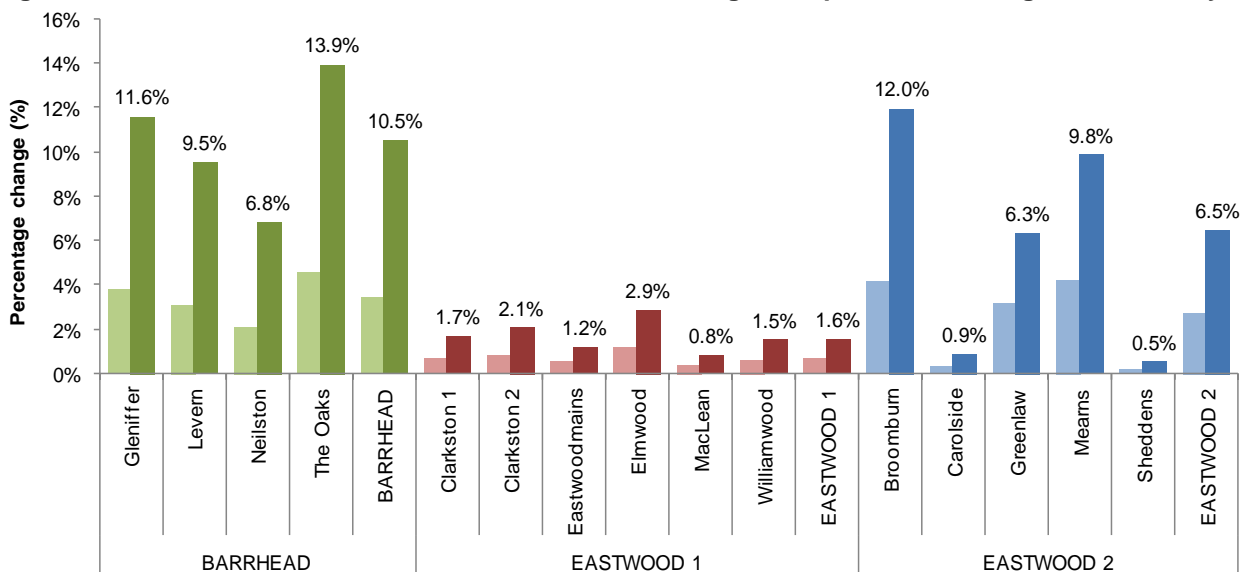
It should be noted that the estimated changes in GP list sizes relate to estimated net migration based on planned housing development only. Internal migration and birth and death rates at smaller geographies have not been considered here as this is out with the scope of this report. Therefore GP practices experiencing a decreasing trend in list size may not see the full impact of planned development in their catchment area, whereas those with already increasing trends due to other local factors may see an even greater impact than the estimates due to planned housing.

Trends in [GP list sizes](#) can be found in the Excel document for consideration along with the results detailed below.

6.3 Results

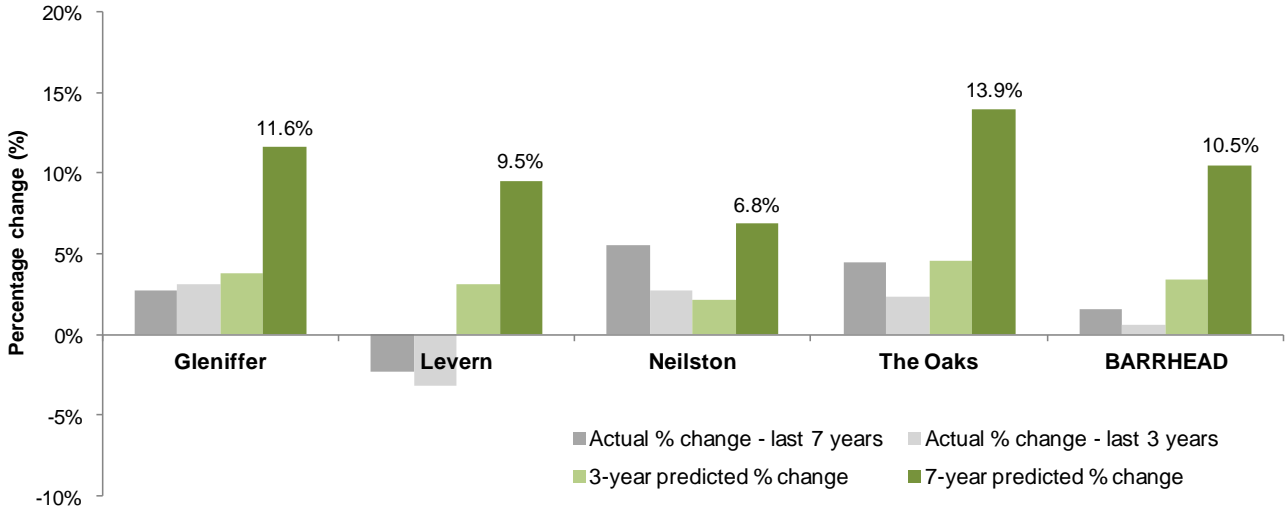
Estimates for the [change in GP populations](#) due to planned housing development are illustrated in Figure 7 and [Appendix 3](#). Barrhead Cluster is predicted to see the greatest increase due to planned housing development to 2024/25 (10.5%), followed by Eastwood 2 (6.5%) and Eastwood 1 (1.6%).

Figure 7: Estimated increase in GP list sizes due to net migration/planned housing over 3 and 7 years.



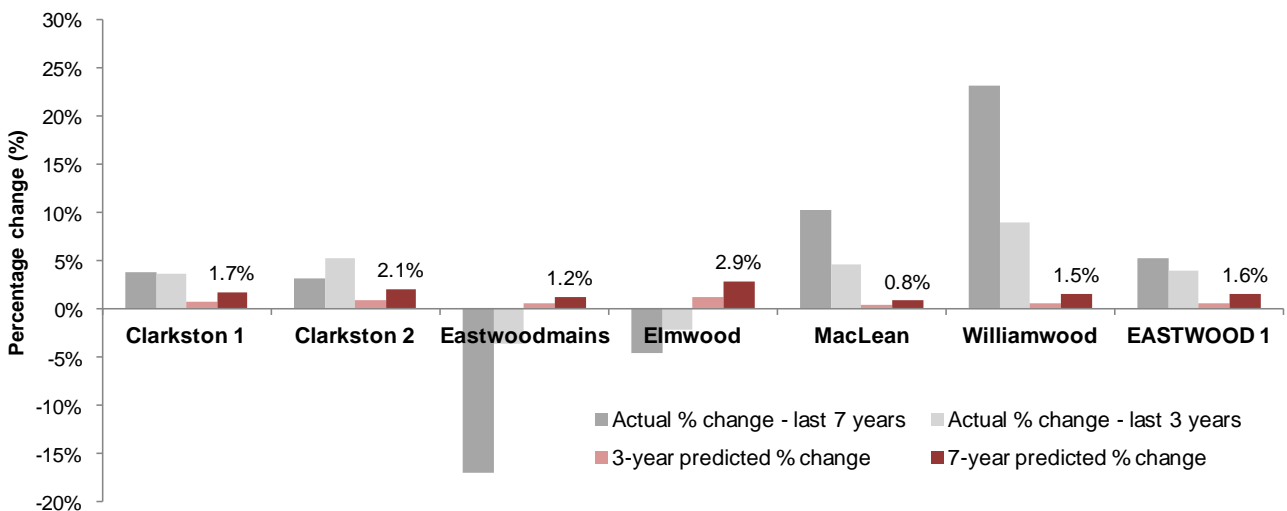
The actual percentage change in GP practice populations over 3 years and 7 years to April 2018 was calculated and plotted against the predicted change due to housing development for each cluster for comparison.

Figure 8: Actual percentage change over 3 and 7 years to April 2018 and predicted change due to planned housing development for Barrhead Cluster practices.



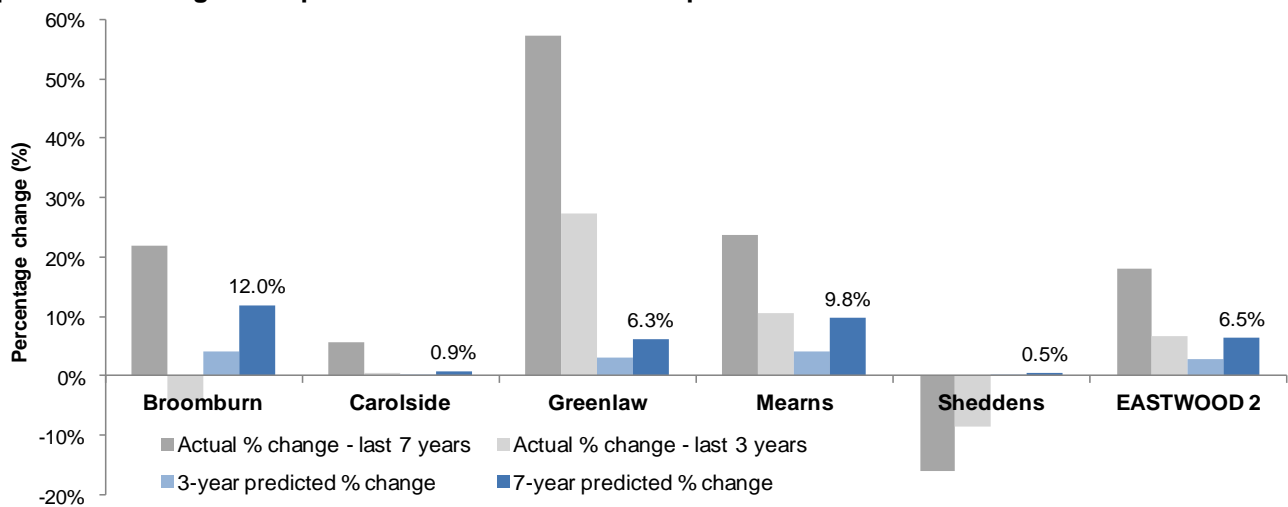
There were 235 housing completions in the Barrhead area over 7 years from 2011/12 to 2017/18¹¹ which accounted for 12.9% of total housing completions in East Renfrewshire. Planned housing over the next 7 years to 2024/25 is over five times higher however with 1258 dwellings planned in the Barrhead area. This accounts for 50.7% of planned housing in East Renfrewshire. This increase in housing development in the Barrhead area would explain the differences in actual versus predicted percentage change illustrated in Figure 8. It should be noted that there are many other factors that might influence where residents choose to register and Cluster totals are likely to be more accurate than predictions at GP practice level.

Figure 9: Actual percentage change over 3 and 7 years to April 2018 and predicted change due to planned housing development for Eastwood 1 Cluster practices.



Planned housing in Eastwood 1 area accounts for a small proportion of the total planned development in East Renfrewshire at 26 dwellings (1.0% of total planned housing to 2024/25). Completed builds in 2016/17 and 2017/18 accounted for 20.5% of total builds, therefore this could partly explain the lower predicted increase compared to previous trends.

Figure 10: Actual percentage change over 3 and 7 years to April 2018 and predicted change due to planned housing development for Eastwood 2 Cluster practices.



Completed housing in Eastwood 2 area over the past two years accounted for 69.8% of all new development compared to 48.2% of planned housing over the next 7 years (2018/19 to 2024/25). Again, this could partly explain differences seen between actual and predicted percentage change to GP list sizes. However, new housing will not be the only factor affecting changes in GP list sizes therefore caution should be taken when interpreting results at GP practice level.

7.0 Retirement Village

Planning permission has been granted for a new retirement village in the Newton Mearns area of Eastwood locality. This is not included in the 2018 Housing Land Audit, therefore details of programmed building are not yet known. However, the plans for the retirement village include an 80-bed care home and 226 dwellings which are available for purchase to over 55 year olds.

Although, as part of the planning application, the developers have stated there will be private healthcare provision, it is likely that a number of residents will look to register with local NHS GP practices. The closest, and therefore probably most likely to be affected, are Mearns and Greenlaw practices. Not only is this likely to result in additional registrations at these two practices, the patients are also expected to have greater needs, all being aged 55 or over.

8.0 Homeless Existing Need

In the Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA; March 2015)¹⁵, East Renfrewshire had the second lowest percentage of existing need within the Glasgow and Clyde Valley (GCV) area. Existing need consists of the homeless need and the overcrowding and concealed existing need, which were calculated as 48 and 154 dwellings respectively at the time of the assessment. Therefore, the overall backlog in 2015 was 202 dwellings and the estimated timescale to clear the existing need was five years.

These figures have not been accounted for in method 1 or method 2 when predicting net migration as current data is not available therefore it is not known what the remaining existing need is at this time. Social housing makes up 16.3% of all planned housing between 2018/19 and 2024/25 and it is likely that any remaining existing need could be catered for within the next few years.

9.0 Conclusions

Net in-migration is the main factor driving population growth in East Renfrewshire in recent years and NRS population estimates relate, almost entirely, to net in-migration.

NRS population projections are based on five-year trends and local planning is not taken into consideration. Methods to predict net migration, due to planned housing development, were therefore developed to investigate the possible impact of planned housing on GP practice list sizes.

Methods 1 (average household occupancy) and method 2 (linear regression using completed housing and migration figures) were found to produce very similar estimates and were also in close agreement with the NRS population projections. These methods are therefore considered to be good predictors of net migration and thus population growth over the next 7 years.

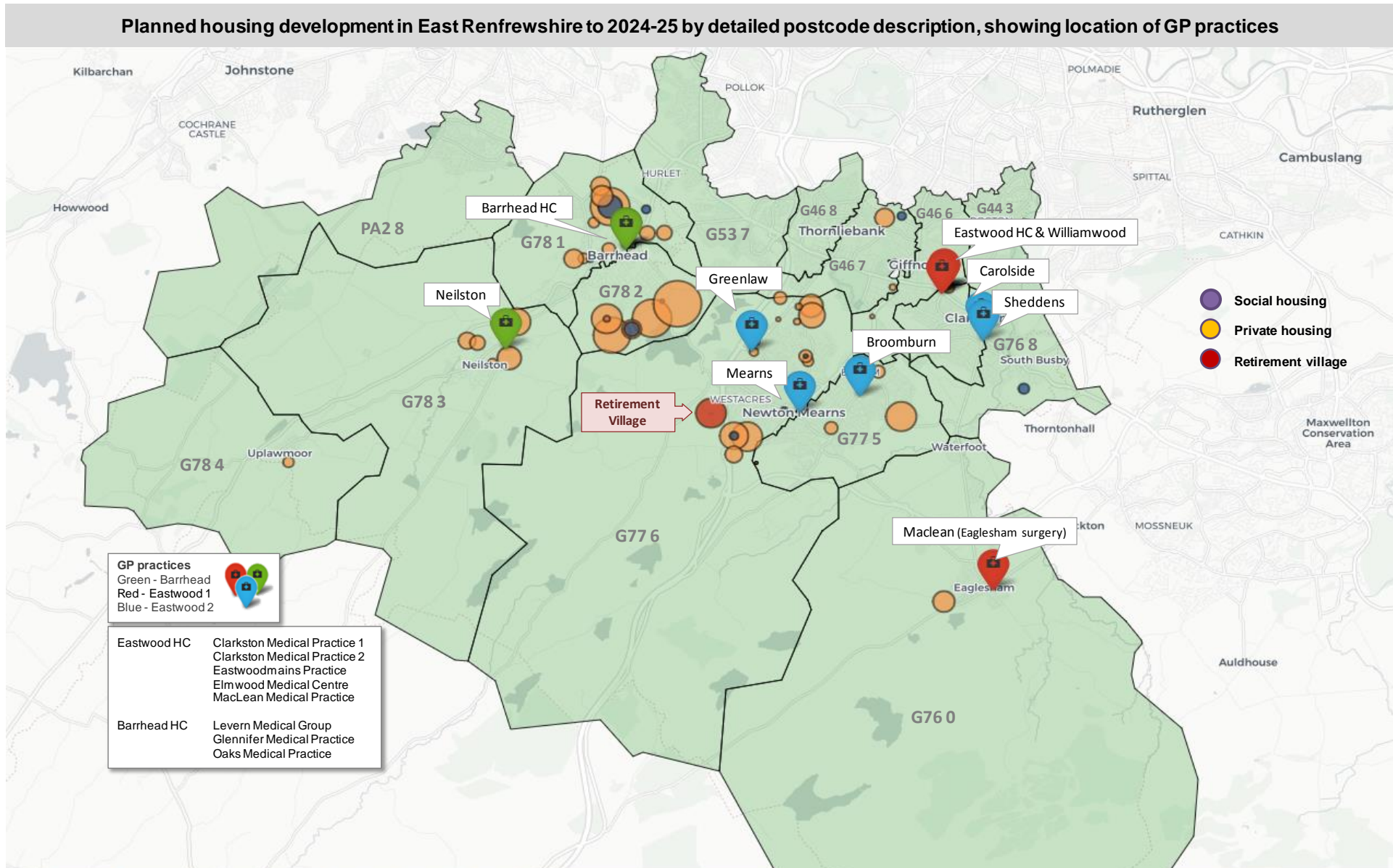
Predicted increases in the population are likely to be more accurate at local authority or GP cluster level as net migration, birth and death rates have not been investigated at smaller geographies. Local variation is likely to exist and will be dependent on individual GP practice populations.

Factors for patient choice of where to register have been considered by analysing patterns of patient registration for all new residents in 2017/18, however it is recognised that this is complex and annual variation will occur.

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Appendix A1 – [Map](#) of planned housing development in East Renfrewshire and location of GP practices



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Appendix A2 – Table of planned housing developments by site in East Renfrewshire 2018/19 to 2024/25

Eastwood 2				Total site capacity	Built		Planned Housing								
Code	Tenure	Area	Street		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	7-year total	Post 2025
ER0032	PRIV	Newton Mearns	Hillcrest Capelrig Road	11	3	6	2	0	0	0	0	0	0	2	0
ER0048	PRIV	Giffnock	Crawford Court/Milverton Road	20	0	0	20	0	0	0	0	0	0	20	0
ER0057	PRIV	Newton Mearns	School Road (1-5)	9	0	0	9	0	0	0	0	0	0	9	0
ER0061	PRIV	Newton Mearns	Patterton Farm	6	0	0	0	0	0	0	0	0	0	0	6
ER0066	SR	Giffnock	Burnfield Road	20	0	0	0	0	0	0	0	0	0	0	20
ER0067	PRIV	Giffnock	Robslee Drive	60	0	0	0	0	15	15	15	15	0	60	0
ER0088	PRIV	Newton Mearns	Capelrig Road	24	2	17	5	0	0	0	0	0	0	5	0
ER0088A	SR	Newton Mearns	Capelrig Road	8	0	0	8	0	0	0	0	0	0	8	0
ER0091	PRIV	Newton Mearns	The Firs, Stewarton Road	18	0	0	0	0	0	0	0	0	0	0	18
ER0095B	PRIV	Newton Mearns	West of Stewarton Road	49	36	13	0	0	0	0	0	0	0	0	0
ER0100	PRIV	Newton Mearns	Hillfield	71	54	8	9	0	0	0	0	0	0	9	0
ER0101	PRIV	Newton Mearns	Barcapel	98	50	35	13	0	0	0	0	0	0	13	0
ER0102	PRIV	Newton Mearns	Malletsheugh West	128	0	0	0	15	24	24	24	24	17	128	0
ER0103	PRIV	Newton Mearns	Malletsheugh East	123	0	0	15	36	36	36	0	0	0	123	0
ER0103A	SR	Newton Mearns	Malletsheugh West	42	0	0	0	0	18	24	0	0	0	42	0
ER0104A	PRIV	Newton Mearns	Maidenhill	315	0	0	0	19	30	30	30	30	30	169	146
ER0104B	SR	Newton Mearns	Maidenhill	105	0	0	0	0	15	15	15	15	15	75	30
ER0104C	PRIV	Newton Mearns	Maidenhill	306	0	0	0	19	30	30	30	30	30	169	137
ER0104D	SR	Newton Mearns	Maidenhill	82	0	0	0	0	15	15	15	15	15	75	7
ER0104E	PRIV	Newton Mearns	Maidenhill	20	0	0	0	0	10	10	0	0	0	20	0
ER0111	PRIV	Newton Mearns	Maidenhill West	87	0	0	0	0	0	0	19	19	38	49	
ER0112	PRIV	Newton Mearns	Crookfur Road/Greenlaw Place	68	22	31	15	0	0	0	0	0	0	15	0
ER0113	PRIV	Newton Mearns	St. John Thornhill Home	4	2	0	2	0	0	0	0	0	0	2	0
ER0114	PRIV	Newton Mearns	Crookfur Cottage Homes	30	0	0	10	10	10	0	0	0	0	30	0
ER0116	PRIV	Newton Mearns	220 Ayr Road	27	0	27	0	0	0	0	0	0	0	0	0
ER0117	PRIV	Newton Mearns	Land at Greenlaw Way	23	0	20	3	0	0	0	0	0	0	3	0
ER0118	PRIV	Newton Mearns	Crookfur Cottage Homes	136	0	0	0	0	20	20	20	20	20	100	36
ER0119	PRIV	Newton Mearns	Capelrig Road	21	0	0	10	11	0	0	0	0	0	21	0
EREW0017	PRIV	Newton Mearns	Craigie Drive	17	3	13	1	0	0	0	0	0	0	1	0
EREW0024A	PRIV	Newton Mearns	Little Broom	11	0	0	0	0	5	6	0	0	0	11	0
EREW0044	PRIV	Newton Mearns	Broom Park/Windsor Drives	8	0	0	0	0	0	0	0	0	4	4	4
EREW0109	SR	Newton Mearns	Barrhead Road	20	0	0	0	0	0	0	0	0	0	0	20
EREW0167B	PRIV	Newton Mearns	Broom Road East/Waterfoot Rd	112	34	33	23	22	0	0	0	0	0	45	0

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Eastwood 1				Total site capacity	Built		Planned Housing								
Code	Tenure	Area	Street		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	7-year total	Post 2025
ER0062	PRIV	Busby	Main Street	16	0	0	0	0	0	0	0	0	0	0	16
ER0064	PRIV	Clarkston	Drumby Crescent/Playing fields	20	0	0	0	0	0	0	0	0	0	0	20
ER0090	SR	Busby	Easterton Avenue	20	0	0	0	0	0	10	10	0	0	20	0
ER0093	PRIV	Newton Mearns	48-52 Ayr Road	12	0	10	2	0	0	0	0	0	0	2	0
EREW0034	PRIV	Eaglesham	Bonnyton Drive - Polnoon	114	92	18	4	0	0	0	0	0	0	4	0

Barrhead				Total site capacity	Built		Planned Housing								
Code	Tenure	Area	Street		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	7-year total	Post 2025
ER0035	PRIV	Barrhead	Springfield Road	280	0	0	0	0	24	24	24	24	0	96	184
ER0068	PRIV	Barrhead	Montford House	22	17	1	4	0	0	0	0	0	0	4	0
ER0071	PRIV	Barrhead	Barnes St/Robertson/Cogan St	50	0	0	0	0	0	0	0	0	0	0	50
ER0072	PRIV	Barrhead	Chappellfield	120	0	0	0	0	0	0	0	0	0	0	120
ER0074	PRIV	Barrhead	Dealston Road	35	0	0	0	0	5	15	15	0	0	35	0
ER0078	SR	Barrhead	Oakbank Drive/Fenwich Drive	10	0	0	10	0	0	0	0	0	0	10	0
ER0079	SR	Barrhead	Robertson/Cross Arthurlie St.	13	0	0	13	0	0	0	0	0	0	13	0
ER0080	PRIV	Barrhead	Shanks Park	337	0	0	0	0	0	20	40	50	0	110	227
ER0080A	SR	Barrhead	Shanks Park	113	0	0	0	0	0	20	40	40	0	100	13
ER0082	PRIV	Neilston	Crofhead Mill	200	0	0	0	0	0	0	0	0	0	0	200
ER0085	PRIV	Uplawmoor	Uplawmoor East	39	29	10	0	0	0	0	0	0	0	0	0
ER0086	PRIV	Uplawmoor	Pollick Avenue	5	0	0	2	0	0	0	0	0	0	2	3
ER0096	PRIV	Neilston	Neilston Juniors	35	0	0	0	0	0	0	0	0	0	0	35
ER0097	PRIV	Neilston	Holehouse Brae	65	0	0	0	0	0	0	0	0	0	0	65
ER0098	PRIV	Neilston	Neilston Road	149	0	0	0	10	35	35	35	34	0	149	0
ER0099	PRIV	Neilston	North Kirkton Road	78	0	0	0	0	0	0	0	0	0	0	78
ER0105	PRIV	Barrhead	Lyoncross	159	0	0	0	9	36	50	51	13	0	159	0
ER0106	PRIV	Barrhead	Springfield/Springhill Road	303	0	0	0	0	25	35	35	35	35	165	138
ER0107	PRIV	Barrhead	Springfield/Balgraystone	78	0	0	0	0	10	24	24	20	0	78	0
ER0107A	SR	Barrhead	Springfield/Balgraystone	30	0	0	0	10	20	0	0	0	0	30	0
ER0108	PRIV	Barrhead	Springhill Road	130	0	0	20	30	30	30	20	0	0	130	0
ER0108A	SR	Barrhead	Springhill Road	12	0	0	12	0	0	0	0	0	0	12	0
ER0108B	PRIV	Barrhead	Springhill Road	14	0	0	6	4	4	0	0	0	0	14	0
ER0109	SR	Barrhead	Blackbyres Court	20	0	0	20	0	0	0	0	0	0	20	0
ER0110	PRIV	Barrhead	North Darnley Road	60	0	0	0	0	0	0	0	0	0	0	60
ER0115	PRIV	Barrhead	Grahamstone /Blackbyres Rd	35	0	0	0	12	12	11	0	0	0	35	0
ER0120	PRIV	Barrhead	501 Blackbyres Road	96	0	0	20	25	25	26	0	0	0	96	0
ERRF0539	PRIV	Barrhead	Glen/Walton Street	60	0	0	0	0	0	0	0	0	0	0	60

Appendix A3 – Predicted change to GP practice populations based on net migration estimates from method 1

Predicted change to GP practice populations based on net migration estimates from method 1 (average household occupancy)

	3 year total	7 year total	3-year total	2018/19 to 2020/21
Housing (dwellings)	920	2481	7-year total	2018/19 to 2024/25
Estimated individuals	2229	5975		

	Predicted change to GP list sizes							Actual change to 2018	
	GP list size April 2018	3-year estimate	Predicted list size April 2021	3-year predicted % change	7-year estimate	Predicted list size April 2025	7-year predicted % change	3-year % change to April 2018	7-year % change to April 2018
Gleniffer	8397	319	8716	3.8%	974	9371	11.6%	3.1%	2.8%
Levern	8679	270	8949	3.1%	827	9506	9.5%	-3.2%	-2.3%
Neilston	3617	76	3693	2.1%	247	3864	6.8%	2.7%	5.5%
The Oaks	3648	167	3815	4.6%	509	4157	13.9%	2.4%	4.5%
BARRHEAD	24341	832	25173	3.4%	2557	26898	10.5%	0.6%	1.5%
Clarkston 1	6621	43	6664	0.6%	111	6732	1.7%	3.6%	3.9%
Clarkston 2	7158	58	7216	0.8%	147	7305	2.1%	5.3%	3.1%
Eastwoodmains	4704	24	4728	0.5%	55	4759	1.2%	-3.6%	-17.0%
Elmwood	3097	37	3134	1.2%	89	3186	2.9%	-2.2%	-4.6%
MacLean	8752	31	8783	0.4%	73	8825	0.8%	4.7%	10.2%
Williamwood	9865	62	9927	0.6%	149	10014	1.5%	9.0%	23.1%
EASTWOOD 1	40197	255	40452	0.6%	624	40821	1.6%	4.0%	5.3%
Broomburn	2811	115	2926	4.1%	336	3147	12.0%	-4.2%	21.9%
Carolside	8163	23	8186	0.3%	72	8235	0.9%	0.5%	5.7%
Greenlaw	4439	141	4580	3.2%	280	4719	6.3%	27.3%	57.3%
Mearns	12585	530	13115	4.2%	1238	13823	9.8%	10.5%	23.8%
Sheddens	2015	3	2018	0.2%	11	2026	0.5%	-8.5%	-16.0%
EASTWOOD 2	30013	813	30826	2.7%	1937	31950	6.5%	6.7%	18.1%

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