## Makerfield Parliamentary Constituency

This is the first bulletin of 2019 produced by Northern Housing Consortium (NHC) providing analysis of housing-related data for the Parliamentary Constituencies in the North of England. The report provides analysis of the housing condition and demography in the constituency.

We have used the following symbols to indicate your performance against the relevant regional or national statistics.

Above average | Reference point | Below average

## Household size and dwelling stock

Office of National Statistics (ONS) reports that in 2017 there were 19.0 million families in the UK, a 15% increase from 16.6 million in 1996 and that with 12.9 million families, the married or civil partner couple family remains the most common in 2017, with the cohabiting couple family growing the fastest.

Household size at the national level in 2016 stood at 2.4 and this is projected to fall to 2.3 by 2041. Similarly, household size in Wigan is set on a downward trend being 2.4 people in 2016 and projected to be 2.3 by 2041.

Meanwhile, as Figure 1 shows, Census data shows that by far most households live in properties with three bedrooms or more. It also shows that larger dwellings are just above the number in the region as a whole.

These data appear to show a disparity between household size and the size/type of dwellings available in the district. At the regional level there are 45,715 households subject to the Spare Room Reduction (10.2%)

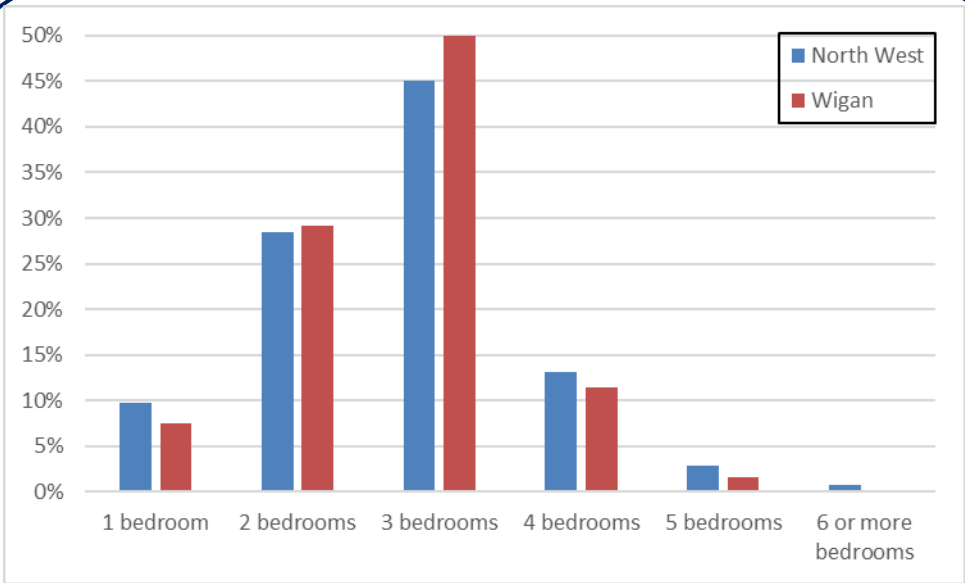


**Figure 1:** Number of bedrooms

## Vacant dwellings

The private rented sector is becoming an increasingly important provider of housing with Valuation Office Agency data showing 3,510 rents recorded between October 2017 and September 2018 in Wigan. This is up from 2,700 on the 2015/16 financial year.

Median private rents have increased over the intervening period from £450 per calendar month in 2015/16 to £475 in the period ending in September 2018 in Wigan. This is an increase of 5.6% compared to a regional increase of 4.8%. Over the same period, the Bank of England base rate grew by 0.5% from 0.5% to 0.75%.

Nevertheless, vacant properties in the district appear to be increasing. Since 2015, there has been an overall increase of 239 vacant properties and there were a total 4,365 vacant dwellings at October 2018. Some 1,342 were long-term vacant – although this was a downward trend.

Although MHCLG figures do not provide data on private vacant dwellings, by subtracting the social vacant figures from the total, we can calculate that there are 3,784 private vacant homes in the district in October (both owner-occupied and private rented).

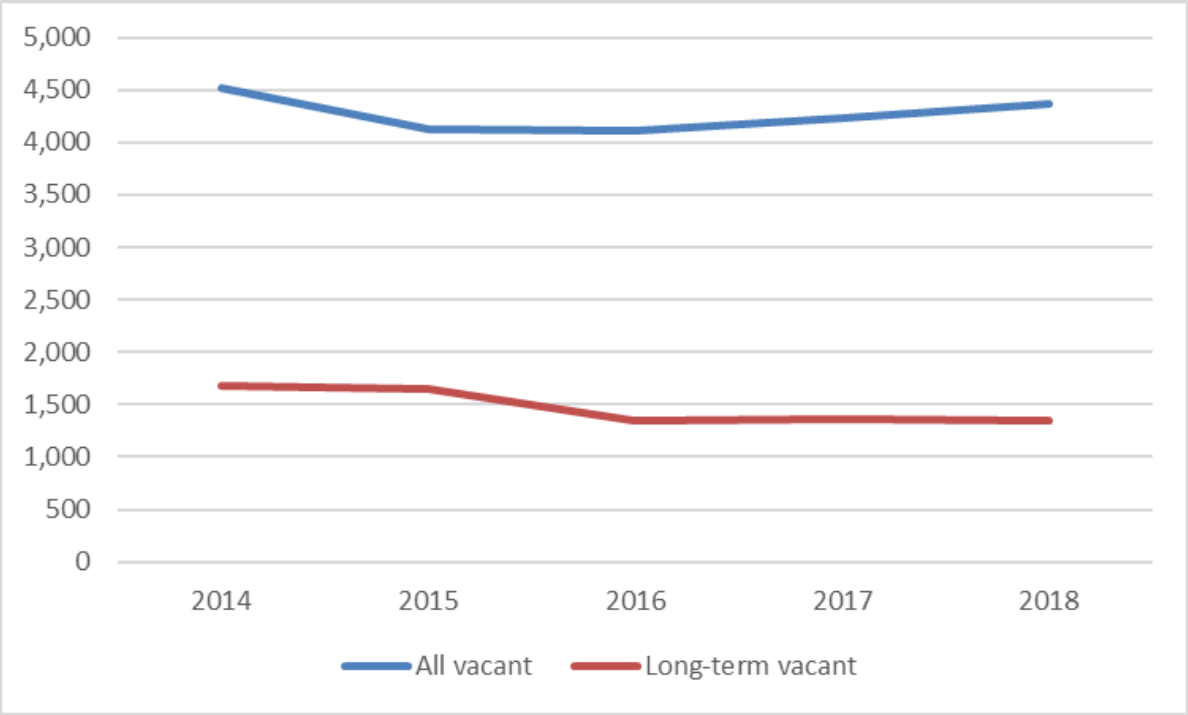


**Figure 2:** Vacant dwellings

**If you have any queries regarding the content of the APPG briefings, please contact:**
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