

Milton Keynes Theme Report - 2011 Census

Housing in Milton Keynes

Introduction

This report outlines the key facts around housing in Milton Keynes from the 2011 Census.

Key Points

- In 2011 there were 102,000 dwellings and 98,600 households in Milton Keynes.
- Milton Keynes had a lower proportion of one person pensioner households than England, and a higher proportion of households with dependent children.
- The proportion of one person households in Milton Keynes declined slightly from 27.0% in 2001 to 25.9% in 2011.
- Milton Keynes had a relatively high average household size. It had an average of 2.50 people per household compared with 2.36 nationally.
- A growing proportion of dwellings in Milton Keynes were flats. In 2011 16.2% of dwellings were flats, compared to just 11.9% in 2001.
- The proportion of households living in private rented accommodation in Milton Keynes increased from 9.2% in 2001 to 18.2% in 2011.
- 59% of households with dependent children lived in owner occupied properties.
- Economic activity varies with tenure. The private rented sector had the highest employment rate (79.2%) and the social rented section the lowest (46.8%).
- The lowest rates of owner occupancy occurred in the Black: African (30.3%) and Black Caribbean (34.3%) groups.

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In 2011 there were 102,000 dwellings and 98,600 households in Milton Keynes

The 2011 census estimated that there were 102,000 dwellings in Milton Keynes this is a growth of 18.0% from the 2001 figure of 86,500.

The number of households increased from 83,350 in 2001 to 98,600 in 2011.

Table 1: Number of Dwellings and Households: Milton Keynes 2001 and 2011

	2001	2011	Change	% Change
Dwellings	86,477	102,012	15,535	18.0
Households	83,359	98,584	15,225	18.3

Milton Keynes had a proportion of one person pensioner households than England, and a higher proportion of households with dependent children.

There were 98,600 households in Milton Keynes in 2011. 8,600 (8.7%) of these households were one person pensioner household, this compares to 12.4% for England as a whole. In total 25.9% of households in Milton Keynes were one person households compared with 30.2% for England.

Milton Keynes had a higher proportion of households with dependent children than England. In total 35% of households in Milton Keynes had dependent children this compares to 29.1% in England.

8,200 households, or 8.3%, in Milton Keynes were lone parent households with dependent children. This compares to 7.1% in England as a whole.

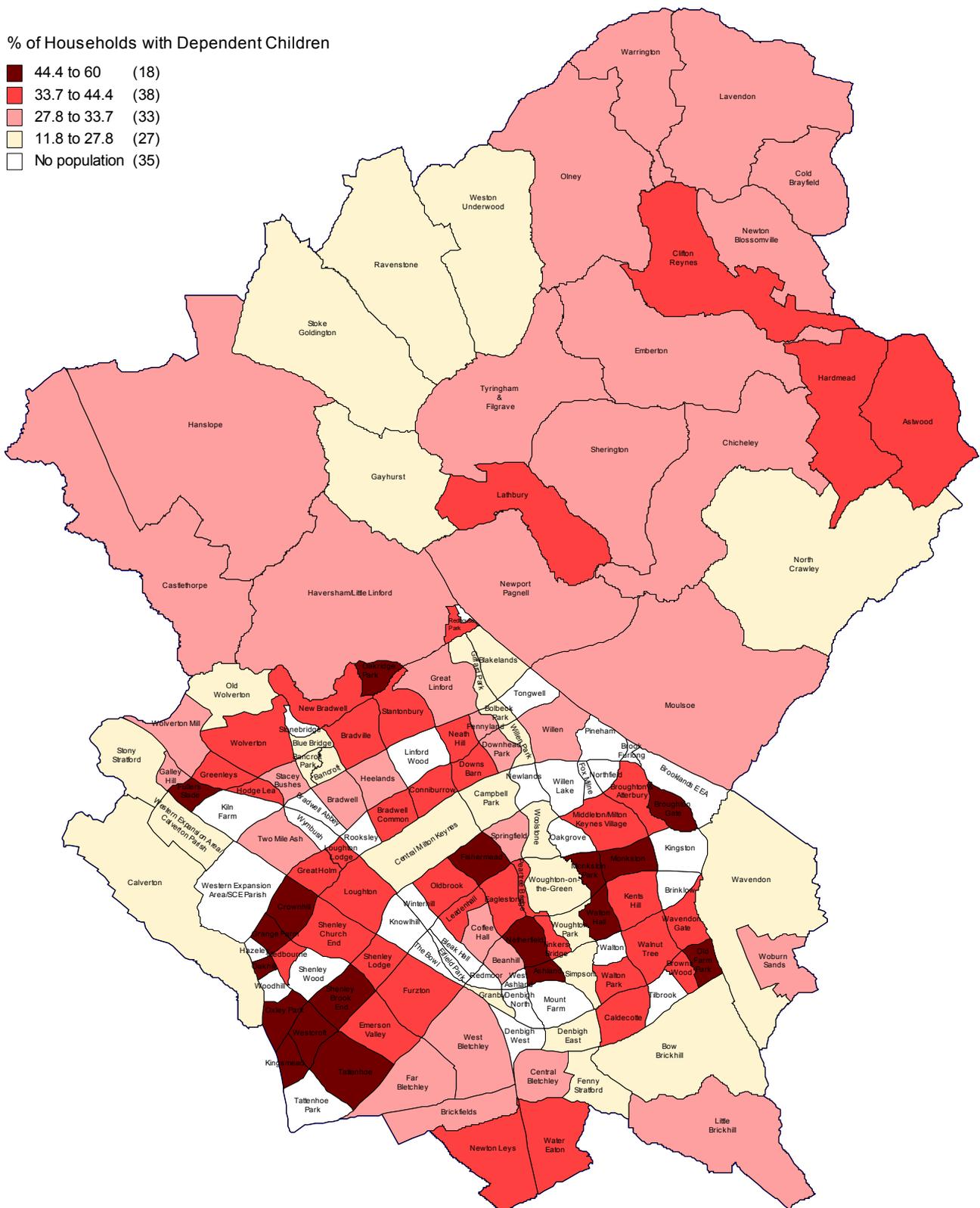
Table 2: Household composition: Milton Keynes and England 2011

	Milton Keynes		England
	Households	%	%
One person household: Aged 65 and over	8,602	8.7	12.4
One person household: Other	16,944	17.2	17.9
One Family All aged 65 and over	5,429	5.5	8.1
Couple: Dependent Children	23,113	23.4	19.3
Couple: No Dependent Children	24,765	25.1	23.7
Lone parent: Dependent children	8,166	8.3	7.1
Lone Parent: All children non-dependent	3,256	3.3	3.5
Other household types: With dependent children	3,187	3.2	2.6
Other household types: All full-time students	51	0.1	0.6
Other household types: All aged 65 and over	146	0.1	0.3
Other household types: Other	4,925	5.0	4.5
All households	98,584	100.0	100

Map 2: % of households which had dependent children: Milton Keynes Estates 2011

% of Households with Dependent Children

- 44.4 to 60 (18)
- 33.7 to 44.4 (38)
- 27.8 to 33.7 (33)
- 11.8 to 27.8 (27)
- No population (35)



Newer areas in the city tend to have the highest percentage of households with dependent children. Estates with more than half of households containing dependent children include Kingsmead (57.6%), Oakhill (54.9%), Shenley Brook End (54.4%), Westcroft (53.8%), Monkston (51.5%) and Oxley Park (51.4%).

The proportion of one person households in Milton Keynes declined slightly from 27.0% in 2001 to 25.9% in 2011.

The number of one person households increased between 2001 and 2011 in Milton Keynes from 22,500 to 25,600. However as a proportion of all households it declined from 27.0% to 25.9%.

Between 2001 and 2011 the number of households with dependent children increased by 19%. However the proportion of households which were a married or same-sex civil partnership couple with dependent children decreased from 20.8% to 18.5% between 2001 and 2011. This decline was offset by an increasing proportion of cohabiting couples, lone parents and other households with dependent children. For example the number of lone parents with dependent children increased by 30% between 2001 and 2011, it rose from 6,300 in 2001 to 8,200 in 2011.

Table 3: Household composition: Milton Keynes 2011 – 2001

	2011		2001
	Households	%	%
One person household: Aged 65 and over	8,602	8.7	9.7
One person household: Other	16,944	17.2	17.3
One Family All aged 65 and over	5,429	5.5	6.1
Couple: Dependent Children	23,113	23.4	25.0
Couple: No Dependent Children	24,765	25.1	26.0
Lone parent: Dependent children	8,166	8.3	7.5
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Other household types: Other	4,925	5.0	3.4
All households	98,584	100.0	100.0

Milton Keynes has a relatively high average household size. It has an average of 2.50 people per household compared with 2.36 nationally.

Milton Keynes had larger dwelling sizes compared with England. 23.4% of households had 4 or more bedrooms compared with 19.0% in England. This coupled with differences in household composition led to Milton Keynes having an average household size of 2.50. This is the 14th highest of all 293 districts outside of London.

There has been an increase in the average household size in Milton Keynes between 2001 and 2011 from 2.46 in 2001 to 2.50 in 2011.

Table 4: Number of Bedrooms and average household size: Milton Keynes and England 2011

Bedrooms	Milton Keynes		England	
	Households	%		%
No bedrooms	260	0.3		0.2
1 bedroom	10,972	11.1		11.8
2 bedrooms	24,334	24.7		27.9
3 bedrooms	39,901	40.5		41.2
4 bedrooms	18,155	18.4		14.4
5 or more bedrooms	4,962	5.0		4.6
Average Number of Bedrooms per Household	-	2.8		2.7
Average Household Size		2.5		2.4

5,000 households in Milton Keynes lived in over occupied accommodation.

The 2011 Census estimates the number of households with a high occupancy rating. An occupancy rating of -1 implies that a household has one less room/bedroom than required. Tables 16 shows that Milton Keynes has around 5,000 households (5.1%) which were over occupied in terms of bedrooms. This is slightly higher than the England average of 4.8%. 9,400 households in Milton Keynes had an over occupancy in terms of rooms.

Table 5: Occupancy rating: Milton Keynes and England 2011

	Milton Keynes		England	
	Households	%		%
Occupancy rating (rooms) of -1 or less	9,433	9.6		8.7
Occupancy rating (bedrooms) of -1 or less	5,038	5.1		4.8

Over occupancy in terms of rooms has increased between 2001 and 2011. In 2001 6,400 (7.6%) households had an occupancy rating of -1 or less, in 2011 it had risen to 9,400 (9.6%). This is a trend that is seen nationally.

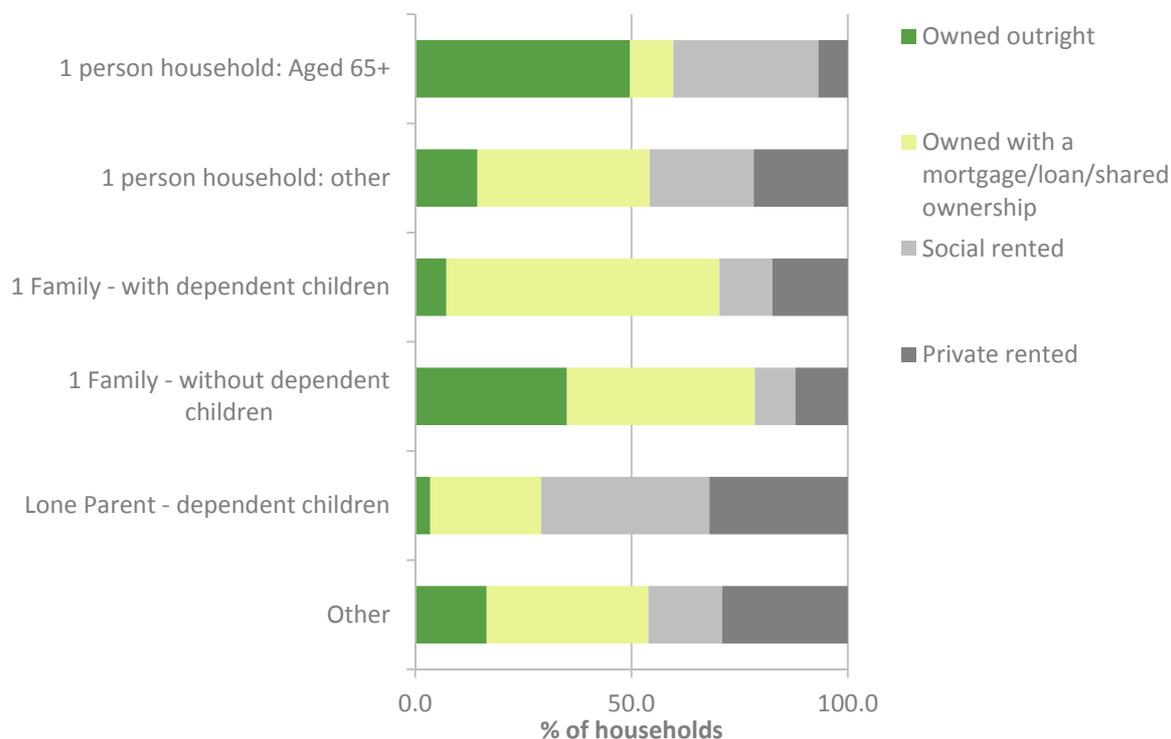
38.9% of lone parent households with dependent children were living in social rented accommodation

38.9% of lone parent households with dependent children were living in social rented accommodation, compared to 18.0% for all types of households in Milton Keynes. Over a third (33.5%) of single person households aged 65+ lived in the social rented sector.

There was also a high proportion (33.5%) of lone parent households living in private rented accommodation. This compares to 18.2% for Milton Keynes as a whole.

63.2% of households containing one family and dependent children lived in dwellings owned with a mortgage/loan/shared ownership. A further 7.2% of households containing one family and dependent children lived in dwellings owned outright, whilst 17.4% lived in private rented accommodation and 12.2% in social rented.

Graph 1: Household composition by tenure: Milton Keynes 2011



A smaller proportion of dwellings (16.2%) were classified as flats in Milton Keynes than England as a whole (22.1%).

There were 102,000 dwellings in Milton Keynes in 2011. The 2011 Census asked residents what type of dwelling they lived in. A smaller proportion (16.2%) of dwellings in Milton Keynes were flats compared with England (22.1%). Fewer than 1,000 dwellings in Milton Keynes were classified as ‘flats: part of a converted or shared house’ this is just 0.9% of dwellings compared with 4.3% in England.

28,800 dwellings in Milton Keynes were detached houses/bungalows this is 28.2% compared to just 22.3% nationally. Milton Keynes also has a larger proportion of terraced houses/bungalows than England (27.4% compared to 24.5%). 28.1% stated they lived in a semi-detached house.

Table 6: Accommodation Type: Milton Keynes and England 2011

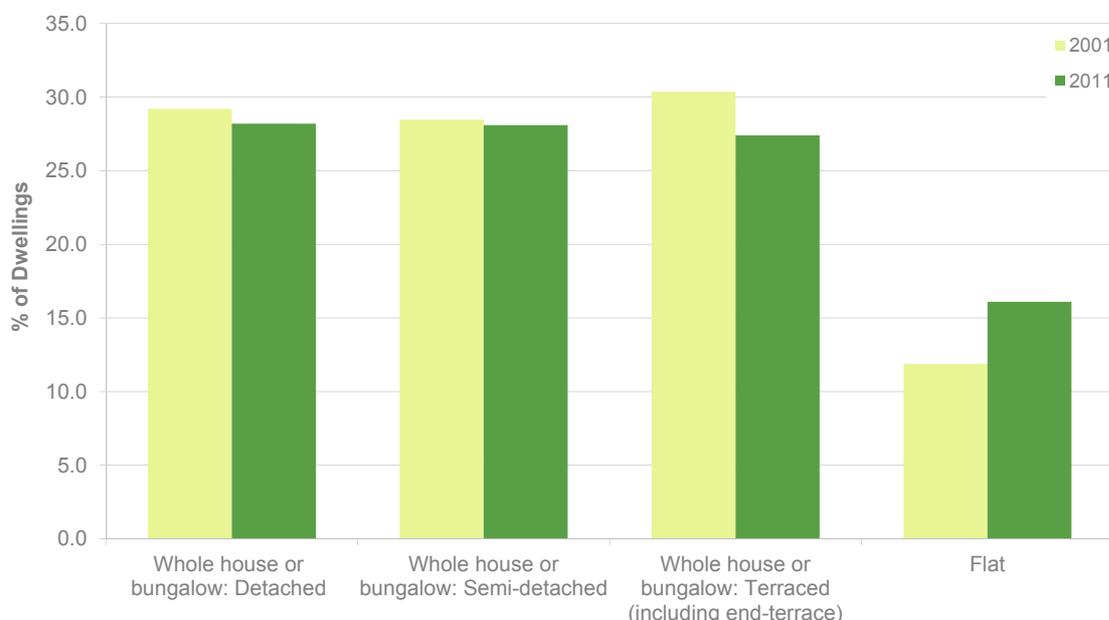
	Milton Keynes		England
	Dwellings	%	%
Whole house or bungalow: Detached	28,781	28.2	22.3
Whole house or bungalow: Semi-detached	28,636	28.1	30.7
Whole house or bungalow: Terraced (including end-terrace)	28,006	27.4	24.5
Flat: Purpose-built block of flats or tenement	15,139	14.8	16.7
Flat: Part of a converted or shared house (including bed-sits)	952	0.9	4.3
Flat: In commercial building	456	0.4	1.1
Caravan or other mobile or temporary structure	78	0.1	0.4
All dwellings	102,012	100	100

A growing proportion of dwellings in Milton Keynes were flats. 16.2% of dwellings were flats in 2011, compared to just 11.9% in 2001.

The number of flats in Milton Keynes grew from 10,300 in 2001 to 16,500 in 2011. Graph 6 outlines that the proportion of dwellings which were flats increased from 11.9% in 2001 to 16.2% in 2011; this is a trend which is observed nationally.

The number of houses/bungalows in Milton Keynes increased from 76,200 in 2001 to 85,400 in 2011. However they declined in proportion from 88.0% of all dwellings to 83.7%.

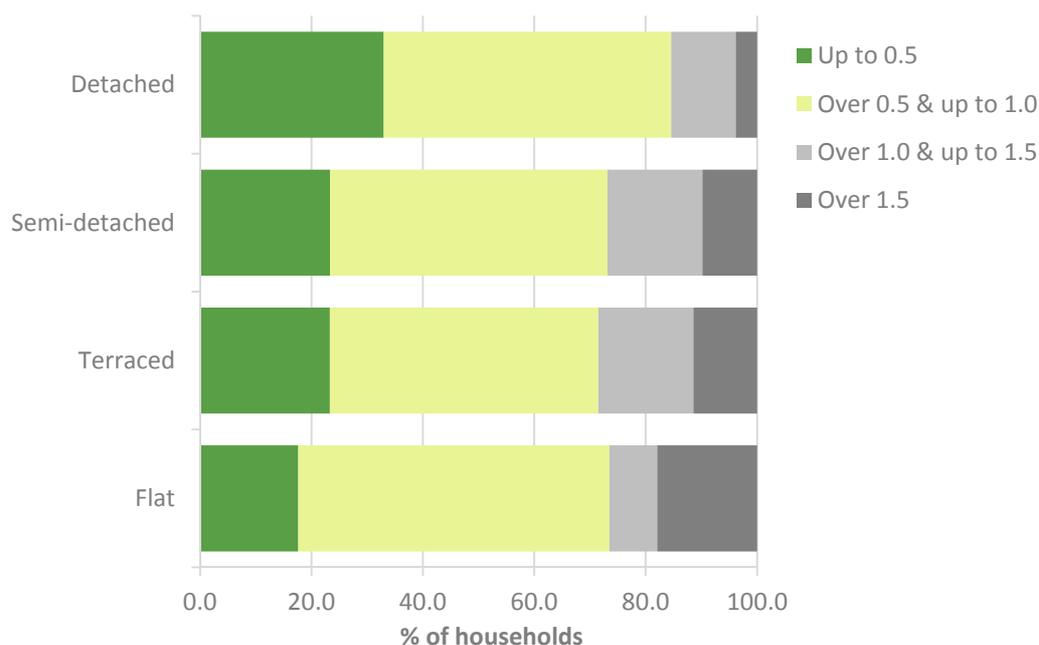
Graph 2: Dwellings by type: Milton Keynes 2001 – 2011



Flats tend to have more people per bedroom whilst detached houses tend to have the fewest people per bedroom.

Graph 3 outlines that 17.9% of households living in flats had over 1.5 people per bedroom compared to just 3.8% for detached properties. 33.0% of households in detached properties had 0.5 people or less per bedroom compared with just 17.6% for flats.

Graph 3: Number of people per bedroom: Milton Keynes 2011



The vast majority (93.0%) of dependent children lived in a house or bungalow.

4,400 dependent children lived in flats in Milton Keynes in 2011 this is 7.0% of all dependent children. The younger age group were more likely to live in flats with 9.3% of 0-9 years living in flats compared to 3.8% of 10-18 year olds.

Table 7: Number of Dependent Children by Accommodation Type: Milton Keynes 2011

Accommodation type	Age (Persons)			Age (%)		
	0-9	10-18	Total	0-9	10-18	Total
Whole house or bungalow Total	32,978	25,049	58,027	90.7	96.2	93.0
Detached	10,670	9,808	20,478	29.3	37.7	32.8
Semi-detached	11,026	7,521	18,547	30.3	28.9	29.7
Terraced	11,282	7,720	19,002	31.0	29.6	30.5
Flat	3,385	989	4,374	9.3	3.8	7.0

Milton Keynes had the highest proportion of shared ownership dwellings in England. 6.1% of households lived in a shared ownership dwelling compared with just 0.8% in England.

Milton Keynes had a lower proportion of owner occupied dwellings compared with England. 57.7% of dwellings in Milton Keynes were owner occupied; this is lower than the figure for England as a whole of 63.3%. However if shared ownership (6.1%) is also included the proportions are approximately the same.

A higher proportion of households were living in the council rented accommodation in Milton Keynes than England. 10,800 households (11%) lived in council rented accommodation, compared to 9.4% in England.

Milton Keynes has a lower proportion of households in other social rented accommodation than England as a whole. There were 7,000 households in social rented housing other than from the council accounting for 7.1% of households compared with 8.3% in England. 17,900 households were in private rented accommodation (including living rent free); this is 18.2% of the population compared with 18.1% in England.

Table 8: Tenure: Milton Keynes and England 2011

	Milton Keynes		England
	Households	%	%
Owned: Owned outright	21,157	21.5	30.6
Owned: Owned with a mortgage or loan	35,756	36.3	32.8
Shared ownership (part owned and part rented)	5,985	6.1	0.8
Social rented: Rented from council (Local Authority)	10,801	11.0	9.4
Social rented: Other	6,962	7.1	8.3
Private rented: Private landlord or letting agency	15,930	16.2	15.4
Private rented: Other	1,136	1.2	1.4
Living rent free	857	0.9	1.3
Total	98,584	100	100.0

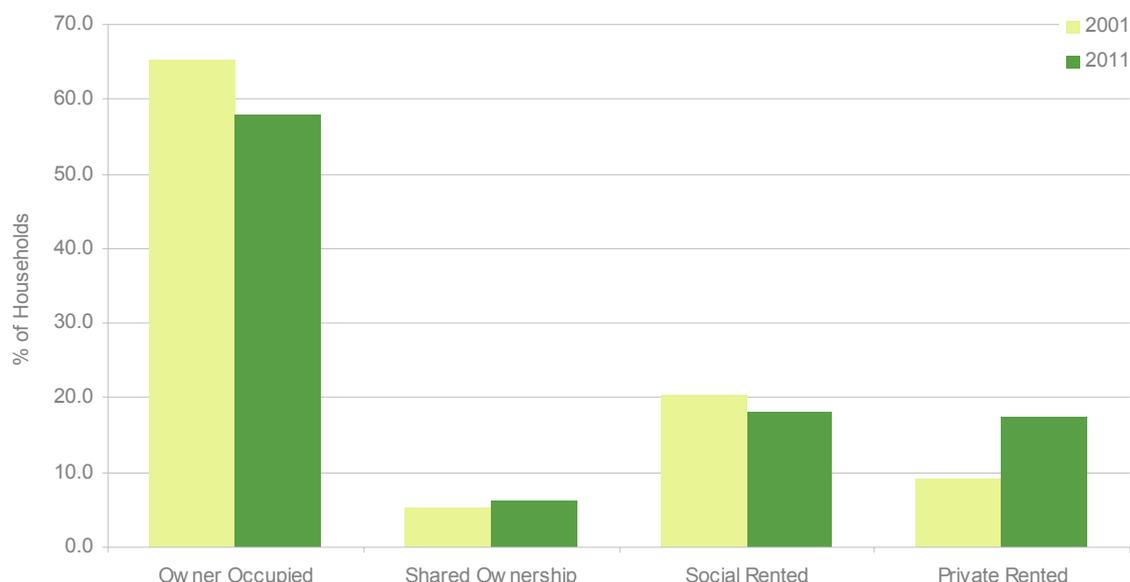
The proportion of households living in private rented accommodation in Milton Keynes increased from 9.2% in 2001 to 18.2% in 2011.

In 2001 7,700 households in Milton Keynes lived in private rented accommodation by 2011 it had increased to 17,900. It increased from 9.2% of all households in 2001 to 18.2% in 2011.

The number of households living in social rented accommodation increased slightly from 17,000 in 2001 to 17,800 2011. However as a proportion of all dwellings it decreased from 20.4% to 18.0%.

There was a large decrease in the proportion of households living in owner occupied properties in Milton Keynes from 65.2% in 2001 to 57.7% in 2011. The proportion of households in shared ownership increased from 5.2% to 6.1%.

Graph 4: Tenure: Milton Keynes 2001 – 2011



59.0% of households with dependent children lived in owner occupied properties.

There were 34,500 households with dependent children in Milton Keynes in 2011. 18,100 of those households were living in dwellings owned with a mortgage or shared ownership; this is 52.5% of households with dependent children. A further 6.5% own outright. 19.0% of households with dependent children were renting in the social sector and 22.0% were renting privately.

Table 9: Tenure of Households with Dependent Children: Milton Keynes 2011

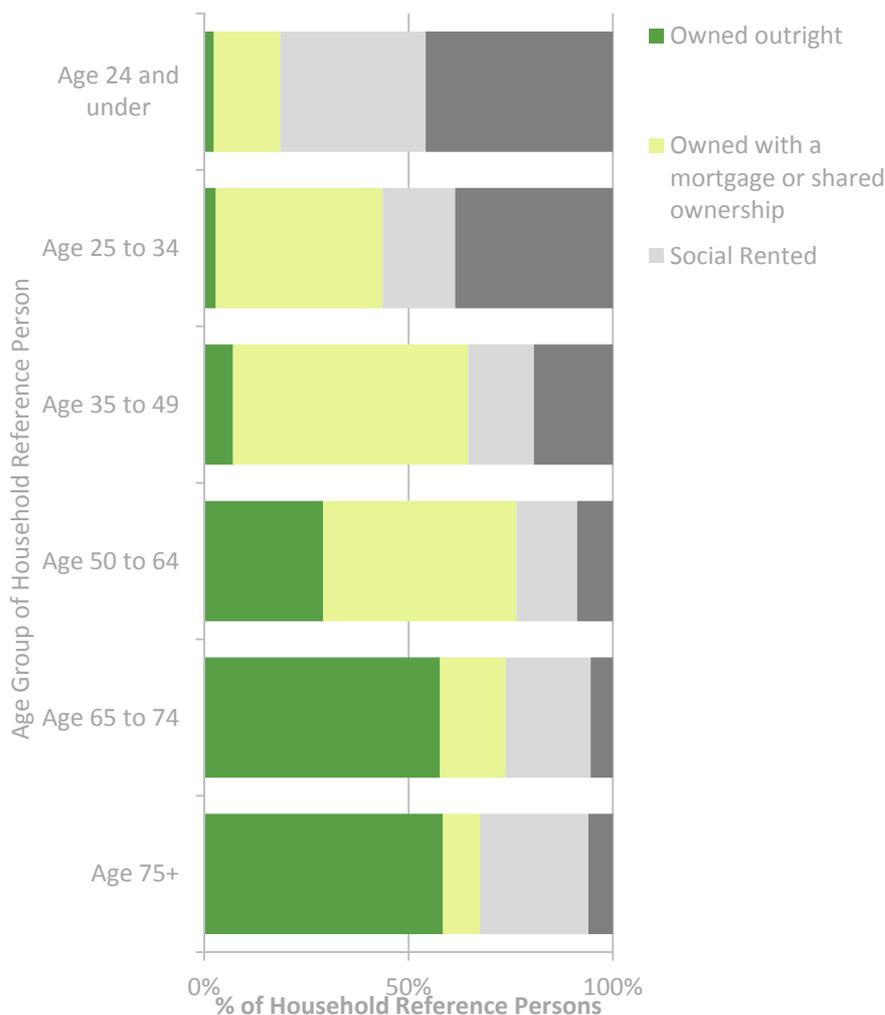
Tenure	Households	%
Owned outright	2,249	6.5
Owned with a mortgage or loan or shared ownership	18,097	52.5
Social rented	6,539	19.0
Private rented or living rent free	7,590	22.0
Total	34,475	100

Graph 5 shows the tenure of properties and the age of the household reference person (HRP)¹. It outlines that those in the older age groups are more likely to own their home outright, those in the middle age groups are most likely to own their home

¹ The Household Reference Person (HRP) is a concept that allows the production of statistics for a whole household based on the characteristics of one person. The HRP is chosen based on their age and economic activity, and is the oldest full-time worker in most households. Where nobody works full-time, other economic activity statuses are used.

with a mortgage or shared ownership. The youngest age groups were most likely to be in private rented accommodation. Over a third (35.6%) of the under 24s were in social rented accommodation compared to 18.0% for the whole population. However the 75+ age group had the highest proportion in council rented accommodation (20.8%).

Graph 5: Tenure by Age of Household Reference Person: Milton Keynes 2011

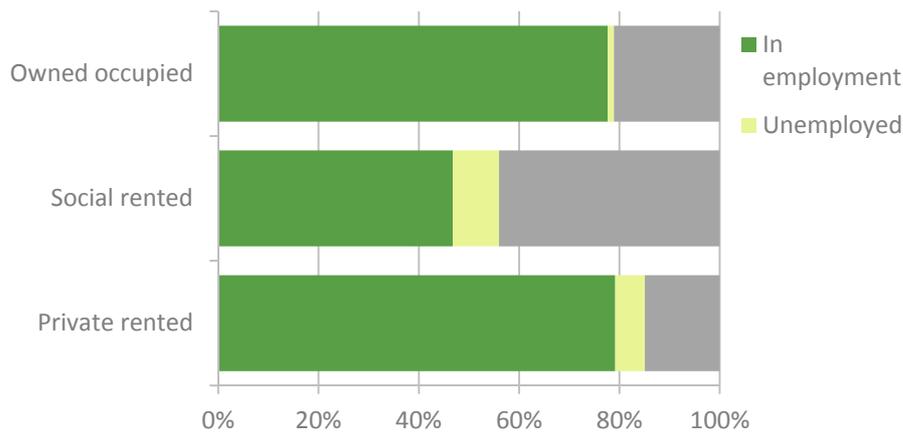


Economic activity varies with tenure. The private rented sector has the highest employment rate (79.2%) and the social rented sector the lowest (46.8%)

Graph 6 outlines that a high proportion (44.0%) of HRPs who lived in social rented accommodation were economically inactive. This compares to just 14.9% of those in private rented accommodation. Social rented accommodation also had the highest proportion of unemployed HRPs, 9.2% of HRPs in social rented accommodation were unemployed compared to 1.2% of owner occupied households.

The private rented sector had the highest proportion of HRPs in employment. 79.2% of HRPs in the private rented sector were in employment, this compares to just 46.8% in the social rented sector.

Graph 6: Tenure by Economic Activity of HRP: Milton Keynes 2011



Different ethnic groups have different levels of owner occupancy

Graph 7 outlines that the lowest rates of owner occupancy occurred in the Black African (30.3%) & Black Caribbean (34.3%) groups. The Asian Chinese (76.3%) & Asian Indian (72.3%) groups had the highest owner occupancy rates.

The White: Other ethnic group had the highest proportion in the private rented sector with half (50.6%) of White Other residents living in private rented accommodation compared to 19.1% for all residents. The White British group had the lowest proportion of its population in private rented accommodation (13.8%).

29.0% of Black: Other and 26.4% of Black African residents lived in social rented accommodation compared to 16.6% for all residents. The Asian: Chinese (2.9%) and Asian: Indian (3.5%) populations have the lowest proportion in social rented accommodation.

Graph 7: Tenure by ethnic group: Milton Keynes 2011

