Table 5: Job creation in relation to house building to 2030 (ie over 19 years) assuming that none of the new homes are supported by two incomes (data from the Bradford Housing Requirement Study – updated demographic analysis & forecasts, Edge Analytics, September 2014)

Scenario A Moderate household formation rates	X Jobs freed up by retirees	Y New jobs	Z New homes built	X + Y – Z = Surplus/deficit in jobs against new homes	
				Surplus	Deficit
PG 10 Year	10,617	36,746	38,779	8,584	
SNPP 2010	10,617	31,806	32,547	9,876	
PG 5 Year	10,617	31,958	36,898	5,677	
Natural Change	10,617	28,500	37,069	5,506	
Jobs Led	10,617	29,184	34,029	5,772	
SNPP 2012	10,617	23,389	29,108	4,898	

Scenario B High household formation rates	X Jobs freed up by retirees	Y New jobs	Z New homes built	X + Y – Z = Surplus/deficit in jobs against new homes	
				Surplus	Deficit
PG 10 Year	10,617	36,746	48,697		- 1,334
SNPP 2010	10,617	31,806	41,990	433	
PG 5 Year	10,617	31,958	46,550		- 3,975
Natural Change	10,617	28,500	46,797		- 7,680
Jobs Led	10,617	29,184	43,833		- 4,032
SNPP 2012	10,617	23,389	38,741		- 4,735