

GLA Population Yield Calculator

There is no single agreed-upon approach to calculating population yield from new development and a lack of available data on yield from historic developments makes modelling future yield more challenging.

This tool has been developed using 2011 census data and the London Development Database. It contains 112 separate developments which occurred across London between 2004 and 2011. The populations of the Output Areas which contain those developments are used as a proxy for the development's yield. The tool combines these sites together and takes an average of the yield rates. Those rates are then applied to the figures relating to the number of units in the development that are input into the Calculator.

Age groupings

The age groupings available in the underlying census data are 0-9, 10-18 and 19+. The age groupings presented in the tool are calculated from the single-year-of-age population distribution for London from the 2011 census.

Geographical Aggregations

Different developments in different locations will yield different populations. In order to make this tool as useful as possible, users have the ability to select which of the 112 sites available are combined according to different geographies and Public Transport Accessibility Levels (PTAL), in order to give a result that best suits the proposed development. The choices are:

London: All 112 sites are included

Inner London: Only sites in Inner London are included (67 sites)

Outer London: Only sites in Outer London are included (45 sites)

PTAL: A measure based on TfL PTAL ratings which groups sites according to their accessibility level. Areas with good accessibility are generally also areas with high density and so PTAL can be used as a proxy for density.

Play Space Calculator

The play space calculation uses the new London Plan requirement of 10 square metres per child.

GLA Population Yield Calculator

This tool has been developed by the GLA Intelligence Unit to provide an estimate of population yield from proposed housing developments

A detailed methodology for the calculator can be found on the London Datastore:

<https://data.london.gov.uk/dataset/population-yield-calculator>

Calculator [The GLA Population Yield Calculator](#)
Instructions [How to use this tool](#)

The sheets described below are all hidden. They can be accessed by right clicking on the tabs at the bottom of the screen and selecting 'unhide'

Data Sheets

LDD Data [Extract of London Development Database](#)
Census - All People [2011 Census commissioned table CT0279](#)
Census - Children [2011 Census table LC4103EW & LC4405EW](#)
Census - Adults [Data derived from CT0279 & LC4103EW](#)
Age Split [2011 Census table LC4103EW](#)

Calculation Sheets

Calculations [Calculation of yield rates](#)
Borough Rates [Calculation of yield rates for boroughs](#)

Analysis

Sample Sizes [Analysis of sample sizes](#)

For more information on the sheets contained in this workbook download the GLA Population Yield Workbook Metadata document.

Release

This is version 3.1 of the GLA Population Yield Calculator
Released on 19/06/2019
Estimates derived from this tool are experimental statistics
The updates to version 3.1 are needed to improve usability

Copyright

LDD data are copyright Greater London Authority
Census data area adapted from data from the Office for National Statistics licenced under the Open Government Licence v.1.0
Use of data from this tool should be referenced as GLA Experimental Statistics

Contact

For technical queries relating to the operation of the yield calculator please contact demography@london.gov.uk
For general queries please contact mayor@london.gov.uk

GLA Population Yield Calculator

1. Proposed Development

Enter the number of units for the proposed development in the matrix at the top left of the screen
Check the total number of units in cell D11 for accuracy

2. Geographic & PTAL Selection

From the dropdown list in cell E14 select the geographical aggregation
From the dropdown list in cell E16 select the PTAL rating

3. Yield Results

Population yields, broken down by age, are tabulated below the notes section
The column charts plot the yield totals by age and unit type

4. Total Play space required

The total number of children is displayed in cell C41
The play space requirement is displayed in cell D44

Notes:

Intermediate units should be included with market tenure (not social tenure). This reflects the underlying census data, which classifies intermediate housing tenures with market housing.

For housing developments in Outer London falling within PTAL 5-6 there are only a limited number of sample sites to base the calculations on, from which the calculator cannot produce statistically meaningful results. It's therefore recommended to use a combination of either [London/PTAL 5-6] or [Outer London/PTAL 3-4] to calculate the population yield for the proposed development.

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	49	18	6	0
Social Units	6	5	5	0

Total Units	89
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Geographic Aggregation	London
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PTAL	PTAL 3-4
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Notes

Sample size of 39 sites

Shaded cells require user input

Select both geography and PTAL

For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	5.5	6.5	12.0
Ages 5, 6, 7, 8, 9, 10 & 11	3.7	5.2	8.8
Ages 12, 13, 14 & 15	0.9	2.7	3.5
Ages 16 & 17	0.5	1.4	1.9
18-64	113.5	25.7	139.3
65+	2.7	0.6	3.3
Total Yield	126.8	42.0	168.8

Play Space Calculator

Total Children	26.2
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	262.5

Total Units = 89

London3-4

London

Inner London

Outer London

PTAL 0-2

PTAL 3-4

PTAL 5-6

Estimated yield from a development of 89 units
Located in London with a PTAL of 3-4

