



**Milton Keynes City Council
Market Research
Bletchley & Fenny Stratford**

Summary Report

March 2023

Contents

1. Introduction
2. Key Headlines and Summary SWOT
3. Demography
4. Economic Sectors
5. The Workforce
6. Productivity and Economic Output
7. Education and Skills
8. The Housing Market
9. The Commercial Market
10. Strategic Transport Connectivity
11. Environment
12. Digital Connectivity

Appendix A1: Glossary of Terms

Appendix A2: Key Data Sources

Appendix A3: Benchmark Locations Data Summary

*Prepared by Chilmark Consulting Ltd and
Understanding Data Ltd for:*

Milton Keynes City Council

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Bletchley and Fenny Stratford Key Facts



44,627 total population in 2021

27,824 people aged 16 – 64 years



21,335 jobs in 2021

1,835 business enterprises



Major employing sectors

Retailing, Food and Drink,
Warehousing, Education
Wholesale trade and motor
vehicles



Companies rank by sector

1. Real estate
2. Computer programming
3. Personal services
4. Retail
5. Management consultancy



Local economy worth **£1bn+**
Gross Value Added in 2020

£76,587 Gross Domestic
Product per Worker



Excellent broadband and
mobile connectivity

100% 5g coverage for EE,
Three and Vodafone



5 mins to Milton Keynes Central – 5
trains per hour

37 mins to London Euston – 5 direct
trains per hour

1 hr 08 mins to Birmingham New
Street – 1 direct train per hour



1. Introduction

1. Introduction

Overview and Purpose

Chilmark Consulting Ltd (CCL) together with Understanding Data Ltd (UDL) were instructed by Milton Keynes City Council in December 2022 to prepare a Market Research Databook for the Bletchley and Fenny Stratford area.

The main aim of the work is to support ongoing initiatives to attract and retain business investment into the area and make effective use of available sites and land for economic growth and development.

This report provides a summary of the principal data sets and headline findings. It is not intended as an exhaustive analysis but offers a current portrait of the main data and indicators. The Bletchley and Fenny Stratford area of focus for the Databook is outlined in the location diagram overleaf.

The work has been undertaken as part of Milton Keynes award of £22.7m from the Government's Town Fund, to invest in the Bletchley and Fenny Stratford area through nine projects:

- Innovation Hub / Centre;
- Revolving Development Fund;
- Transport Hub;
- Public Realm Improvements;
- Redway Improvements;
- Technology Park Bletchley;

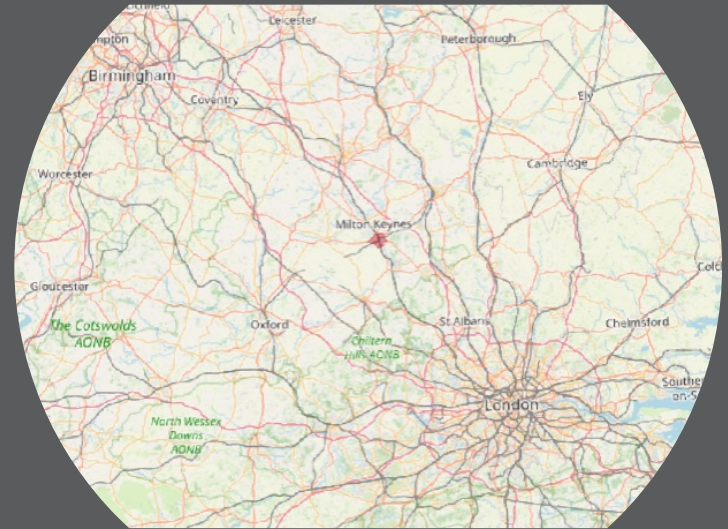
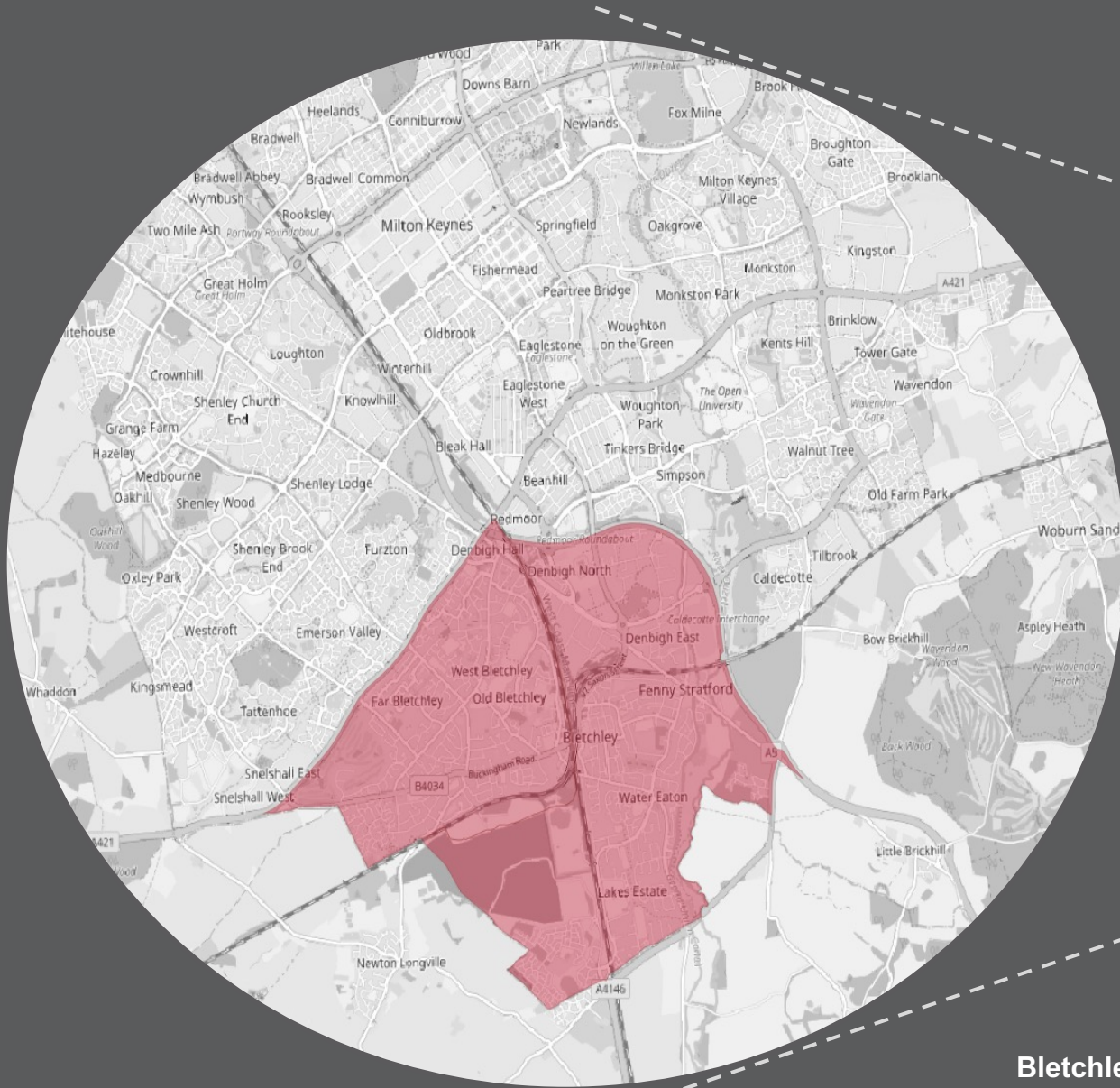
- Transformation at Bletchley Park;
- Fibre Connectivity; and
- Active Marketing of Vacant Sites.

Using the Market Research

The Bletchley and Fenny Stratford Market Research Databook has been developed as a practical and policy-relevant tool to help identify the strengths, challenges, opportunities and potential to unlock prosperity and growth in the area.

The Databook has been constructed from a wide range of economic, socio-economic, population, housing, infrastructure and environmental data and information as a current snapshot of the area. While it is not designed to offer an exhaustive view it is geared towards offering a practical and helpful tool that Milton Keynes City Council and partners may use to:

- determine economic and investment actions and interventions for Bletchley and Fenny Stratford aligned to the Towns Fund programme;
- continue to shape and monitor policy priorities and strategic responses over time to inform wider place-marketing and awareness and encourage business investment and locational choices into Bletchley and Fenny Stratford;
- complement other data and research activities undertaken within the City Council.



Bletchley and Fenny Stratford Location and Context

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Principal Data Themes

The Databook contains a wide range of data themes set out in the following sections:

- Demography;
- Workforce;
- Economy and productivity;
- Education and skills;
- Housing market;
- Commercial property market;
- Strategic transport connectivity;
- Environment; and
- Digital connectivity.

Benchmarking and Comparisons

For comparative purposes the Databook benchmarks Bletchley and Fenny Stratford against Milton Keynes as a whole and also sets the area within its regional and national context.

The Databook also includes comparison benchmarks with a number of other towns that are in the general vicinity of Bletchley and Fenny Stratford.

ONS data was used to help select benchmark comparable towns, using ONS categorisations of 'large' 'medium' and 'small' to describe towns under 225,000 population as settlement size is a key factor in understanding how Bletchley and Fenny Stratford may respond to challenges and opportunities. Further categorisation and filtering in terms of employment : resident ratio and income deprivation served as useful proxies to categorise potential benchmark towns resulting in a final benchmark selection of:

- Aylesbury;
- Hatfield;
- Leighton Buzzard; and
- Wellingborough.

Data Assumptions and Limitations

The most recent and up-to-date data sets are used throughout the Databook where possible, including information emerging from the 2021 Census as published.

Research for the Databook was undertaken during December 2022 – February 2023 and all data and any analysis in this report should be considered up-to-date at that point.

The Databook analysis and findings must be read in the context of the assumptions and limitations concerning available information and the level of analysis possible at various geographic scales due to data compatibility and comparability. This is especially important to note in terms of benchmarking / comparison data between the Bletchley and Fenny Stratford area with other towns and larger geographical areas (such as the south-east or eastern regions).

Key assumptions and data limitations are set out in the Databook.

Data Sources

The underlying meta data and source information for individual data sets are contained within the Databook but include:

- CDRC Mapping;
- Chronotrains;
- EG Radius;
- Milton Keynes City Council Authority Monitoring;
- Office for National Statistics;
- Ofcom;
- Signalchecker;
- Traveltime; and
- Valuation Office Agency.

Appendix A2 of this report contains links to the main data sources.



2. Key Headlines and Summary SWOT Analysis

2. Key Headlines

Demography

Bletchley and Fenny Stratford is an area with a dynamic population of 44,627 persons. Population has grown by 19% over the decade to 2021 (+7,101 people). The composition includes an age structure with a younger population than England as a whole but a lower level share of older population for those aged 45+ years.

Population migration churn tends to be lower in Bletchley and Fenny Stratford (8.9%) compared to Milton Keynes as a whole and for benchmark towns and in comparison with regional and England-wide averages (9 – 10%).

The population is diverse in comparison with England overall. The area has 22% of the Milton Keynes Black and Black British population compared with 26.5% for the English average.

Workforce

Bletchley and Fenny Stratford has around 20,300 jobs and the 2021 Census recorded that a total of 20,800 residents were in work the week before the Census. We do not yet have any data on the work flows of where people live and work. There has been significant growth in the number of residents in work over the 2011 – 2021 decade with an increase of some 19%.

For the economically inactive population, the main reason is retirement. The Census 2021 unemployment rate was 4%, higher than Milton Keynes (3.7%) and England (3.5%).

The resident occupational mix demonstrates a wide range of occupational activity with an emphasis on professional and technical roles but also on more elementary (entry-level and lower skill) roles. Bletchley and Fenny Stratford is however similar to benchmark locations in terms of the focus of the higher order occupational mix.

Economy and Productivity

Bletchley and Fenny Stratford has an enterprising local economy represented by some 1,835 Enterprises and 2,225 Local Units (individual sites that belong to an Enterprise) located within and immediately adjacent to the area in a wide range of business sectors.

Analysis shows Bletchley and Fenny Stratford has strong concentrations of businesses in various manufacturing sectors (electronics, furniture and metal products) as well as cultural activities, sports /recreation, telecoms and motor vehicle trades.

The estimated GVA in Bletchley and Fenny Stratford in 2020 was £1.099bn. This had reduced by some £118m from the 2018 figure (GVA of £1.217bn). The Bletchley and Fenny Stratford share of the overall Milton Keynes GVA (£14.027bn in 2020) was 7.8%.

Milton Keynes and within it the Bletchley and Fenny Stratford area are characterised as high productivity locations compared with other benchmark town, regional and national averages.

Education and Skills

Bletchley and Fenny Stratford offers a wide range of primary, secondary education together with access to further education facilities including provision of specialist Institute of Technology and investment in skills through the Technology Park Bletchley Town Fund project.

The geographic distribution of educational attainment in Bletchley and Fenny Stratford tends to reflect patterns of housing wealth, economic activity and deprivation, with concentrations of lower qualification attainment tending to align with older established housing stock and areas of higher qualification attainment with locations of more recent housing completions and higher house prices.

Housing Market

Bletchley and Fenny Stratford's population growth is supported by significant levels of new housing completed during the decade from 2011 – 2021 totalling some 2,559 dwellings (233 dwellings per annum).

The total housing stock in the area is some 17,558 dwellings and the majority (62%) were constructed between 1945 – 1982. More recent housing development has occurred at Newton Leys and within and near to the town centre area. The type of stock comprises a substantial element (55%) of detached or semi-detached dwellings. 25% of the current housing stock are terraced homes; and 18.7% are flatted apartments.

Average prices in Bletchley and Fenny Stratford were £285,000 in 2022 and demand has driven price rises of some 75% over the period 2011 – 2022.

Milton Keynes had average prices in 2022 of £300,000, London £510,00 and the South East £350,000.

Average rental price of £1,609 per calendar month (PCM) and a median rent of £1,500 pcm. 68% of the rental stock in Bletchley and Fenny Stratford is within the £1,000 - £2,000 pcm range.

These rental values are higher than for comparable benchmark towns and show little difference from the overall rental values for Milton Keynes as a whole.

Commercial Property Market

The local retail market is concentrated in central Bletchley at the main throughfare of Queensway which includes the Brunel Shopping Centre. The centre is characterised by a 'value' offer and home to local independent stores and some multiple retailer representation.

The office market in Bletchley and Fenny Stratford is limited when set in the context of the wider Milton Keynes market. At the local level, the office market has historically been characterised by modest local demand requirements concentrated along Queensway.

The commercial industrial market locally is significant and well established with a number of large industrial locations concentrated in Denbigh North, together with Barton Road at Water Eaton to the south. Road links have driven the industrial market with market activity confirming healthy levels of take up and rising rent levels with good rental price competitiveness compared to other locations.

Strategic Transport Connectivity

Bletchley and Fenny Stratford are characterised by good quality transport infrastructure including rail and road accessibility that offers easy connectivity to surrounding areas and also to regional and national urban centres including London Euston in 37 minutes, Birmingham New Street in 1 hour 8 minutes and Manchester in 1 hour 56 mins.

Bletchley railway station has some 1.14m passenger entries and exits and 99,000 trip interchanges in 2019 / 20 (the year prior to the pandemic impacts on travel patterns). The Town Fund Transport Hub investment is intended to improve links between the station and town centre.

Milton Keynes and Newport Pagnell, Buckingham, Leighton Buzzard and Luton and Houghton Regis are easily accessible within 30 minutes. In a 1.5 hour period, Bletchley and Fenny Stratford are accessible by road to Birmingham, London, Leicester and also Cambridge, Oxford and Peterborough (covering a population of circa 15 million people).

Public transport by rail and coach services demonstrate similar levels of high quality accessibility to major urban centres and business locations including London, Birmingham and key airports.

Within the local area, cycle provision allows for easy connectivity to much of Milton Keynes and the rural areas south of Bletchley within 15 – 20 mins cycle time. Redway improvements through the Town Fund will support enhanced cycle access.

Quality of the Environment

Analysis of air quality levels indicate that Bletchley and Fenny Stratford perform relatively well in comparison to national benchmarks. Access to public greenspaces is generally good across the area and Town Fund investment in public spaces and routes will enhance the quality of the environment.

Digital Connectivity

Levels of digital connectivity are important for both residents and businesses in Bletchley and Fenny Stratford. Mobile data coverage levels for 4g services are almost universal (99.6% outdoor coverage) and there is good coverage of 5g mobile services. A similar pattern of high quality, fast connectivity is evident for broadband across the area with fibre connectivity improvements to be funded via the Town Fund. Patterns of broadband speeds show clusters of higher accessibility in areas of newer residential to the south of Bletchley and, to a lesser extent, within the town centre and industrial parts of the area.

Strengths

- High economic productivity and economic activity rates with strong rates of employment growth over the decade
- Strong growth of population and housing development
- Broad mix of workforce occupations and business sectors
- Good strategic transport connectivity by road and rail and locally within the area
- Significant provision of school and FE / HE education provision
- Excellent mobile and broadband digital connectivity
- Strong industrial and logistics market provision

Weaknesses

- Significant house price growth and rental values in recent years
- Population gap with lower levels of younger age 17 – 25 years (but a substantial 0 – 16 years population)
- Unemployment at 4% is above the Milton Keynes average of 3.7%
- Significant level and spread of resident population with no, or lower-level qualifications attainment than Milton Keynes / national performance
- Resident earnings and salaries at or below comparable towns and regional averages (and disparity within the local area)
- Limited supply of good quality office floorspace

Opportunity

- Strategic position within Milton Keynes and more widely through excellent transport and digital connectivity to support growth ambitions
- A growing, economically active population with access to a range of skills and education training opportunities
- Potential to grow productivity through further expansion of high growth business sectors in the area
- Good access to a mix and choice of housing including new build developments
- Improvements to town centre retail and commercial space offer

Threats

- Competition from other towns and centres in the region and nationally
- Growth of older age population and potential for rising economic inactivity levels due to retirement
- Dependency on existing business sectors without emphasis on diversification and greater depth of the business base
- Competition for commercial office activities and retail provision with Central Milton Keynes and other benchmark towns in the wider area



3. Demography

3. Demography

Introduction

This section looks at the headline population and demographic data and trends for Bletchley and Fenny Stratford compared with benchmark towns and wider regional and national characteristics.

Population and Change Over Time

Bletchley and Fenny Stratford has a population of 44,627 in 2021.

Bletchley and Fenny Stratford has had a greater overall level of population growth 2011 – 2021 than the comparable towns and wider regional or national context. Bletchley and Fenny Stratford has seen population growth of +7,101 people in the decade, representing an 18.9% increase and a level of growth greater than that of Milton Keynes as a whole.

Population Change Over Time

	2011	2021	Change	%
Bletchley & Fenny Stratford	37,526	44,627	7,101	18.9
Milton Keynes	248,821	287,060	38,239	15.4
Aylesbury	70,272	82,924	12,652	18.0
Hatfield	41,615	46,613	4,998	12.0
Leighton Buzzard	37,469	42,401	4,932	13.2
Wellingborough	49,087	54,714	5,627	11.5
England	53,012,456	56,490,048	3,477,592	6.6
East	5,846,965	6,335,074	488,109	8.3
East Midlands	4,533,222	4,880,054	346,832	7.7
South East	8,634,750	9,278,065	643,315	7.5

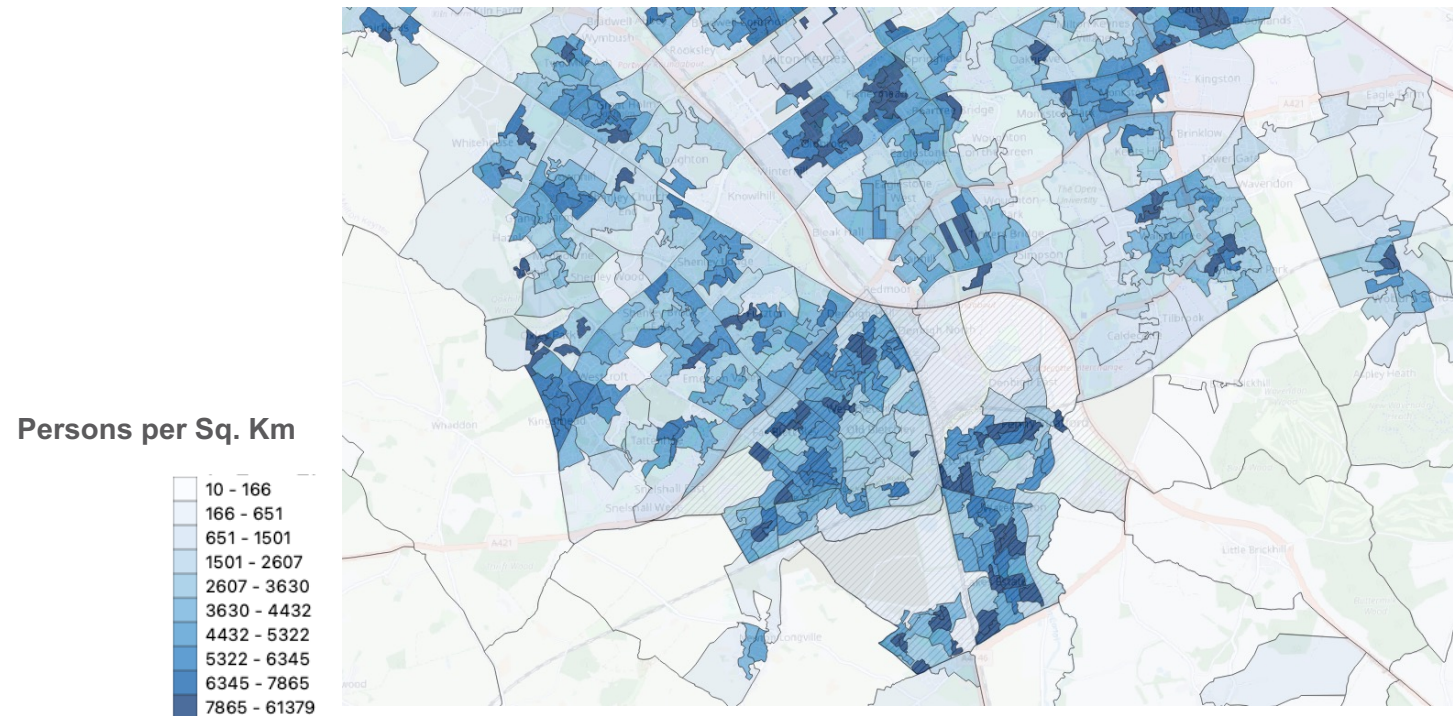
Population Density

The accompanying plan shows the existing population density measured as the number of persons per square kilometre across Bletchley and Fenny Stratford and surrounding areas drawn from 2021 Census data.

The pattern of population densities broadly matches wider densities exhibited in Milton Keynes as a whole.

Population density is a helpful proxy for residential dwelling densities and the pattern highlights the extent of larger family-sized accommodation (which can be cross-referenced to the types of housing stock analysis set out elsewhere in this report).

Population Density, Persons per Sq. Kilometre



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Population Density

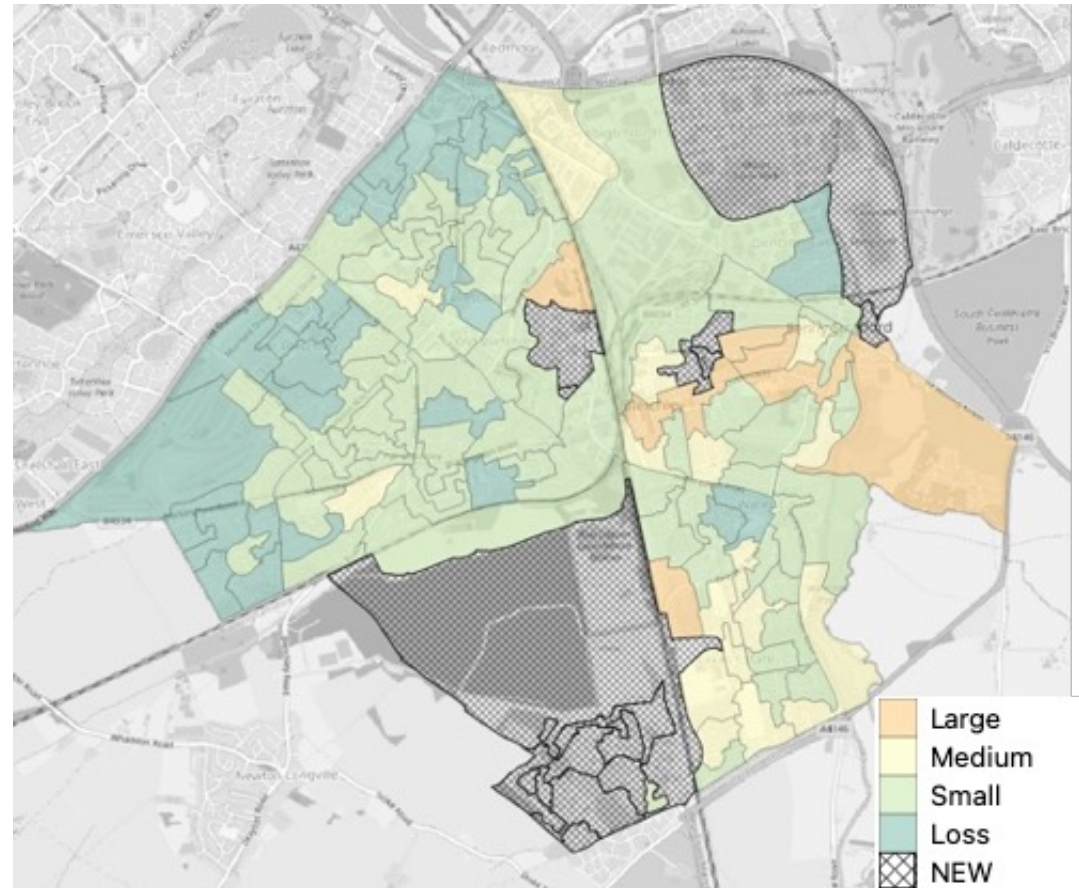
The accompanying map highlights the population change in Bletchley and Fenny Stratford over the 20 year period from 2011 to 2021 using Census data.

The four categories of directly comparable change show large change (100+ people), which is likely to arise from new housing development, medium level change (+50-99 persons), small change (+1-49 persons) and where there has been a population loss over the period.

The grouping also distinguishes where there have been changes or new Output Areas defined in the 2021 Census compared to 2011.

The new residential development (and Output Areas) in the Newtown Leys area has a population of around 3,500 persons.

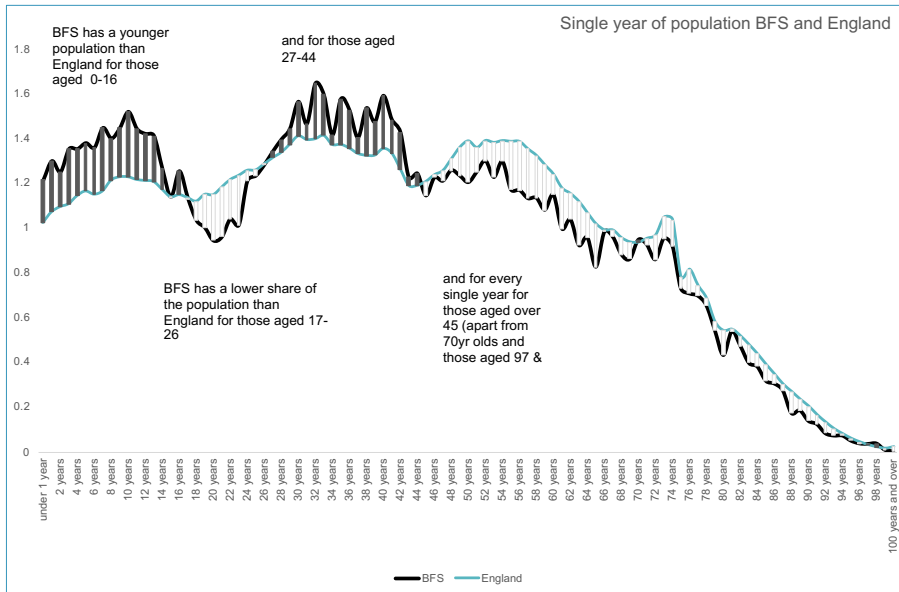
Population Change, Output Area 2001-2021



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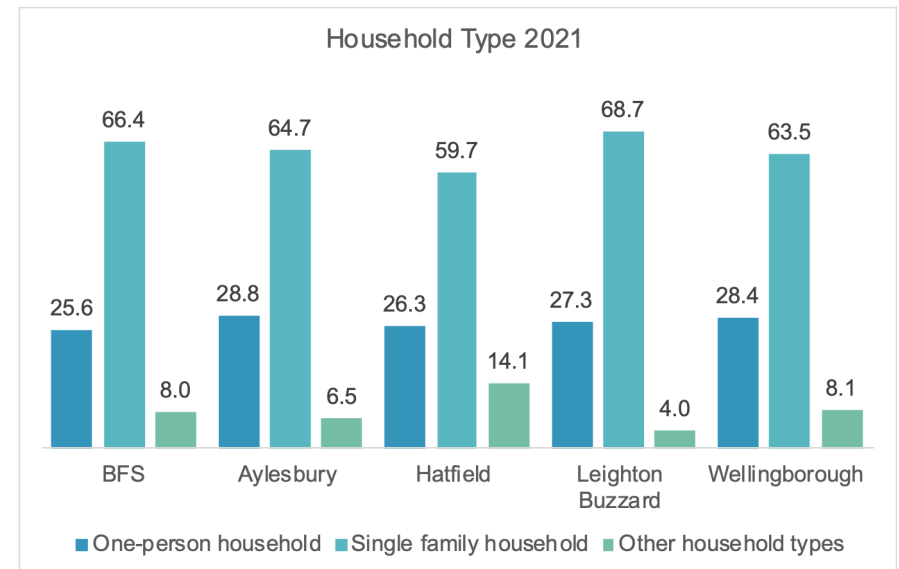
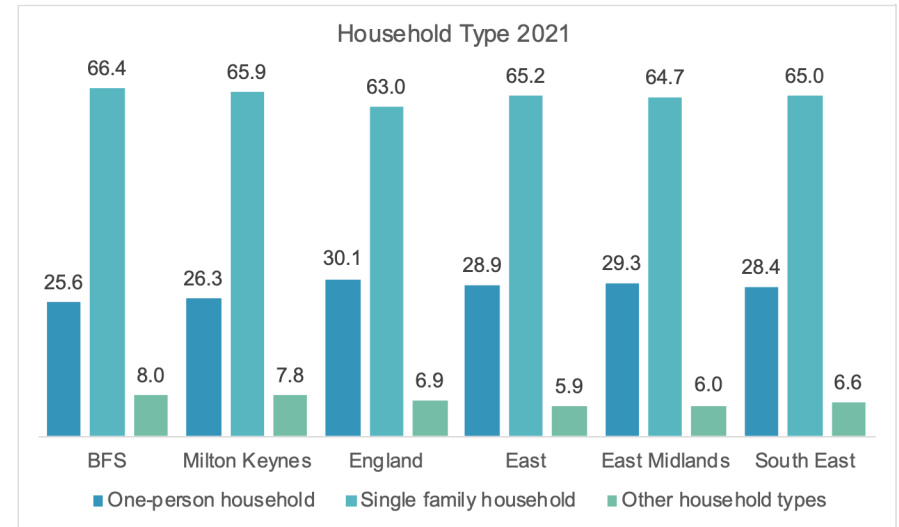
Population Age Structure

Bletchley and Fenny Stratford exhibit a population age structure composition that is similar to Milton Keynes as a whole and broadly similar to the wider region and England averages.



Household Type

The proportion of single-person households in Bletchley and Fenny Stratford is lower, and the level of 'other' households within the area is greater compared with regional and all-England averages. The 'other' household types category can include HMO households.



Household Deprivation Dimensions

The 2021 Census results highlight that there is a lower share of households in the Bletchley and Fenny Stratford area that are not deprived in any of the following deprivation dimensions as used by the Census to characterise household deprivation:

- **Education:** A household is classified as deprived in the education dimension if no one has at least level 2 education and no one aged 16 to 18 years is a full-time student;
- **Employment:** A household is classified as deprived in the employment dimension if any member, not a full-time student, is either unemployed or long-term sick;
- **Health:** A household is classified as deprived in the health dimension if any member is disabled;
- **Housing:** A household is classified as deprived in the housing dimension if the household's accommodation is either overcrowded, in a shared dwelling, or has no central heating.

Household Deprivation Measures

	Household is not deprived in any dimension	Household is deprived in one dimension	Household is deprived in two dimensions	Household is deprived in three dimensions	Household is deprived in four dimensions
Bletchley and Fenny Stratford	43.8	35.6	16.4	3.9	0.3
Aylesbury	52.9	32.0	12.0	2.9	0.2
Hatfield	47.4	35.5	13.8	3.1	0.2
Leighton Buzzard	56.1	31.4	10.3	2.0	0.1
Wellingborough	44.1	35.8	15.6	4.3	0.2
Milton Keynes	51.3	32.5	12.8	3.2	0.2
England	48.4	33.5	14.2	3.7	0.2
East	49.6	34.0	13.2	3.0	0.2
East Midlands	48.1	33.9	14.3	3.5	0.2
South East	52.0	32.8	12.2	2.8	0.2

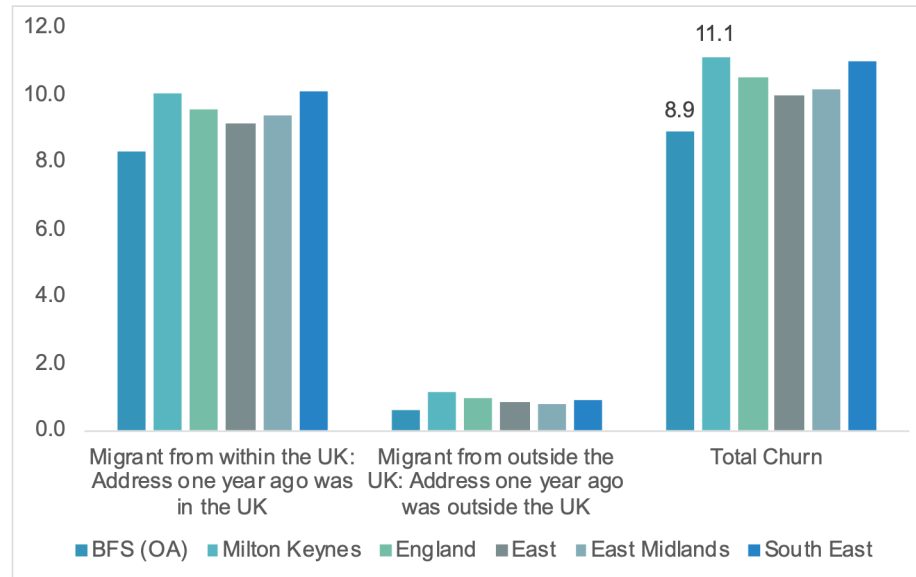
Population Migration Churn

Population migration turn over (churn) is an important measure of the stability or transience of population and households within a given area.

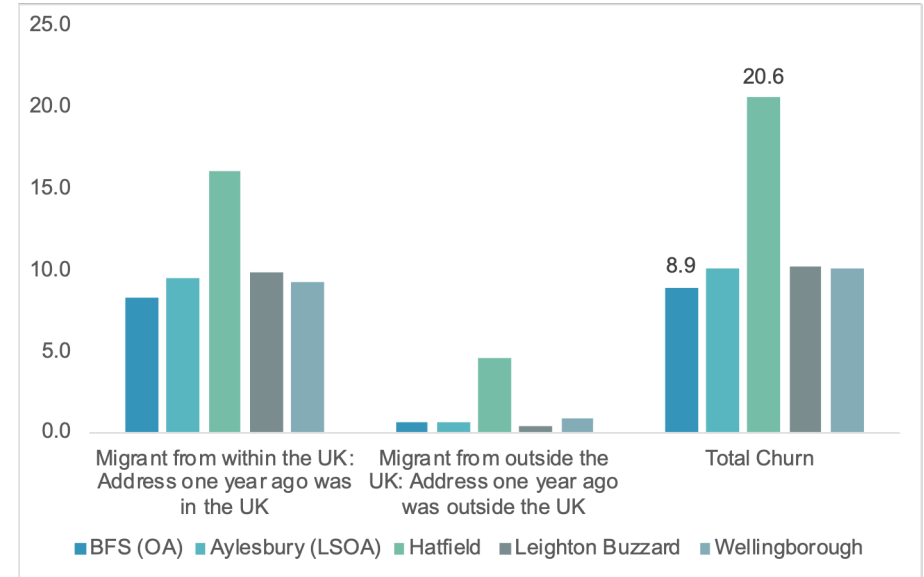
The data for Bletchley and Fenny Stratford indicates that it has a lower level of churn (8.9%) compared to local benchmark towns and in comparison with wider regional and England averages (circa 9 – 10%).

This suggests that while the overall population has grown in the past decade it is a combination of natural growth and some migration (as new housing stock has been developed) but at a lower level than other areas, including particularly Hatfield which exhibits a very substantial level of migration churn (20.6%).

Population – Migration Churn



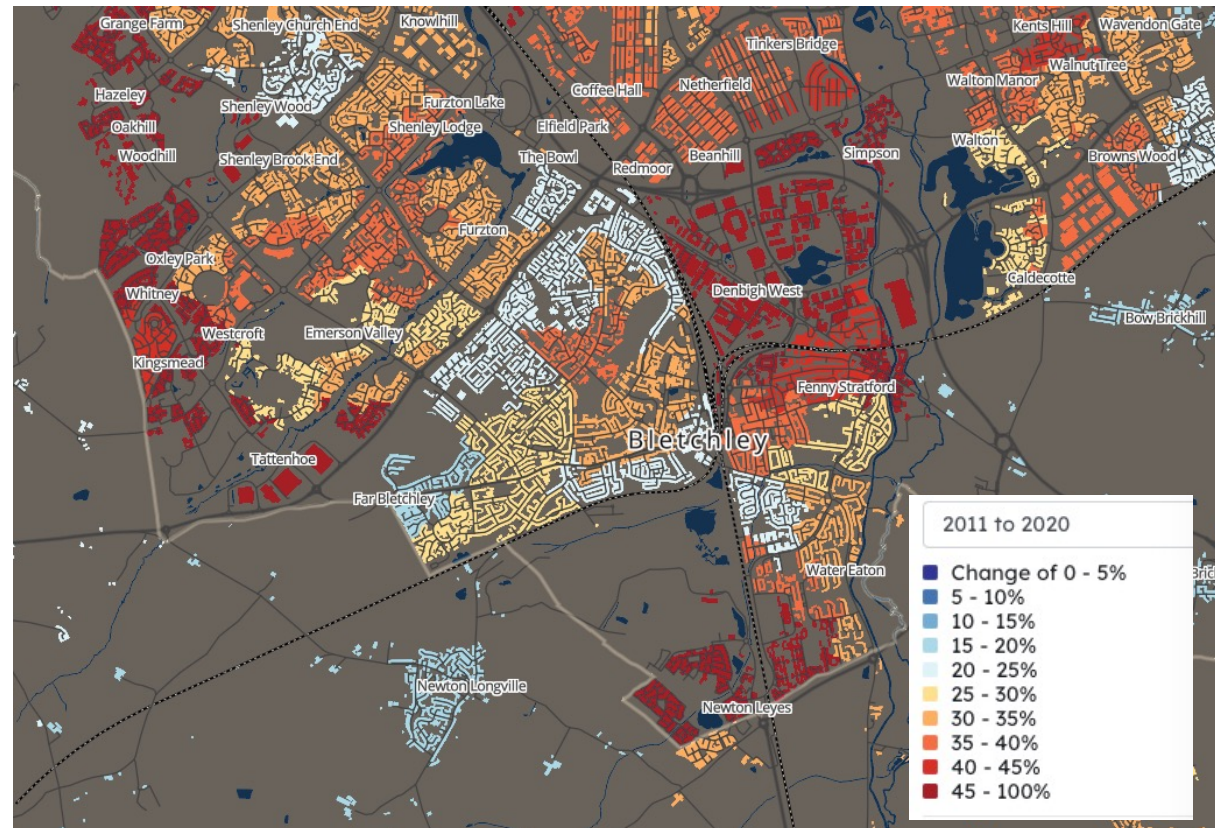
Population – Migration Churn



The map below drawn from CDRC highlights an estimate of the proportion of households that have changed between the end of 2011 and the end of 2020.

More established, mature residential areas tend to have a lower churn, suggesting that they are more settled. Areas of recent housing development show a higher churn.

Population Churn 2011 – 2020, CDRC Mapping



Source: CDRC Mapping extract

Population Ethnicity

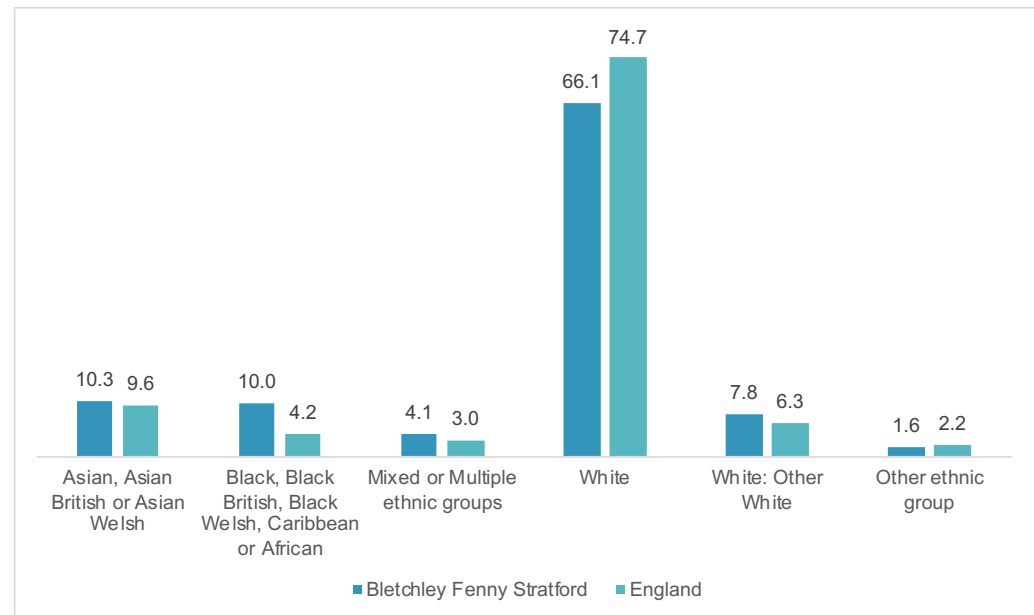
The population of Bletchley and Fenny Stratford is more diverse than England as a whole. The Black, Black British, Caribbean or African population category is some 5.8% higher than the England figure and 0.35% higher than the Milton Keynes (Local Authority level) figure.

The data shown in the chart uses the Output Area definition of Bletchley and Fenny Stratford. A more detailed population ethnicity breakdown is available but this is currently only available at the Medium Super Output Area level and includes

some neighbourhoods outside the Bletchley and Fenny Stratford study area boundary (Netherfield and Redmoor), which have higher levels of Black and Black British population.

Bletchley has 18% of Milton Keynes population and 22% of the Milton Keynes Black and Black British population.

Population Composition - Ethnicity





4. Economic Sectors

4. Economic Sectors

Introduction

This section sets out information and headline analysis of key economic sectors and clusters found in Bletchley and Fenny Stratford and considers the sectoral strengths and potential clusters of business sectors within the area.

We consider three measures of economic sectoral strengths:

- Employment (using BRES as a workplace measure);
- UK Business Counts (Business demography / IDBR as a workplace measure); and
- Standard Industrial Classification (SIC) coding from Companies House (a workplace measure).

Each measure has relative strengths and weaknesses (for example some sectors / companies will be less likely to register with Companies House).

Number of Companies in Bletchley and Fenny Stratford

UK Business Counts

Bletchley and Fenny Stratford has 1,835 Enterprises and 2,225 Local Units.

An **Enterprise** can be thought of as the overall business, made up of all the individual sites or workplaces. It is defined as the smallest combination of legal units (generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise

A **Local Unit** is an individual site (for example a factory or shop) associated with an Enterprise. It can also be referred to as a 'Workplace'.

Standard Industrial Classification - Companies House

Companies House data using SIC coding information identifies a total of 1,606 active companies in the Bletchley and Fenny Stratford area.

Analysis shows Bletchley and Fenny Stratford has strong concentrations of businesses in various manufacturing sectors (electronics, furniture and metal products) as well as cultural activities, sports /recreation, telecoms and motor vehicle trades.

Across the three business measures these highlight that while there is a strong concentration of computer programming and consultancy companies, the employment (captured by BRES) from these business sectors is however more modest.

Business Sectors – No. of Companies and Levels of Employment

UKBC (Companies)	Companies	Companies House	Companies	BRES Workplace	Employment
43 : Specialised construction activities	170	68 Real estate activities	135	47 : Retail trade	3,500
47 : Retail trade,	125	62 Computer programming & consultancy	115	56 : Food and beverage service activities	2,000
62 : Computer programming & consultancy	125	96 Other personal service activities	107	52 : Warehousing and support activities for transportation	1,750
56 : Food and beverage service activities	120	47 Retail trade	92	85 : Education	1,250
45 : Wholesale and retail trade and repair of motor vehicles and motorcycles	110	70 Activities of head offices; management consultancy activities	66	45 : Wholesale and retail trade and repair of motor vehicles and motorcycles	900
46 : Wholesale trade, except of motor vehicles and motorcycles	85	82 Office administrative, office support	62	43 : Specialised construction activities	800
70 : Activities of head offices; management consultancy activities	80	86 Human health activities	61	46 : Wholesale trade	800
41 : Construction of buildings	75	46 Wholesale trade, except of motor vehicles and motorcycles	60	86 : Human health activities	700
49 : Land transport	70	45 Wholesale and retail trade and repair of motor vehicles and motorcycles	56	49 : Land transport	600
68 : Real estate activities	70	56 Food and beverage service activities	55	62 : Computer programming & consultancy	600

The map below highlights the most frequent business 'sector' by Lower Super Output Area using BRES workplace employment data.

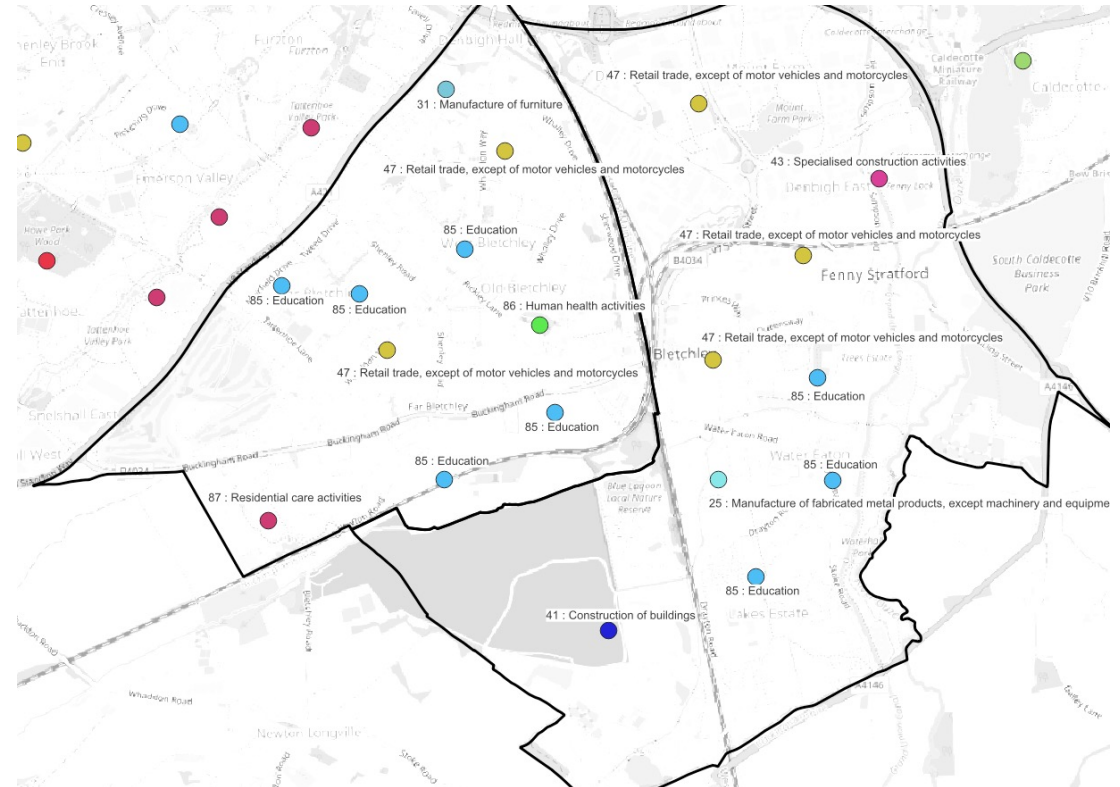
The map uses population weighted centroids for each LSOA. For some LSOAs the local school is the main employer.

The table overleaf provides more detail as to the Location Quotient (LQ) for business sectors in Bletchley and Fenny Stratford using BRES workplace employment data.

A LQ value of 1.0 means that an industry share of employment in the area is the same as its share of national employment in Great Britain. LQ's greater than 1.0 show a stronger focus or cluster for that sector in the area (a greater representation of the share of employment). LQ figures below 1.0 indicate a lower representation of employment in that sector.

The LQ analysis shows strong concentrations in various manufacturing sectors (electronics, furniture and metal products) as well as cultural activities, sports / recreation, telecoms and motor vehicle trades (all with LQ's above 1.9).

Business Sectors by LSOA Centroid



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Note: A lower Super Output area is a Census geography (which are updated with each Census) they typically have around 1500 resident population. They are not ideal for employment purposes as if there is significant employment within a LSOA it will tend to be a physically bigger area compared to a purely residential areas (with a higher population density).

Location Quotient Analysis (based on BRES Employment)

Business Sector	Bletchley BUASD	Aylesbury BUASD	Leighton Buzzard BUA	Hatfield BUASD	Wellingborough BUASD	Milton Keynes BUASD
27: Manufacture of electrical equipment	5.58	2.06			0.95	0.53
31: Manufacture of furniture	4.57	1.22	5.8		1.2	0.13
26: Manufacture of computer, electronic and optical products	3.25	1.66	1.76		2.76	0.58
33: Repair and installation of machinery and equipment	2.74	1.27	1.08	0.2	0.24	1.5
25: Manufacture of fabricated metal products	2.45	0.38	1.55	0.28	0.95	0.57
77: Rental and leasing activities	2.17	0.29	0.5	0.1	1.89	0.92
45: Motor trades	2.12	1.41	2.75	0.74	1.16	1.67
29: Manufacture of motor vehicles	2.02		0.05	0	1.79	0.46
91: Libraries, archives, museums and other cultural activities	1.96					0.43
61: Telecommunications	1.95	0.52	0.2	15.72	0.21	0.84
93: Sports, amusement and recreation activities	1.90	0.89	0.89	0.78	2.62	0.93
47: Retail trade	1.82	1.12	1	1.61	1.28	0.79
87: Residential care activities	1.54	1.19	1.01	0.75	0.82	0.46
56: Food and beverage service activities	1.53	0.65	0.8	0.46	0.86	0.71
80: Security and investigation activities	1.43	0.3	0.06	0.22	2.49	2.44
20: Manufacture of coke, refined petroleum and chemicals	1.42	0.29	0	0	3.02	0.85
46: Wholesale trade	1.25	0.82	1.89	1.02	2.01	1.6
95: Repair of computers, personal and household goods	1.21	0.99	0.38	32.1	0.76	2.75
62: Computer programming and consultancy	1.19	0.92	0.83	0.3	0.31	2.1
10: Manufacture of food products	1.11	0.12	0.07	0.23	1.22	1.21
49: Land transport	1.11	1.08	1.56	0.63	4.17	0.57
53: Postal and courier activities	1.08	0.76	1.11	2.3	2.14	0.82
59: Motion picture, video and TV programme production	1.08	0.86	0.21		0.02	0.24

Note: bank cells indicate that there is no data available

Company Clusters - Companies House Data

The Companies House records of active enterprises registered within the MK1 Postcode District (the principal commercial area in Bletchley, with the A5 road forming its northern border) is shown in the accompanying figures.

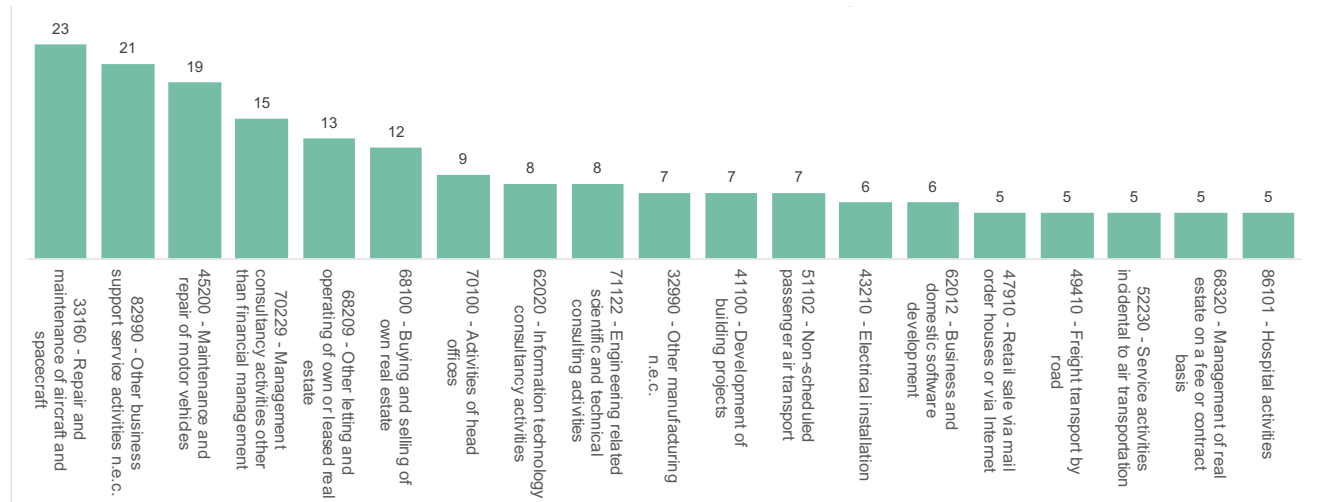
The data highlights strong levels of clustering with respect to businesses in aviation, motor vehicle maintenance industries as well as financial and business management consultancy, real estate and ICT consultancy. Other manufacturing and transport logistics / freight businesses are also well represented.

It should be noted that this data takes the location of the registered office, while this is where trading activity will occur for most businesses.

MK1 Postcode District Area



Company Clusters within MK1 Postcode District



To note: The Repair and Maintenance of aircraft and spacecraft 'cluster' are all found at the same address.

Alternative Sectoral Analysis – UK Business Counts - Enterprises Share

These tables show a selection of alternative sector definitions that go beyond the standard SIC codes.

The top table shows where Bletchley and Fenny Stratford has a higher proportion of employment than Milton Keynes as a whole, while the lower table shows groupings where Bletchley and Fenny Stratford has a lower proportion than Milton Keynes.

The darker the colour, the greater the relative sector strength in a particular location or area.

	"SEMTA Engineering definition (2010)"	"Tourism"	"Less Knowledge Intensive Services"	"Low-technology (Eurostat SIC 2007)"	"Medium-low-technology"	"Recession vulnerable sectors"	"Green Economy"
Bletchley and Fenny Stratford	5.4	8.7	47.6	2.4	1.6	34.0	27.4
Aylesbury	4.9	6.2	43.8	1.3	1.2	25.7	22.8
Leighton Buzzard	8.1	9.1	40.0	3.1	2.5	29.4	25.9
Hatfield	5.3	6.8	42.0	1.4	1.1	36.7	26.3
Wellingborough	3.5	3.6	31.9	1.7	1.0	19.4	17.4
Milton Keynes	5.2	6.9	39.1	1.5	1.0	26.9	22.4
England	5.3	8.9	41.0	2.1	1.3	30.4	27.2
East	5.9	8.0	39.3	2.0	1.4	33.0	30.7
East Midlands	6.1	8.3	44.0	2.7	1.8	32.8	31.0
South East	5.7	8.1	37.6	1.8	1.1	29.1	26.5
% MK	15.3	18.4	17.7	23.1	23.1	18.4	17.8

	"Creative Industries NESTA"	"Digital industry"	"KIBS & OECD Top 10 R&D sectors (except. overlap)"	"High-technology manufacturing (Eurostat SIC 2007)"	"Knowledge Intensive Services (total)"	"Knowledge economy"	"Business, Financial and Professional Services"
Bletchley and Fenny Stratford	9.0	3.3	7.6	15.5	31.3	0.3	25.8
Aylesbury	9.7	8.6	14.6	0.2	31.5	27.9	26.0
Leighton Buzzard	12.2	8.8	17.2	0.6	37.2	31.6	29.7
Hatfield	11.4	8.5	15.7	0.4	35.2	29.9	30.2
Wellingborough	2.5	2.0	5.3	0.1	56.1	11.9	13.2
Milton Keynes	15.7	14.1	22.6	0.3	44.1	37.9	31.6
England	10.4	6.9	15.2	0.3	36.0	30.4	31.0
East	9.2	6.3	14.7	0.4	34.0	28.2	29.5
East Midlands	6.2	4.2	12.8	0.2	30.0	24.3	26.7
South East	12.3	8.6	17.5	0.4	39.8	34.0	32.8
% MK	8.3	7.8	10.0	14.3	10.3	9.9	12.1

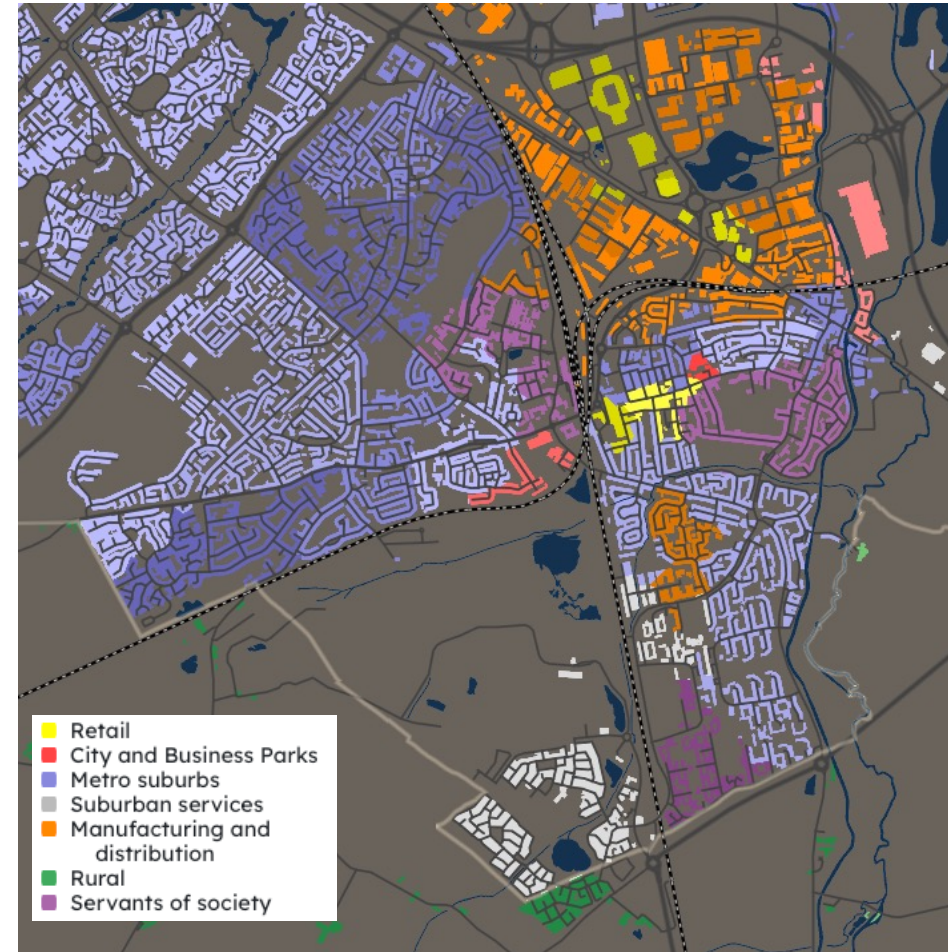
Source: UK Business Counts

Workplace Sector Focus

Business sectors and clusters zoned by geographic location are also available using 2011 workplace data (sourced via CDRC). 2021 Census based workplace zones are not yet available.

For Bletchley and Fenny Stratford this identifies much of the area to the north-west and also to the east as 'metro suburbs' or 'suburban services', while the north-east of the area contains the majority of the manufacturing and distribution, business parks and retail workplace activities and businesses.

Business Sectors and Cluster Zoning, CDRC Mapping



Source: CDRC Mapping extract



5. The Workforce

5. The Workforce

Introduction

In this section, headline data and characteristics relating to the Bletchley and Fenny Stratford resident and commuting workforce are examined.

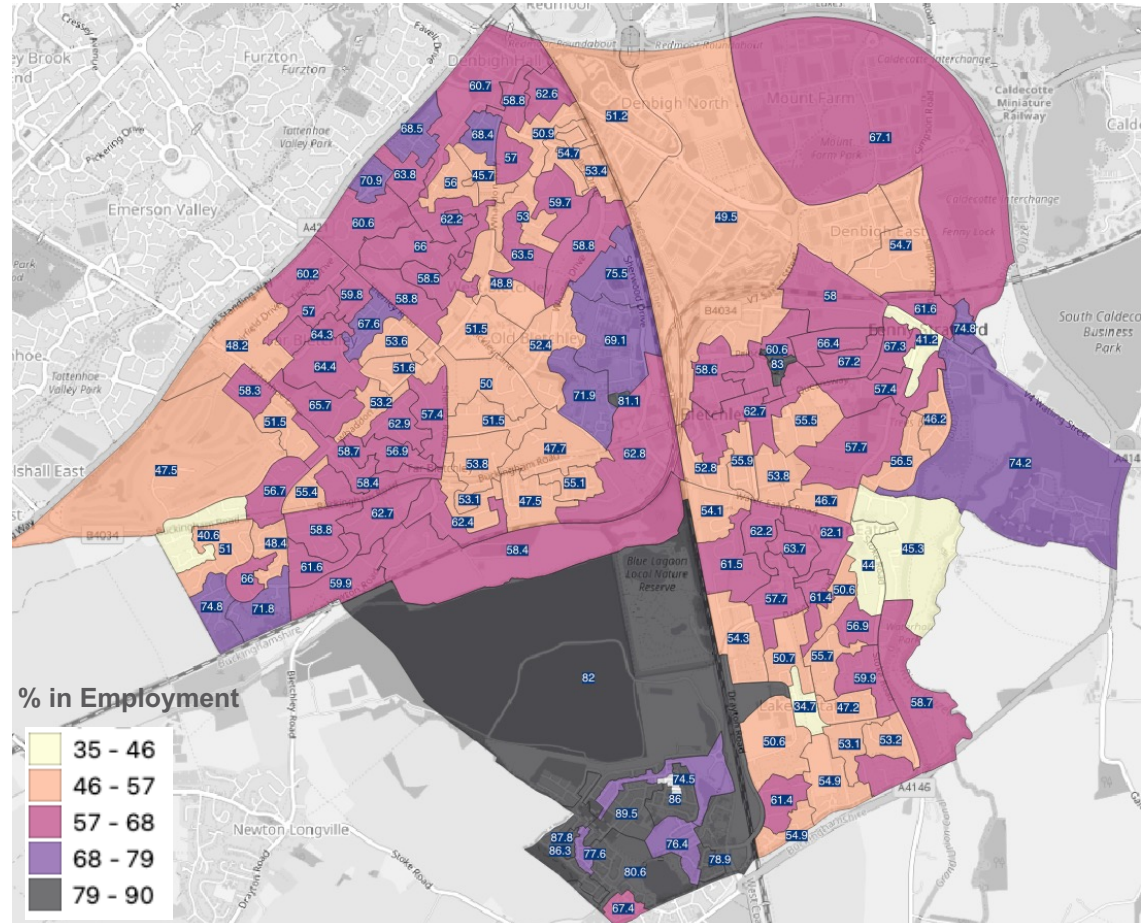
Overall employment has grown by 19% between 2011 – 2021, rising from 17,521 to 20,855 residents in employment aged 16+ years during the decade.

Economic Activity

Levels of resident economic activity across Bletchley and Fenny Stratford are shown in the accompanying plan. These demonstrate economic activity rates from 35% rising to some 90% of the resident population based on 2021 Census data

The pattern of economic activity rates broadly reflects the demographic distribution age structure across the area and also reflects the geography of lower and higher value housing stock prices with greater economic activity rates found in areas of higher housing value and where there are larger proportions of owner occupier households with mortgage finance.

Economic Activity – Proportions of Residents in Employment



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Economic Inactivity - Range

Levels of economic activity in the resident population range from as low as 9% rising up to 56% inactive in some areas.

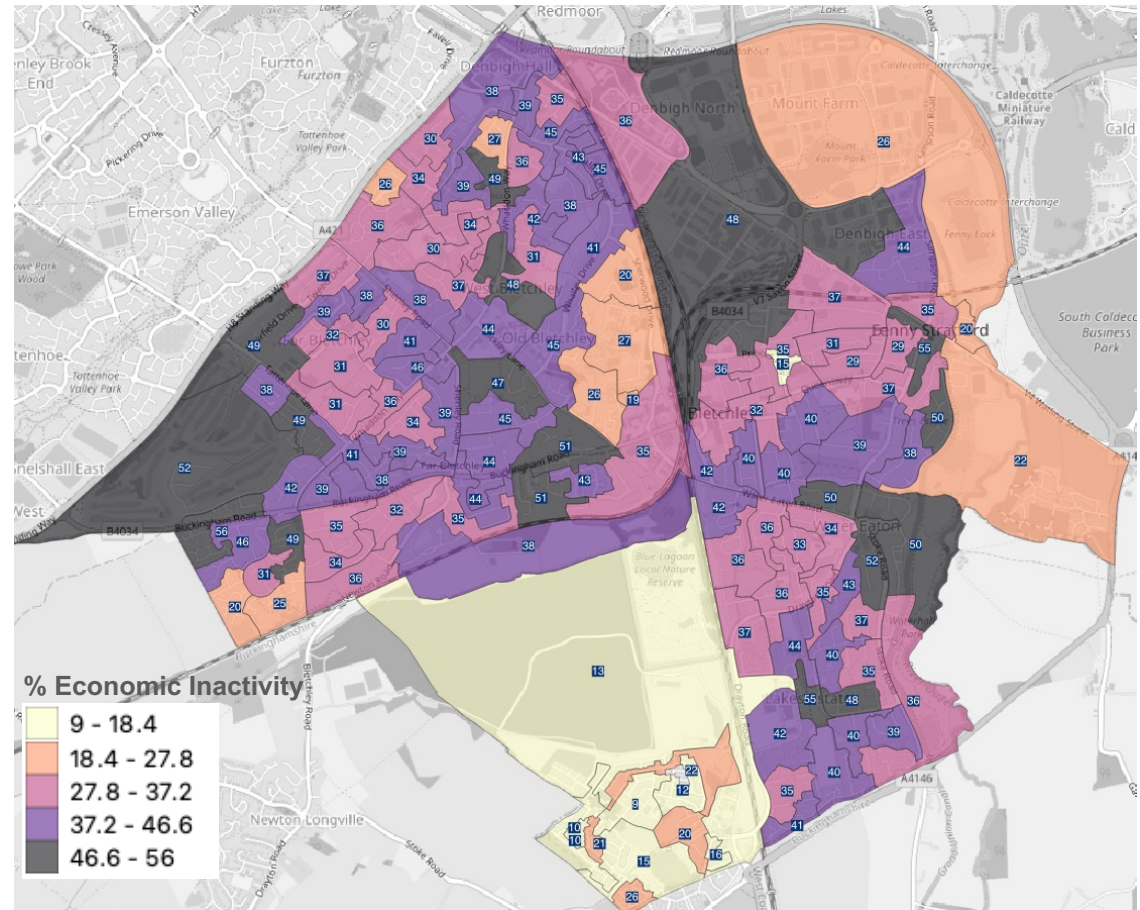
Similar to the geography of economic activity, the levels and distribution of inactivity are reflective of population age structure characteristics and of the local housing market stock and prices.

The Census defines the economically inactive as those aged 16+ years who did not have a job between 15 - 21 March 2021 and had not looked for work between 22 February - 21 March 2021 or could not start work within two weeks.

The economically inactive also include those who are not seeking work due to age or because they are in education. It therefore differs from measures of unemployment.

The Census definition differs from International Labour Organisation definition used on the Labour Force Survey, so estimates are not directly comparable.

Economic Inactivity Levels(Census)



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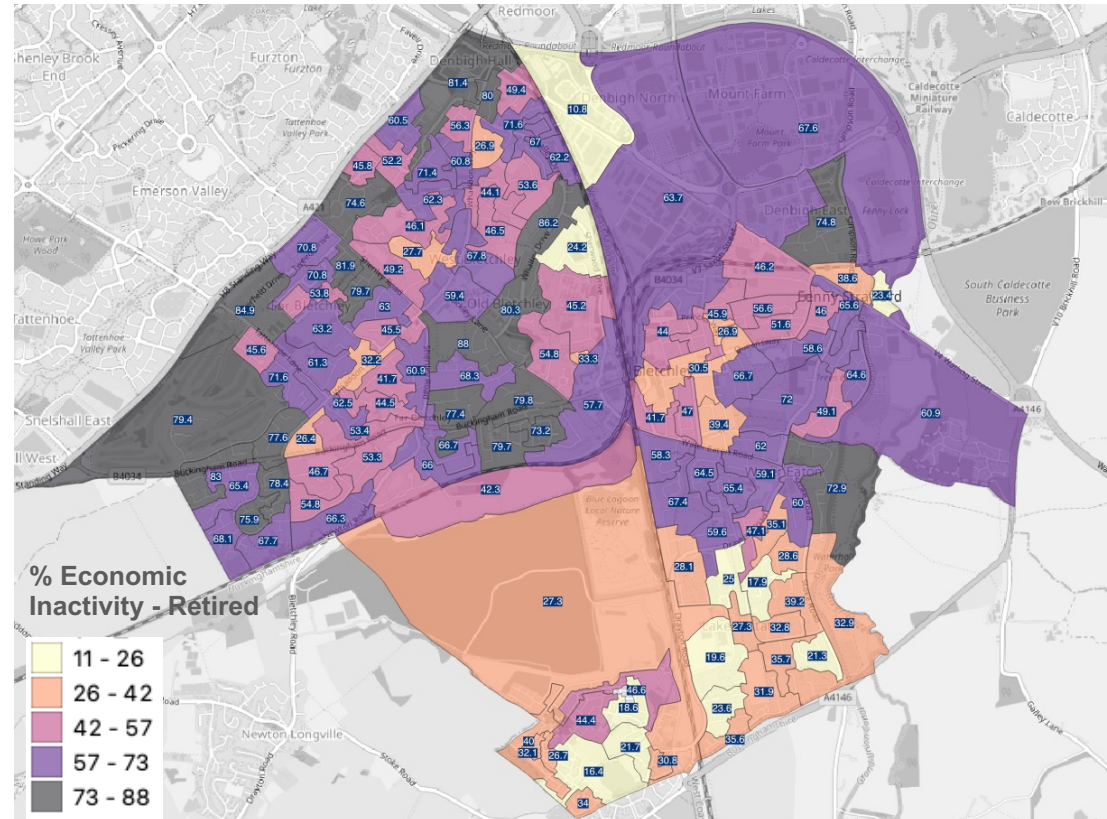
Economic Inactivity – Retired Persons

Looking at the factors driving economic inactivity, the most prevalent factor is the pre-dominance of the retired population as shown in the accompanying plan.

It is interesting to note that the southern area of Bletchley and Fenny Stratford demonstrates lower levels of retired as a share of total economic inactivity (and generally higher rates of economic activity).

Other key factors for economic inactivity are the prevalence of areas with higher levels of economically inactive students and for most areas in Bletchley and Fenny Stratford relatively evenly split between inactivity due to looking after home or family or registered as having a long term illness.

Economic Inactivity - Retirement



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Occupational Mix - Residents

Resident based occupations data (drawn from 2021 Census) identifies that Bletchley and Fenny Stratford have lower proportions of higher level occupations (nos. 1 – 3 representing managers, directors and senior officials; professional occupations or associate / technical occupations) than for Milton Keynes as a whole.

Bletchley and Fenny Stratford is however similar to benchmark locations in terms of the focus of the higher order occupational mix being on professional occupations (16.1%).

For lower order occupations (nos. 7 – 9 representing sales, customer services, plant /machinery operatives and elementary occupations) Bletchley and Fenny Stratford has a larger representation than Milton Keynes or the East Midlands region as a whole and also compared to England, but a lower proportion than Hatfield and Wellingborough.

The darker colours in the table highlight the greater relative representation of that occupation grouping compared to the benchmark locations.

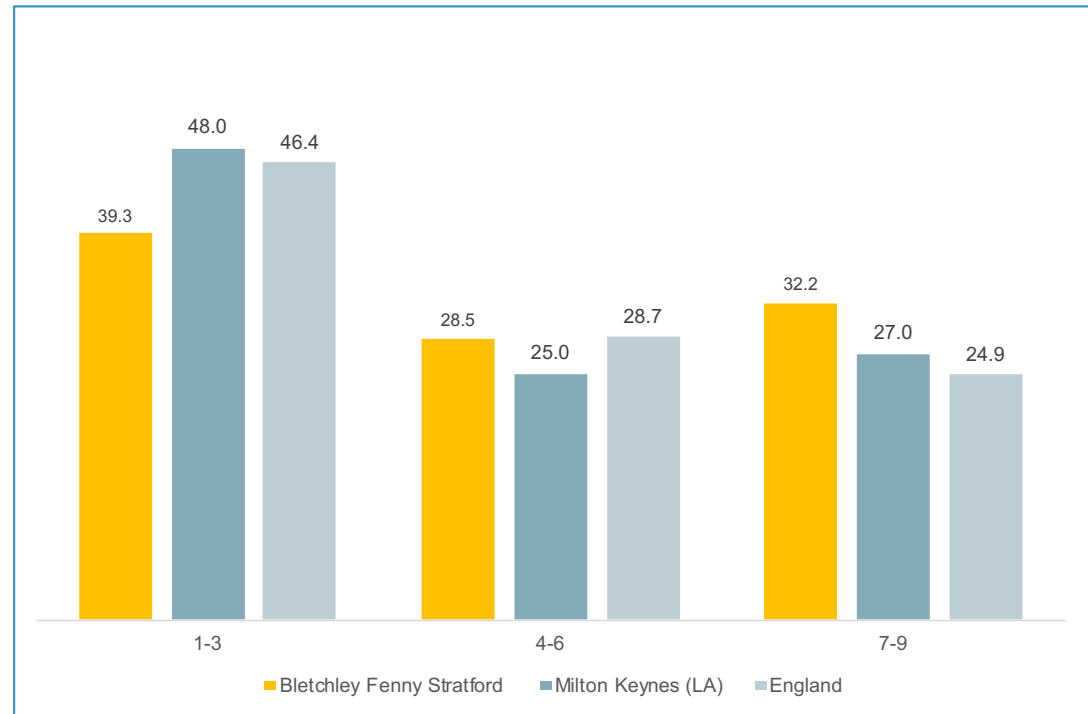
Occupational Groupings

	1. Managers, directors and senior officials	2. Professional occupations	3. Associate professional and technical occupations	4. Administrative and secretarial occupations	5. Skilled trades occupations	6. Caring, leisure and other service occupations	7. Sales and customer service occupations	8. Process, plant and machine operatives	9. Elementary occupations
Bletchley and Fenny Stratford	10.2	16.1	13.0	9.7	9.8	9.0	9.5	8.2	14.5
Aylesbury	11.7	19.3	14.3	9.5	10.2	10.6	7.8	7.1	9.5
Hatfield	10.2	16.8	10.8	8.2	8.4	10.4	10.9	7.0	17.2
Leighton Buzzard	14.5	20.9	16.1	10.1	10.0	7.5	6.8	5.9	8.2
Wellingborough	9.3	12.5	9.5	9.3	10.0	9.1	8.0	11.6	20.7
Milton Keynes (LA)	12.8	21.3	13.9	9.6	7.7	7.7	7.9	6.5	12.6
England	12.9	20.3	13.3	9.3	10.2	9.3	7.5	6.9	10.5
East	13.7	19.6	13.3	9.8	10.7	9.1	7.0	6.9	9.9
East Midlands	12.0	17.5	11.9	9.1	10.8	9.5	7.7	8.9	12.6
South East	14.9	21.2	14.3	9.4	10.0	9.1	6.8	5.6	8.8

The accompanying chart shows the occupational mix for residents of Bletchley and Fenny Stratford based on Output Area data compared to Milton Keynes and England.

It highlights two extremes for Occupational Groups 1 - 3 (the managerial and professional) with the lower rates in Bletchley and Fenny Stratford and a higher concentration of those working in Occupation Groups 7 - 9 (sales, plant and machine operators and elementary occupations).

Occupational Group Mix





6. Productivity and Economic Output

6. Productivity and Economic Output

Introduction

This section sets out headline economic and productivity data and characteristics for Bletchley and Fenny Stratford. It focuses on Gross Value Added (GVA) and Gross Domestic Product (GDP) trends and also considers income and earnings measures.

Gross Value Added

The estimated GVA in Bletchley and Fenny Stratford in 2020 was £1.099bn. This had reduced by some £118m from the 2018 figure (GVA of £1.217bn).

The data is based on a best fit LSOA match and includes a small amount of land to the north of the A5 road including Simpson and Ashland.

The Bletchley and Fenny Stratford share of the overall Milton Keynes GVA (£14.027bn in 2020) was 7.8% compared to a population share of 18%.

This had fallen from 10.9% in 2001. The two LSOAs (**23E & 23F**) count for 54% of the area total.

Gross Value Added by LSOA Area

LSOA name	2001	2011	2020	2001-20	2001-20 %
Milton Keynes 023F	176.1	184.4	384.6	208.6	118.5
Milton Keynes 023E	202.2	250.0	207.4	5.3	2.6
Milton Keynes 030C	50.2	67.0	84.9	34.7	69.0
Milton Keynes 031A	35.4	59.8	69.4	34.0	95.9
Milton Keynes 032B	8.9	13.9	65.4	56.4	631.1
Milton Keynes 030B	25.2	37.3	36.8	11.5	45.7
Milton Keynes 031B	66.9	106.3	33.6	-33.3	-49.8
Milton Keynes 027C	16.5	22.7	28.2	11.7	71.0
Milton Keynes 027B	10.3	10.3	27.3	17.0	164.4
Milton Keynes 030D	16.4	17.5	17.8	1.5	8.9
Milton Keynes 032D	6.7	10.1	15.7	9.0	134.5
Milton Keynes 029B	2.7	3.6	15.4	12.7	477.2
Milton Keynes 030A	7.8	12.2	14.6	6.9	88.7
Milton Keynes 031D	7.9	10.7	12.7	4.8	60.2
Milton Keynes 031C	5.1	7.5	11.7	6.6	129.7
Milton Keynes 029D	4.5	6.1	11.6	7.1	160.1
Milton Keynes 029E	3.5	4.8	11.2	7.7	221.7
Milton Keynes 029C	3.7	5.3	10.7	7.0	192.9
Milton Keynes 027D	4.4	6.4	8.1	3.7	84.4
Milton Keynes 027A	5.5	8.4	7.9	2.4	42.7
Milton Keynes 032A	4.6	6.5	7.5	2.9	62.2
Milton Keynes 027E	3.1	10.3	6.6	3.5	112.2
Milton Keynes 029A	2.4	3.3	5.9	3.5	144.0
Milton Keynes 032C	1.5	2.1	4.2	2.7	187.5
Bletchley and Fenny Stratford	671.4	866.6	1099.3	427.9	63.7
Milton Keynes	6,133	9,076	14,027	7894.0	128.7
Bletchley Fenny Stratford as % of Milton Keynes	10.9	9.5	7.8	5.4	

GVA Per Filled Job

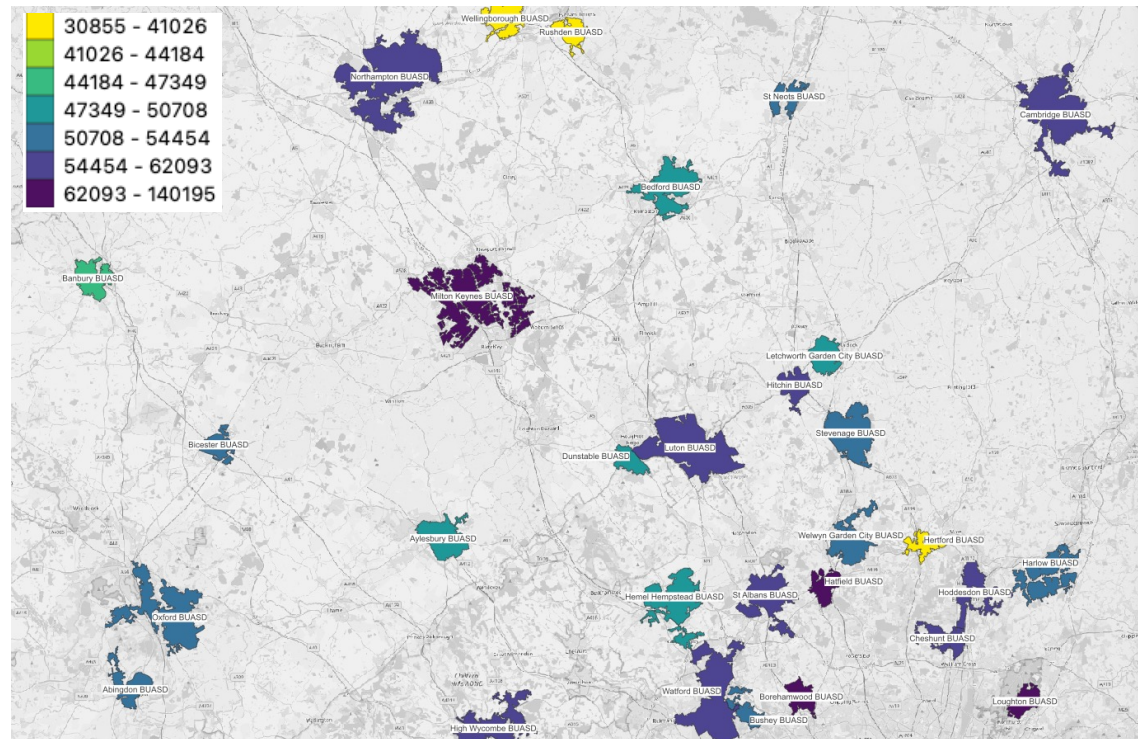
In 2020 Milton Keynes was 20th out of 343 Built Up Areas (BUASD) across England for estimated GVA per filled job at £89,210. This level of GVA per filled job is notably higher than Cambridge (circa £54,000) or Oxford (£51,000) for example.

For the whole of Milton Keynes Council (the local authority area) the GVA per filled job is high (some £76,587 in 2020), the 23rd highest overall across 374 local authority areas).

Considering the BUASD and the Local Authority level data together, this indicates that Bletchley and Fenny Stratford, Newport Pagnell, Olney and the northern more rural part of the Milton Keynes Council area have a slightly lower GVA per filled job than the Local Authority area overall, but not significantly so.

Overall, Milton Keynes and within it the Bletchley and Fenny Stratford area are characterised as high productivity locations compared with other benchmark town, regional and national averages.

£ GVA Per Filled Job



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7. Education and Skills

7. Education and Skills

Introduction

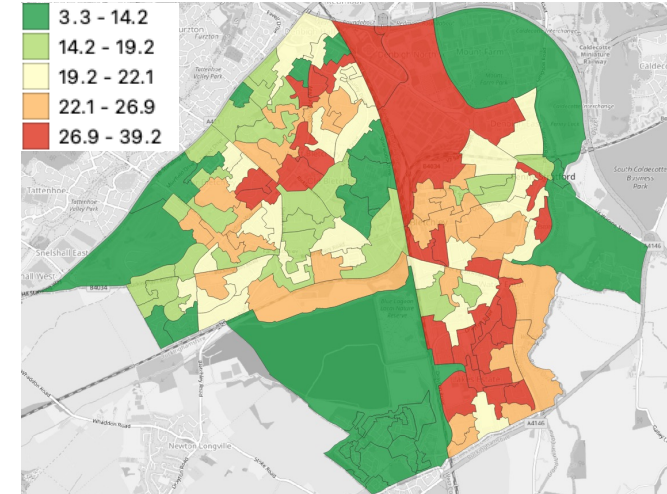
This section provides a summary analysis of key educational attainment in terms of qualifications and skills for the Bletchley and Fenny Stratford area. It also reviews the characteristics of school and further / higher education provision within the area.

Educational Qualification Attainment

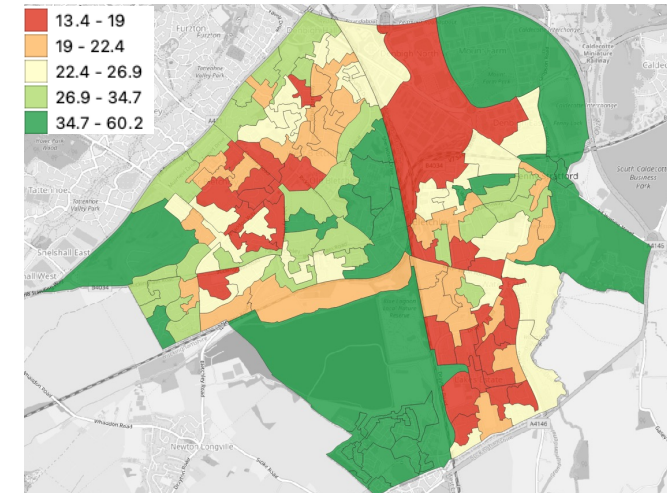
The accompanying plans show the geographical distribution of the proportion of residents with no qualifications (top figure); and the proportion with Level 4+ qualifications (bottom figure) representing higher qualifications (NVQ's, diplomas, graduate and master degrees, doctorates, etc.).

The geographic distribution reflects patterns of housing wealth, economic activity and deprivation in Bletchley and Fenny Stratford, with concentrations of lower qualification attainment tending to align with older established housing stock and areas of higher qualification attainment with locations of more recent housing completions and higher house prices.

% residents aged 16+ with No Qualifications



% Residents aged 16+ with Level 4+ Qualifications



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Secondary School Attainment Locally

The two secondary schools in the Bletchley and Fenny Stratford area lag behind the Milton Keynes (local authority) and England averages across a range of indicators from 2021/22 data.

Although we do not present the data here, there appears to be a similar picture in primary schools in the area in terms of a lagging behind the MK and England average, especially for achieving higher standards as the data is now somewhat dated, from 2019.

This data should be used carefully and only in line with the official guidance from DfE alongside the publication of this data that stresses the uneven impact of the Covid-19 pandemic on 2021/22 school and college performance data.

DfE recommend:

- not making direct comparisons with data from previous years or between schools or colleges; and
- analysing specific factors that may have influenced these results and consider a range of information when forming a view on how well a school or college is doing, including pupil / student population information.

It is therefore recommended not to make direct comparisons between schools, or with data from previous years. Comparisons with local and national averages can be made cautiously to put an individual school or college's results into context.

	Ebacc		Grade 5 or above Maths		
	Average Point Score	Entering Ebacc (%)	English GCSE (%)	Attainment 8 score	
Lord Grey Academy	3.79	30	42	43.3	
Sir Herbert Leon Acadmey	3.25	11	37	40.1	
Milton Keynes LA	4.04	34	47	46.6	
England	4.27	39	50	48.8	

Primary and Secondary Schools

- **Secondary Education** is provided by the following establishments:
 - **Lord Grey Academy** in Bletchley: over 1400 pupils with a sixth form and rated Good by Ofsted in May 2022.
 - **Sir Herbert Leon Academy** in Water Eaton: a smaller secondary understood to be in process of closing its sixth form. Rated inadequate by Ofsted in May 2022.
 - **Baytul IIm Secondary School**: a Secondary level independent faith school (male only)
 - There are no independent Secondary level sixth form providers identified in the Bletchley and Fenny Stratford area.
 - In close proximity, but outside Bletchley and Fenny Stratford is the Milton Keynes Academy which includes a sixth form, and has a specialism in business and enterprise with strong links to local businesses.
- **Primary Education** – there is a good level of primary provision (ten schools, two of which are catholic church related). The majority are rated Good by Ofsted, with Drayton Park School and The Premier Academy rated as Outstanding. One school rated as requiring improvement.
- **Independent Primary Education** – one independent day school at Milton Keynes Preparatory School.
- **Specialist Schools** – there are three specialist schools (one is independent) providing specialist education for pupils in the age range 5 – 19 years.

Primary and Secondary Schools Locations



Source: <http://mapping.milton-keynes.gov.uk/mymiltonkeynes.aspx>

Higher and Further Education Provision

- **South Central Institute of Technology (SCIoT)** – one of a number of Institutes of Technology (IoTs) across the country based on collaborations between existing further education colleges, universities and business. The main SCIoT Hub is at Bletchley (with satellite campuses at Oxford and Reading). There are circa 500 students with planned new building investment ensuring Bletchley will be the SCIoT's flagship site. It provides higher level technical education and training across a range of STEM occupations and industries. The IoT is a hybrid further education/higher education level of offer and will support delivery of the Technology Park Bletchley Town Fund project.
 - **The Open University (OU)** – higher education is available via The OU (near to, but outside the Bletchley and Fenny Stratford area). The OU is a long established provider of online and distance learning courses at undergraduate and post graduate level, based in Milton Keynes.
 - **Milton Keynes College (MK College)** is the main provider with two campuses, including the Bletchley campus, home to courses in sport development; creative and digital arts; and catering and hospitality services (includes a commercial hair and beauty salon, and commercial training restaurant). The College delivers a variety of qualifications (vocational courses, apprenticeships, higher education, professional certificates) as well as community training, and works in partnership with host of employers and businesses.
- MK College's other campus at Chaffron Way delivers courses in engineering, construction, business, digital technologies, care, media and music. It has a Technology and Innovation Centre, television studio and production gallery, and a commercial day nursery.
- **Cranfield University** is located circa ten miles to the north east of Bletchley. The specialist postgraduate university provides world class expertise in science, engineering (aeronautical, mechanical, manufacturing), design, technology and management with long established partnerships in industry.
 - **MK:U (New University for Milton Keynes)** Cranfield University, Milton Keynes Council and the Milton Keynes Development Partnership have reaffirmed their ongoing commitment to delivering MK:U, a planned new university for Milton Keynes. MK:U is based at Bouverie House in Central Milton Keynes and is opening a new Innovation Hub to support local businesses and foster innovation. The space includes a podcasting studio, professional photography studio, flexible workspaces and a design lab with 3D printing facilities. The physical workspaces and labs can be used by companies in the area to develop their businesses, products and marketing



8. The Housing Market

8. The Housing Market

Introduction

Local housing market dynamics and characteristics are important factors in understanding the Bletchley and Fenny Stratford area. This section looks at a range of core housing market indicators and trends from both the demand and supply-sides. This includes prices, rental values, stock types and tenures, affordability and the supply of new homes in the area.

Key Characteristics

Data from Milton Keynes Strategic Housing Market Assessment (2017) found that Bletchley and Fenny Stratford form part of the overall Milton Keynes Housing Market Area which extends to encompass the whole local authority area as well as parts of Buckinghamshire (to the south and west) and Central Bedfordshire to the east. Bletchley and Fenny Stratford therefore form part of the wider and coherent local housing market with corresponding correlations in house prices, rental value, affordability and significant scales of development over the last decade.

Bletchley and Fenny Stratford housing stock comprises a series of planned housing estates and developments over the period since 1945 and up to the present day, with recent trends for new residential dwellings created from conversion of former commercial floorspace stock as well as the continued development of the Newton Leys planned urban extension in the south of the area. Tenure and price data (set out in this section) reflect these characteristics.

Key summary information concerning the local housing market from the 2021 Census includes:

- The total existing housing stock in Bletchley and Fenny Stratford is some 17,558 dwellings;
- The Output Area level data indicates a density averaging 5,667 residents per sq.km (a useful proxy for housing density). This compares with an average of 433 per sq.km for England as a whole;
- 62% of the existing housing stock was constructed between 1945 and 1982. There is some more limited, pre-1945 stock to the west of the town centre area; and more recent housing development including dwellings under construction to the south-west around Newton Leys;
- The type of stock comprises a substantial element (55%) of detached or semi-detached dwellings. 25% of the current housing stock are terraced homes and 18.7% are flatted apartments.

Housing Tenures in Bletchley and Fenny Stratford

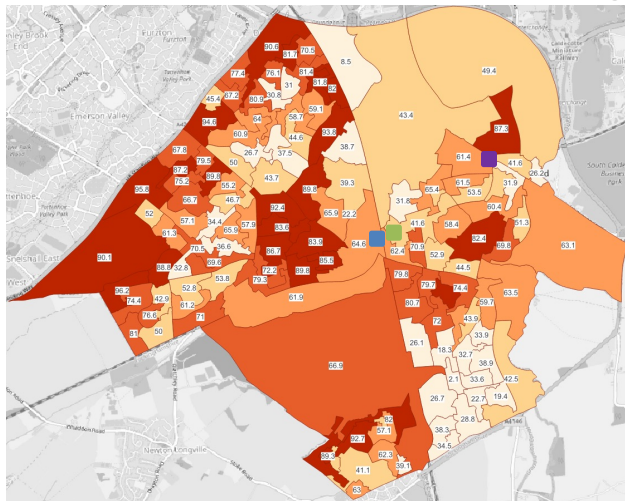
Patterns of housing tenure are set out in the plans below showing the distribution of owner occupation, social rented and privately rented stock in Bletchley and Fenny Stratford using Census 2021 data.

Owner occupied housing (either with a mortgage or owned outright) are clearly established in the older and more established areas of housing. Outright ownership (i.e. with no housing finance debt) is particularly prevalent in areas of older private housing stock.

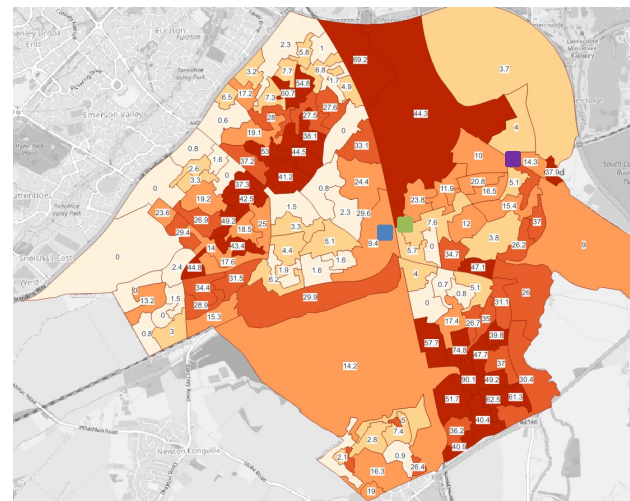
Social rented housing tenures are particularly clustered within the south-eastern part of Bletchley and Fenny Stratford reflecting the characteristics of the existing stock in this location.

Private rental accommodation is strongly clustered around the centre of Bletchley and tends to reflect higher density residential developments close to the station area.

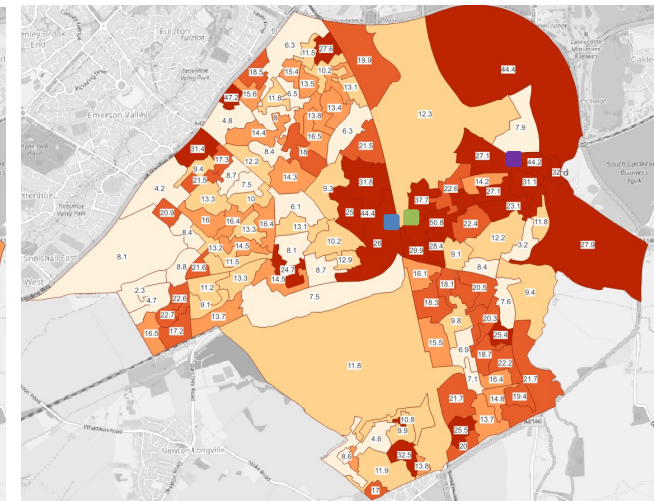
Owner Occupied Dwellings



Social Rented Dwellings



Private Rented Dwellings



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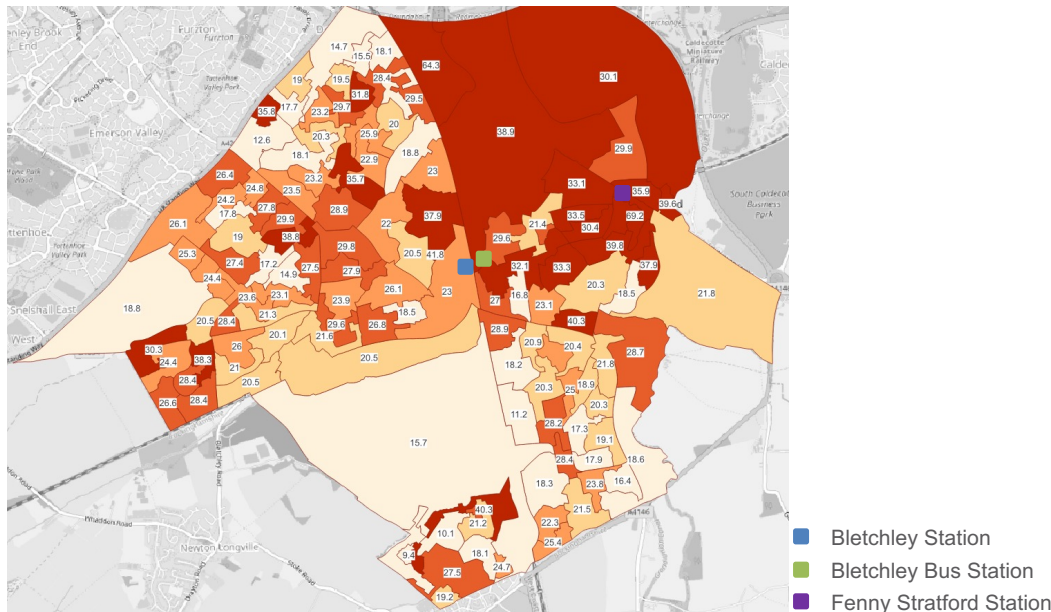
- Bletchley Station
- Bletchley Bus Station
- Fenny Stratford Station

Household Sizes

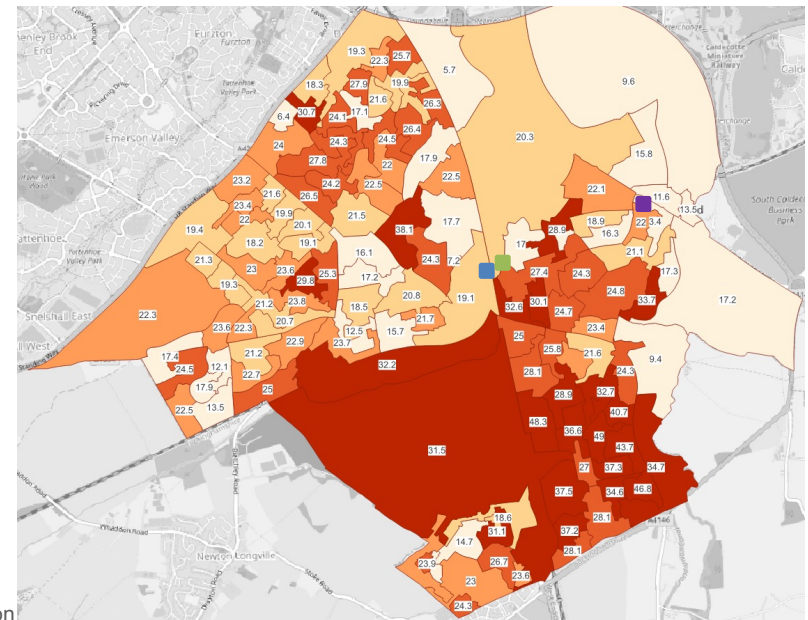
Overall household size (available bedspaces) indicates that around 65% of the existing households are in dwellings of 3, 4 or more bedspaces. Conversely there are around 35% in 1 or 2-bed accommodation. The housing size mix is characterised by larger, family-sized dwellings, of which some 65% are under-occupied.

The largest concentration of single person households tends to be clustered in parts of Bletchley and Fenny Stratford with the greatest levels of social rent and private rental housing stock. The pattern of 4+ person households reflects the pattern of both recent housing completions to the south of the town centre and also of the larger existing social rented housing areas to the south-east.

Single Person Households



4+ Person Households

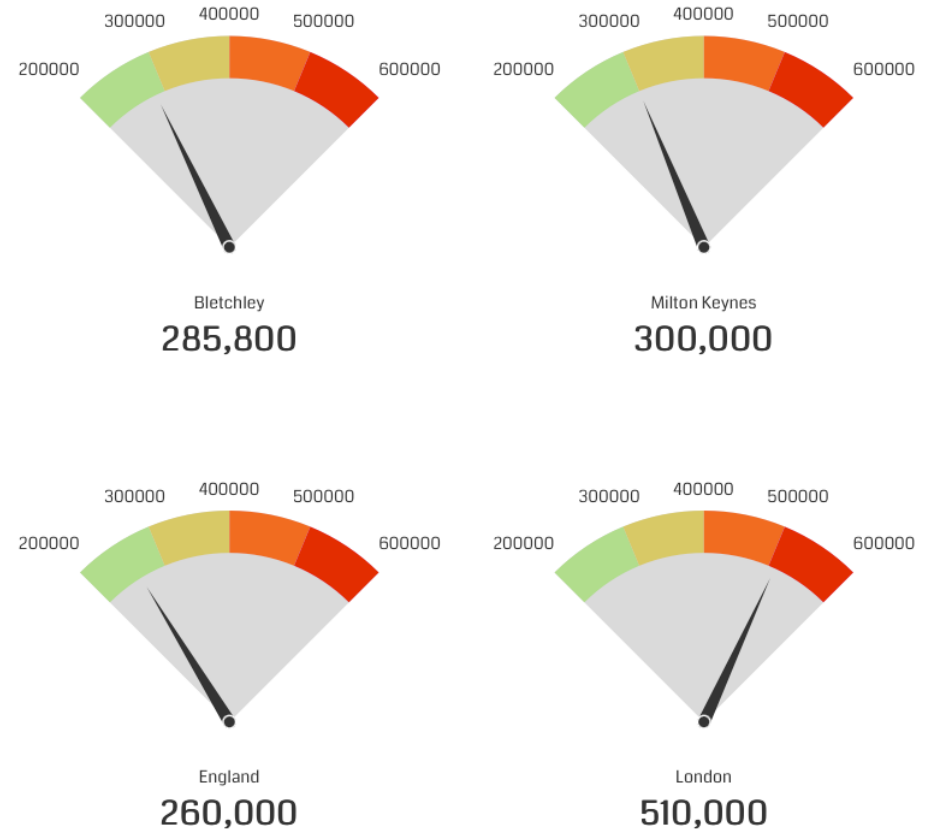


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Comparative House Prices

While Prices in Bletchley and Fenny Stratford are higher than England, they are lower than the Milton Keynes average and significantly lower than the Average London price as the accompanying diagram indicates, based on prices for the year to June 2022.

House Prices Year to June 22 £



Source: [ONS HPSSA](#) • Created by Understanding Data for Chilmark Consulting Ltd.

House Prices Over Time – By Type

The accompanying table sets out the average house price change over the period 2011 – 2020 for Bletchley and Fenny Stratford and for the benchmark towns. It shows growth of some £97,000 over the period for all properties, representing a growth of some 65%, in line with the Wider LA changes. The data here is for Bletchley Built Up Area (Sub Division).

Average House Price Change 2011 - 2020

All Properties

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20	%
Bletchley	150,000	150,000	150,000	180,000	200,000	220,000	230,000	238,000	240,000	247,000	97,000	65
Aylesbury	175,000	174,950	183,500	204,500	229,950	252,750	280,000	285,000	275,000	280,000	105,000	60
Leighton Buzzard	173,000	179,950	190,000	215,000	224,350	250,000	271,250	280,000	285,950	295,000	122,000	71
Hatfield	196,750	207,000	200,000	225,000	249,000	300,000	310,000	305,000	318,000	335,000	138,250	70
Wellingborough	118,000	119,500	125,000	128,000	145,000	152,500	174,000	182,500	187,000	195,000	77,000	65
Milton Keynes (city)	170,000	183,000	186,000	200,000	220,000	240,000	260,000	275,000	270,000	280,000	110,000	65

House Prices Over Time – By Type of Dwelling

The table sets out the average house prices and change over the period 2011 – 2020 for different types of housing stock (detached, semi-detached, terraced and flatted dwellings). The data here is for Bletchley Built Up Area (Sub Division).

Detached

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20	%
Bletchley	230,000	230,500	231,000	250,000	284,450	315,000	337,000	351,000	360,000	356,000	126,000	55
Aylesbury	281,250	282,500	297,500	338,000	367,000	410,000	415,000	425,000	420,000	397,000	115,750	41
Leighton Buzzard	250,000	275,000	270,000	303,000	335,000	375,000	403,500	410,000	407,500	419,950	169,950	68
Hatfield	420,000	385,000	364,950	430,000	485,000	545,000	550,000	540,000	550,000	565,000	145,000	35
Wellingborough	179,000	187,250	175,000	205,000	217,500	237,750	255,500	271,250	280,500	287,500	108,500	61
Milton Keynes (city)	265,000	278,000	285,000	330,000	360,000	398,000	420,000	440,000	438,500	430,000	165,000	62

Semi Detached

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20	%
Bletchley	155,000	170,000	165,500	194,500	215,000	240,000	255,000	266,150	264,000	265,500	110,500	71
Aylesbury	199,950	208,000	212,500	236,250	265,000	297,500	320,000	315,000	310,000	310,000	110,050	55
Leighton Buzzard	190,000	194,950	198,750	224,500	249,950	286,500	300,000	317,500	300,000	309,000	119,000	63
Hatfield	221,250	246,000	268,000	285,000	335,000	380,000	379,000	390,000	385,000	390,000	168,750	76
Wellingborough	121,000	124,950	125,000	134,000	144,250	165,000	182,000	190,000	190,000	198,500	77,500	64
Milton Keynes (city)	170,000	177,500	184,000	205,000	222,000	250,000	273,500	275,000	268,000	275,000	105,000	62

Terraced

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20	%
Bletchley	131,250	138,250	138,000	160,000	177,000	200,000	213,000	215,000	210,000	225,000	93,750	71
Aylesbury	164,000	166,000	171,950	195,000	222,650	250,000	265,000	267,500	259,500	252,500	88,500	54
Leighton Buzzard	165,000	170,000	175,000	190,000	220,000	245,400	255,000	260,000	262,750	265,000	100,000	61
Hatfield	208,500	203,500	205,000	229,250	260,000	310,000	319,000	310,000	318,000	337,000	128,500	62
Wellingborough	94,750	95,000	106,650	110,000	120,000	132,000	145,000	156,000	155,000	161,250	66,500	70
Milton Keynes (city)	145,650	150,500	157,000	173,000	192,500	215,000	230,000	240,000	235,000	242,000	96,350	66

Flats

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-20	%
Bletchley	133,500	128,000	129,850	123,500	140,250	140,000	190,000	190,000	170,000	146,500	13,000	10
Aylesbury	125,000	125,000	123,000	130,750	155,000	175,000	193,000	190,000	180,000	182,500	57,500	46
Leighton Buzzard	120,000	122,000	124,000	139,000	150,000	175,000	180,500	185,000	179,000	175,000	55,000	46
Hatfield	156,000	145,000	148,500	175,500	187,000	220,000	238,000	227,500	226,000	210,000	54,000	35
Wellingborough	95,000	78,000	74,400	77,500	82,000	115,000	113,600	144,000	141,000	117,500	22,500	24
Milton Keynes (city)	117,000	121,000	130,000	135,000	142,500	175,000	174,000	180,000	171,000	150,500	33,500	29

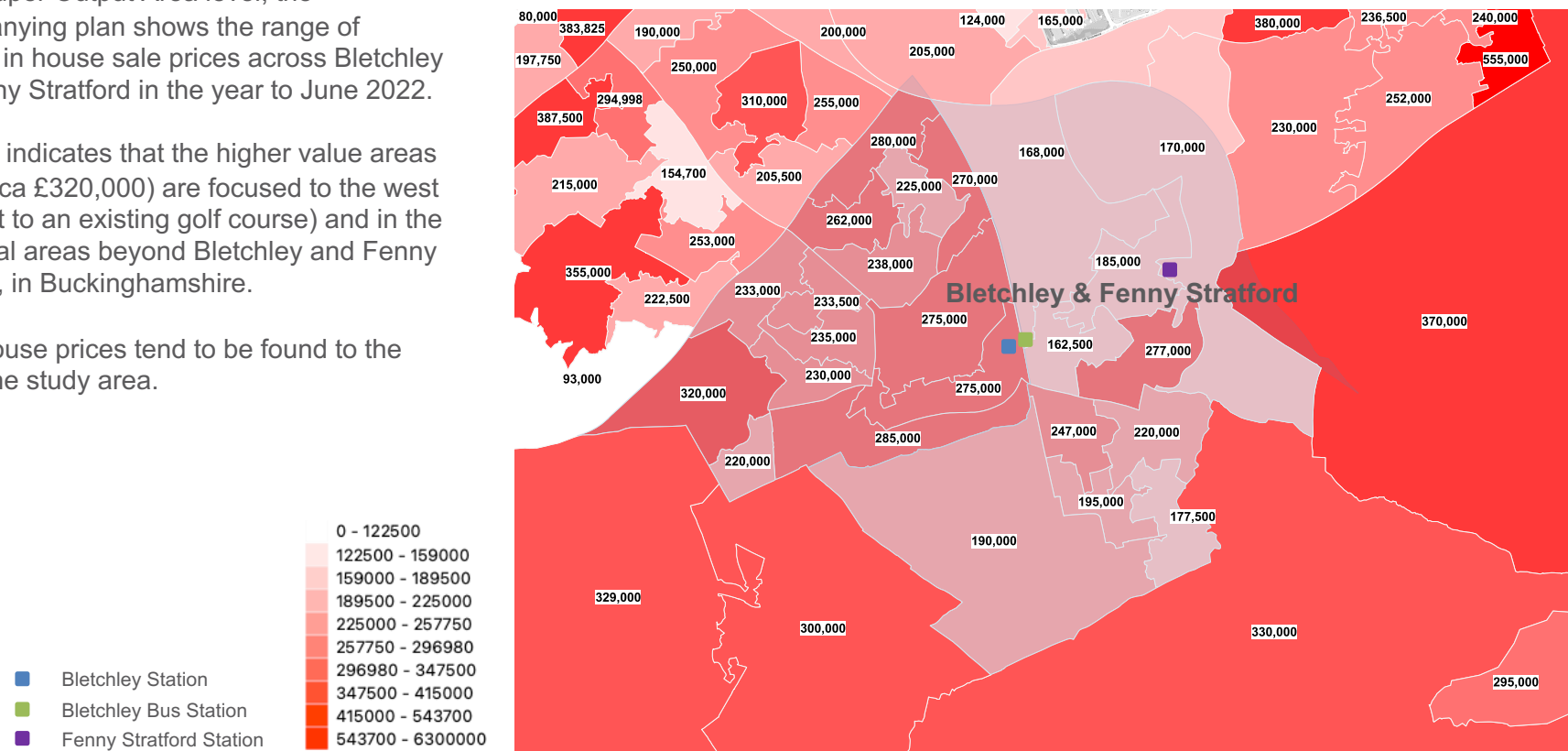
Lower Quartile Average House Prices in 2022

Using Lower Quartile house price data at the Lower Super Output Area level, the accompanying plan shows the range of variation in house sale prices across Bletchley and Fenny Stratford in the year to June 2022.

The plan indicates that the higher value areas (up to circa £320,000) are focused to the west (adjacent to an existing golf course) and in the more rural areas beyond Bletchley and Fenny Stratford, in Buckinghamshire.

Lower house prices tend to be found to the east of the study area.

£ Lower Quartile Average House Prices, 2022



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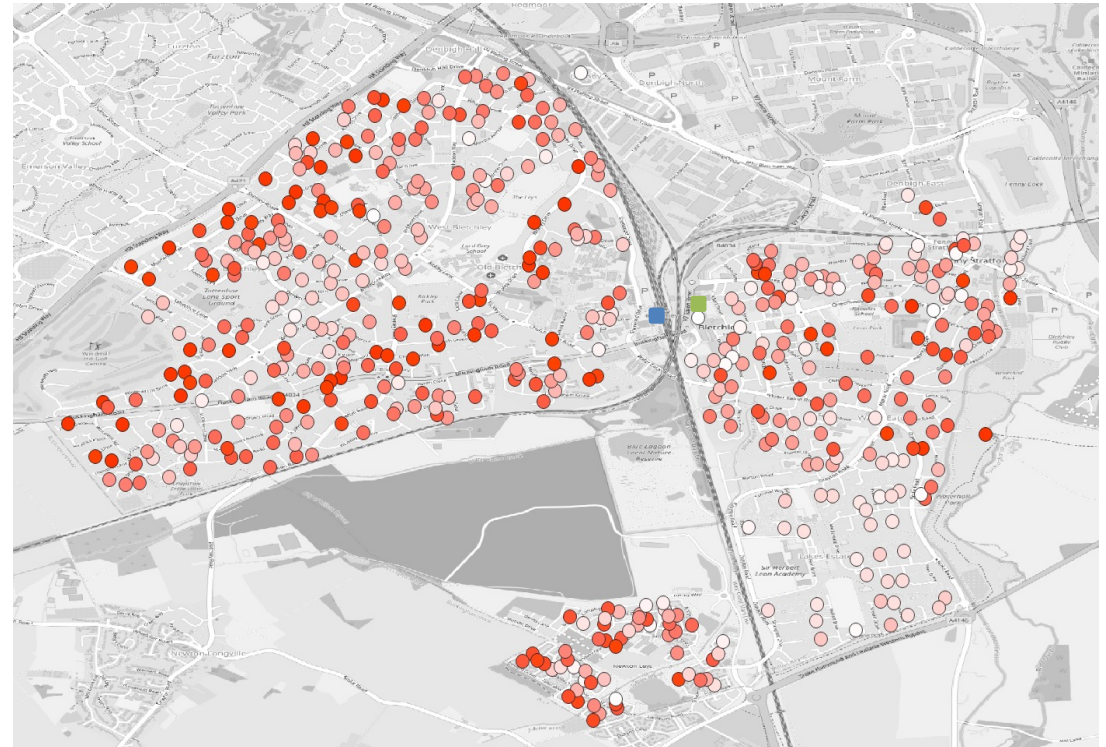
Median House Prices - Postcode Level Sales 2021 - 2023

Turning to sales price data in the period from January 2021 to February 2023, there were a total of 1,219 sales across the Bletchley and Fenny Stratford area.

In the accompanying plan, the individual sales prices are averaged across each postcode area with the darker red colour representing more expensive sales and the lighter colours reflecting lower sales values (and tending to correspond with areas of the greatest concentration of social rented housing stock).

The cluster of sales in the south of the area reflects the ongoing new-build construction and completion of dwellings around Newton Leys.

Average House Sales Prices Distribution 2021 - 2023



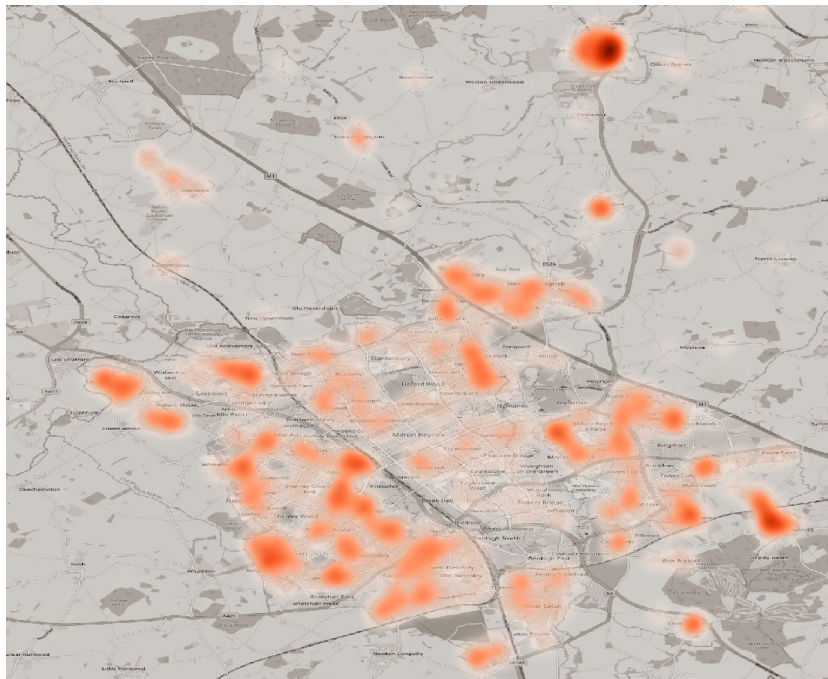
Created in QGIS by Understanding Data under license from OS/ONS

- Bletchley Station
- Bletchley Bus Station

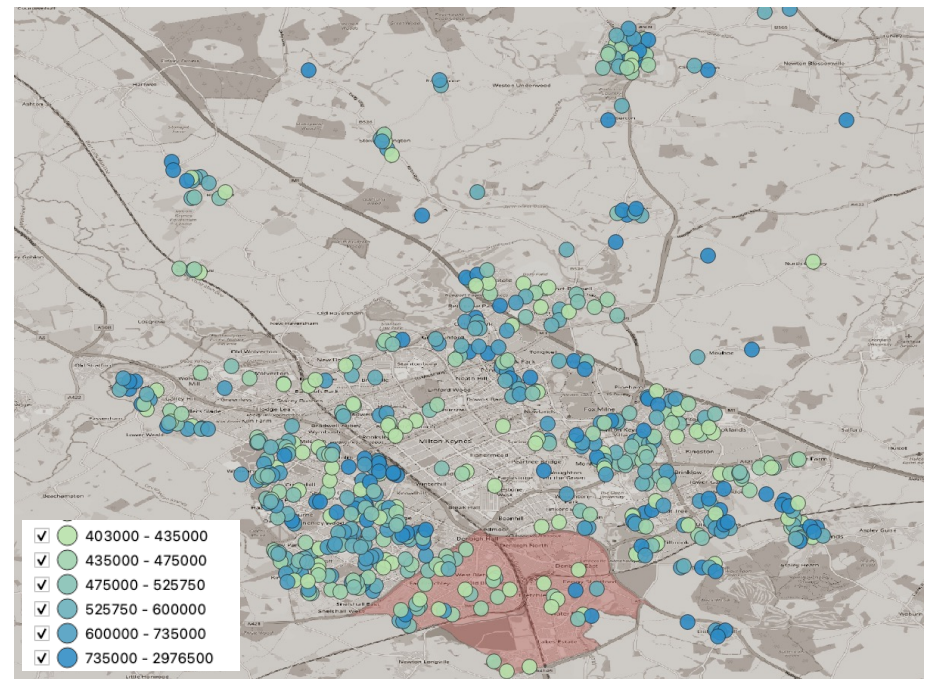
Postcode Level Sales 2022 -2023

The two plans below indicate the scale and focus of all house sales (and highlighting those sales of higher value, above £400,000) during the year 2022 – 2023 to date. The western side of Bletchley has similar house prices to the neighbouring parts of south western Milton Keynes.

Milton Keynes Context Price Heatmap of Dwelling Sales, 2022 - 2023



Higher Value Sales (£400k+) 2022 – 2023, Bletchley, Fenny Stratford and Milton Keynes



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Rental Values for Dwellings

The two accompanying tables set out a range of current rental data housing stock in Bletchley and Fenny Stratford alongside the comparative regional, national and benchmark town locations.

The data is drawn from [home.co.uk](https://www.home.co.uk) together with local authority and regional data from the ONS Private Rental Market Statistics published by the Valuation Office Agency (VOA) for the year to September 2022.

For Bletchley and Fenny Stratford, the data indicates an average rental price of £1,609 per calendar month (PCM) and a median rent of £1,500 pcm. 68% of the rental stock in Bletchley and Fenny Stratford is within the £1,000 - £2,000 pcm range.

These rental values are higher than for comparable benchmark towns and show little difference from the overall rental values for Milton Keynes as a whole.

Rental Values

Area	All categories				
	Count of rents	Mean	Lower quartile	Median	Upper quartile
ENGLAND	509,390	946	610	800	1,100
LONDON	59,420	1,672	1,205	1,475	1,850
EAST MIDLANDS	41,120	698	550	660	795
Wellingborough	670	706	595	695	800
EAST	64,680	962	715	875	1,150
Central Bedfordshire UA	1,960	984	795	900	1,100
Welwyn Hatfield	920	1,106	850	1,025	1,300
SOUTH EAST	96,500	1,079	800	975	1,250
Buckinghamshire	3,720	1,276	891	1,100	1,423
Milton Keynes UA	2,110	1,096	900	1,035	1,250

Source: VOA's administrative database as at 30 September 2022

	Bletchley Fenny Stratford	Aylesbury	Leighton Buzzard	Hatfield	Wellingborough	Milton Keynes
Total properties for rent	41	102	34	59	59	305
Properties for rent listed in the last 14 days: £pcm	14	33	15	20	16	109
Average property rents	1,609	1,388	1,047	1,585	869	1,685
Median rent:	1,500	1,200	950	1,450	825	1,500
Rent under £250 pcm	0.0	0.0	0.0	0.0	0.0	0.0
£250 to £500 pcm rent	0.0	1.0	0.0	0.0	15.3	0.0
£500 to £1,000 pcm rent	14.6	29.4	55.9	11.9	64.4	13.8
£1,000 to £2,000 pcm rent	68.3	61.8	41.2	69.5	20.3	66.9
£2,000 to £5,000 pcm rent	17.1	5.9	2.9	18.6	0.0	19.0
Rent over £5,000 pcm	0.0	2.0	0.0	0.0	0.0	0.3
Median rent (pcm)	750	880	773	1,050	725	1,150
One bedroom	1,150	1,200	950	1,350	838	1,250
Two bedrooms	1,500	1,575	1,295	1,550	998	1,500
Three bedrooms	1,775	1,700	1,548	1,700	1,800	1,798
Four bedrooms	2,768	2,000	-	2,400	470	2,243
Five bedrooms						
Median rent (pcm)						
Room	800	650	663	948	417	600
Flat	1,025	1,100	788	1,200	745	1,273
House	1,595	1,400	1,200	1,600	950	1,595

Rental Values for Dwellings

This map shows the number of properties available as of March 2023 and their median rental value for Bletchley and Fenny Stratford and benchmark towns.

Private Residential Rental Availability and Average Values



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Stock Change – Dwelling Completions

Looking at the level of housing stock change over time (using Milton Keynes City Council monitoring data), from 2011 – 2022 there have been a total of 2,559 housing completions (an annual average of 233 dwellings) across the parishes comprising the Bletchley and Fenny Stratford area.

The annual levels of completion have been relatively stable and consistent during the 2011 – 2022 period.

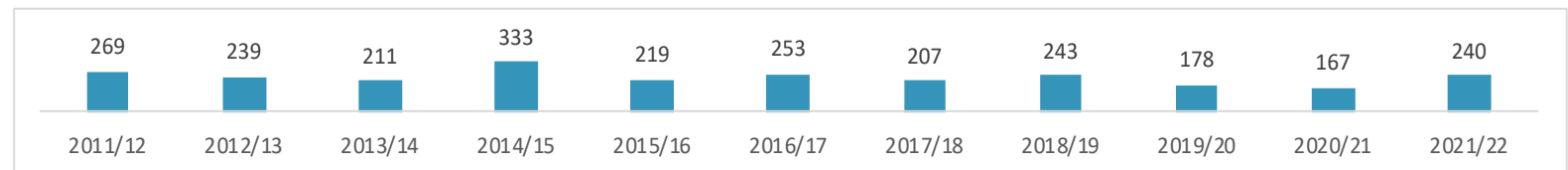
This represents a significant proportion of the total increase in dwelling stock in Milton Keynes local authority area as a whole (some 14.9%). The level of stock growth was circa 18% – 20% per annum as a proportion of Milton Keynes overall growth share over the 2011 – 2017 period.

The share of new housing completions in Bletchley and Fenny Stratford (14.9%) is approximate to the population share of the area (15.1%) and the total housing stock (15.4%) as of 2011.

Housing Completions, Bletchley and Fenny Stratford, 2011 - 2022

	Bletchley and Fenny Stratford Parish	West Bletchley Parish	Bletchley & Fenny Stratford area total	Milton Keynes	% of MK total
2011/12	230	39	269	1586	17.0
2012/13	146	93	239	1315	18.2
2013/14	198	13	211	1001	21.1
2014/15	268	65	333	1440	23.1
2015/16	201	18	219	1202	18.2
2016/17	191	62	253	1247	20.3
2017/18	194	13	207	1527	13.6
2018/19	233	10	243	1795	13.5
2019/20	158	20	178	2090	8.5
2020/21	166	1	167	1998	8.4
2021/22	231	9	240	2005	12.0
2011/22	2216	343	2559	17206	14.9
Average	201	31	233	1564	

Bletchley and Fenny Stratford Housing Completions



9. The Commercial Market

9. The Commercial Market

Introduction

The commercial property market in Bletchley and Fenny Stratford is well established and forms a key land use within the area. This section sets out headline summary market information with respect to demand and supply including floorspace availability and take-up, rental values, pipeline supply of employment and retail floorspace and related trends.

Key Characteristics

- **Retail** – the retail market is concentrated in central Bletchley at the main throughfare of Queensway which includes the Brunel Shopping Centre. Designated a District Centre, Bletchley is a secondary retail centre when compared to Central Milton Keynes. The centre is characterised by a 'value' offer and home to local independent stores and some multiple retailer representation.
- **Offices** - The office market in Bletchley and Fenny Stratford is limited. At the local level, the office market has historically been characterised by modest local demand requirements concentrated along Queensway.
- **Industrial and Logistics** – the industrial market locally is significant with well established large industrial and logistics / distribution locations. The excellent road links have driven the industrial market with market activity confirming healthy levels of take up, rising rent levels and demand.

Current Retail, Office and Industrial Unit Availabilities, EG Radius

The plans below using data from EG Radius identify the current units and floorspace available for letting with respect to retail, office and industrial (light, general and logistics or mixed industrial) within the Bletchley and Fenny Stratford area.

The plans serve to highlight the clear distinction and concentration of the different employment generating land uses across the Bletchley and Fenny Stratford area.

Available Retail Unit / Floorspace



Available Industrial Units / Floorspace



Available Office Units / Floorspace



Source: Extracted from EG Radius, March 2023

Retail

The local retail market is concentrated in central Bletchley at the main throughfare of Queensway which includes the Brunel Shopping Centre. Designated a District Centre, Bletchley is characterised by a mixed offer and home to local independent stores and some multiple retailers.

The main focus for national retailers, food and drink, and leisure operators is at out of centre locations around Bletchley and Fenny Stratford, with a number of prominent retail and leisure facilities concentrated in Denbigh North. These include MK1 shopping and leisure park (in close proximity to Stadium MK), Ikea, Asda and Beacon and Rushmere retail parks, and Tesco Extra at Watling Street. Overall, out of centre provision dominates the retail market at the local level.

Queensway is characterised by a traditional shopping centre (Brunel Shopping Centre) at its western extent, which contains a number of national multiple occupiers alongside independent stores while the majority of the linear centre is dominated by independent retail, service and leisure units serving local needs albeit with a limited provision of value focused national multiples. The main area of retail provision on Queensway is concentrated between Brunel Shopping Centre and Princes Way with service uses to the east of the junction with Princes Way.

The retail market in Fenny Stratford is significantly smaller and focused around local provision at Aylesbury Street, Watling Street and Simpson Street which provide a localised top up offer dominated by independent businesses.

In market performance terms, EG radius indicates a total retail lettings availability of 6,564 sq.m (70,655 sq.ft) in Bletchley and Fenny Stratford across 21 units, primarily concentrated at Queensway, Brunel Shopping Centre and out of centre locations (MK1, Rushmere and Beacon retail parks). The average asking rent for marketed units is identified by EG at circa £30/psf (Bletchley) and £26.75/psf (Fenny Stratford).

For comparison, in Greater London the average achieved rents are £42.40 per sq.ft and there is some 12.18m sq.ft of retail floorspace available currently.

Bletchley & Fenny Stratford - Retail	Key Data
Lettings Availability	6,564 sq.m / 70,655 sq.ft (21 Units)
Average Achieved Rent	£21.89 psf
Average Asking Rent	£30 psf (Bletchley) £26.75 psf (Fenny Stratford)
Investment Yield	4% (out of centre) 8.5% (in centre) 6.14% (Fenny Stratford)

There is good evidence of new lettings in Bletchley with EG Radius reporting an average achieved rent of £21.89/psf over the last two years (and an average deal size of 126 sq.m / 1,361 sq.ft) with rental values ranging from circa £10 - £28.50/psf across Queensway and a similar rental tone for units at Brunel Shopping Centre. This is a significant range of achieved rental values that reflects the location, quality and size of premises.

With regard to investment transactions collected by EG over the same time period, evidence is more limited but indicates an investment differential between out of centre stock (4% yield) and in centre Queensway (8.5%). Investment evidence for Fenny Stratford is limited to a 6.14% net initial yield for a retail unit at Denmark Street.

The comprehensive regeneration of Bletchley town centre is an identified priority for the Council which seeks to raise the profile and enhance the qualitative offer of the centre, and deliver new investment for improved retail, commercial and community facilities. The Council's purchase of the Brunel Shopping Centre and more recently the former Sainsburys site form important elements of the strategy driven by the Town Deal Fund and shaped by the adopted SPD for Central Bletchley.

Offices

The office market in Bletchley and Fenny Stratford is limited when set in the context of the wider Milton Keynes market and has historically been characterised by modest local demand requirements concentrated along Queensway (often at first floor level) together with Challenge House, a 4,418 sq.m (47,554 sq.ft) refurbished business centre at Sherwood Drive, Bletchley Park and Bletchley Business Campus, Barton Road. Office space is also available as ancillary space associated with the main industrial areas which dominate the local commercial market. The office market in Fenny Stratford is modest.

Office accommodation in Bletchley is limited and there have been few significant transactions over recent years. Evidence of low letting and transactional activity is further confirmed by EG Radius data which highlights insufficient data to establish trends over the last three years. Assessed over five years, EG data indicates an average achieved rent of £20/psf and a relatively small average size of office (48sq.m / 513 sq.ft) in Bletchley. In Fenny Stratford, letting activity has been concentrated at Douglas House, Simpson Street with EG identifying achieved rents in the range £13.50/psf - £13.75/psf based on an average deal size of 123 sq.m (1,323 sq.ft).

Turning to quality of office floorspace, EG Radius data indicates a mix of good quality (Grade A) and secondary (Grade B) stock available for letting now, representing a choice and mix of stock in the local market reflecting different rental price points.

Information for office investment yields is limited. EG Radius identify one transaction in 2020 related to Sherwood Place, a 1,300 sq.m (14,000 sq.ft) office sold at a net initial yield of 7.65%.

There are low levels of office availability recorded, totalling an availability (Q4 2022) of 5,101 sq.m (54,907 sq.ft) across 12 offices with the majority of the largest office floorspace focused at industrial locations. Average asking rents for office floorspace is circa £12.72/psf. Only two of the available offices are identified in Fenny Stratford (both at Douglas House).

In the Central Milton Keynes market there is higher office demand, a growing reputation for the fintech sector, and a significant upturn in office rents with prime office rents at a high of £30/psf; good quality secondary space (£28/psf); and secondary (poor quality) at £14.50/psf. Prime office yields are 5.5% driven by completion of Santander’s Unity Place at Milton Keynes Station Square during 2023. Office availability was 11.5% of stock in June 2022.

The proposed Town Fund Innovation Hub project will also support the creation of a bespoke hub as part of the Station Gateway development scheme to help broaden the workspace offer in Bletchley.

For wider comparison, in Greater London as a whole the average achieved office rent is £60.10 per sq.ft and there is a current availability of circa 74.57m sq.ft of office floorspace.

Bletchley & Fenny Stratford - Offices	Key Data
Lettings Availability	5,101 sq.m / 54,907 sq.ft (12 offices)
Average Asking Rent	£12.72 psf
Average Achieved Rent	£20 psf (Bletchley) £13.50 - £13.75 psf (Fenny Stratford)
Investment Yield	7.65%

Light and General Industrial

The commercial industrial market is well established with large industrial locations concentrated in Denbigh North, comprising estates at Denbigh West, Denbigh East, Fenny Lock and Mount Farm together with Barton Road at Water Eaton to the south. The excellent road links reflected in the close proximity to the A5 and M1 motorway have driven the industrial market with more market activity confirming healthy levels of take up, rising rent levels and increasing demand outweighing supply.

The market for Class B1 (light industrial / R&D / offices), now Class E and Class B2 (general industrial) uses is concentrated across the industrial locations.

Levels of availability are relatively limited. EG Radius data identifies 13,195 sq.m (142,036 sq.ft) of floorspace and an average asking rent of £11.50/psf. Analysis of lettings by EG over the last three years confirm an average achieved rent of £6.66/psf and an average deal size of 19,498 sq.m (209,878 sq.ft) although this average takes account of a single large letting at Bletcham Way.

Commercial floorspace is often available as mixed industrial sites (for Class E, B2 and B8 uses). EG Radius data identifies a higher level of availability of 'mixed' industrial floorspace in Bletchley and Fenny Stratford totalling 35,526 sq.m (382,404 sq. ft) with an average asking rent of £8.64/psf currently.

Recent letting activity shows an average achieved rent of £8.67/psf although higher rents in the range £11.60/psf - £12.77/psf have been achieved at Chancerygate Business Centre at Denbigh Road, an example of a modern warehouse/industrial/trade unit which can accommodate Class B uses.

For wider comparison, achieved industrial rental values are some £19.82 per sq.ft in Greater London as a whole, with current available space totalling circa 28.9m sq.ft.

Bletchley & Fenny Stratford - Industrial	Key Data
Lettings Availability	13,195 sq.m / 142,036 sq.ft (Industrial) 35,526 sq.m / 382,404 sq.ft (Mixed Industrial)
Average Asking Rent	£11.50 psf (Industrial) £8.64 psf (Mixed Industrial)
Average Achieved Rent	£6.66 psf (Industrial) £8.67 - £12.77 psf (Mixed Industrial)

Storage and Distribution

Analysis of the storage and distribution (class B8) market using EG Radius confirms the availability of 15,511 sq.m (166,961 sq.ft) of storage / distribution floorspace in Bletchley and Fenny Stratford.

This is dominated by one scheme, Code, a new development of two high quality units totalling 1,943-13,059 sq.m (20,914-140,566 sq.ft) at Third Avenue. The only other available warehouse floorspace is at Avant Business Centre, Third Avenue (509 sq.m/5,481 sq.ft). A large prime logistics scheme is marketed in close proximity to Fenny Stratford at PLP MK although this is to the east of the A5 at Brickhall Road.

The tight supply situation for warehousing is confirmed by a limited level of letting activity over the last three years. Data shows an average achieved rent of £10.71/psf and an average unit deal size of 294 sq.m (3,154 sq.ft).

Demand remains strong and is attractive to the investment market with EG Radius data identifying the sale of two distribution sites; the John Lewis Distribution Centre (57,357 sq.m / 617,393 sq.ft) at Fenny Lock for a prime net initial yield of 3.05% and the sale of Granby Industrial Estate, Peveral Drive (13,656 sq.m / 146,992 sq.ft) at a net initial yield of 5.89%.

The industrial market in the wider Milton Keynes area is considered robust with strong demand continuing to outstrip supply.

In summer 2022, Bidwells reported a low availability rate of 2.2% for Milton Keynes industrial with the scale of demand for Milton Keynes identified as 1.48m sq.m (16m sq. ft). Prime industrial yields at 4% are driven by strong rental growth prospects with prime industrial rents reported as above £10.50/psf with secondary industrial rents typically in the range £7/psf - £8.50/psf.

Bletchley & Fenny Stratford – Storage / Distribution	Key Data
Lettings Availability	15,511 sq.m / 166,961 sq.ft) (dominated by Code)
Average Asking Rent	£11.50 psf (Industrial) £8.64 psf (Mixed Industrial)
Average Achieved Rent	£10.71 psf
Investment Yield	3.05% - 5.89%

Other Commercial Facilities – Stadium MK

Stadium MK provides a number of important commercial facilities beyond a football stadium that include Marshall Arena, a 3,420 sq.m indoor arena which has the capacity to accommodate 5,000 guests over three floors.

The facility provides a dedicated events and hospitality venue which provides the largest indoor arena in the area. The Stadium also includes a 340 bed hotel (DoubleTree by Hilton Milton Keynes) that includes a number of events spaces around the hotel together with a restaurant (Marco Pierre White Steakhouse Bar & Grill).

Summary Commercial Market Rental Values and Availability, Bletchley and Fenny Stratford and Benchmark Locations

Average Achieved Rent by Sector (£/sq. ft)			
	Retail	Office	Industrial
Bletchley and Fenny Stratford	£21.89	£20.01*	£10.35
Aylesbury	£21.97	£18.00	£11.43
Hatfield	£22.04	£22.08	£15.73
Leighton Buzzard	£20.94	£17.47	£8.77
Wellingborough	£17.24	£16.46	£6.66
Milton Keynes	£28.77	£20.52	£9.92
South East	£24.16	£22.10	£11.54
England	£24.30	£36.86	£9.76

* Over the last 5 years due to insufficient data over recent years

Current Availability - Lettings (sq.ft)			
	Retail	Office	Industrial
Bletchley and Fenny Stratford	70,655	47,554	549,365
Aylesbury	50,207	86,798	371,401
Hatfield	15,135	418,282*	35,233
Leighton Buzzard	20,907	3,997	136,315
Wellingborough	24,754	70,705	588,254
Milton Keynes	716,714	915,815	3,469,521
South East	13,179,582	29,908,449	55,847,652
England	74,914,765	190,777,015	410,941,460

* Significant levels of floorspace at Hatfield Business Park

Source: EG Radius, March 2022



10. Strategic Transport Connectivity

10. Strategic Transport Connectivity

Introduction

This section offers a short summary of the main, strategic transport infrastructure and connectivity for Bletchley and Fenny Stratford with respect to road, rail and public transport infrastructure together with analysis of travel journey times.

Vehicle Ownership

The 2021 Census provides data on the level of car / van ownership by household.

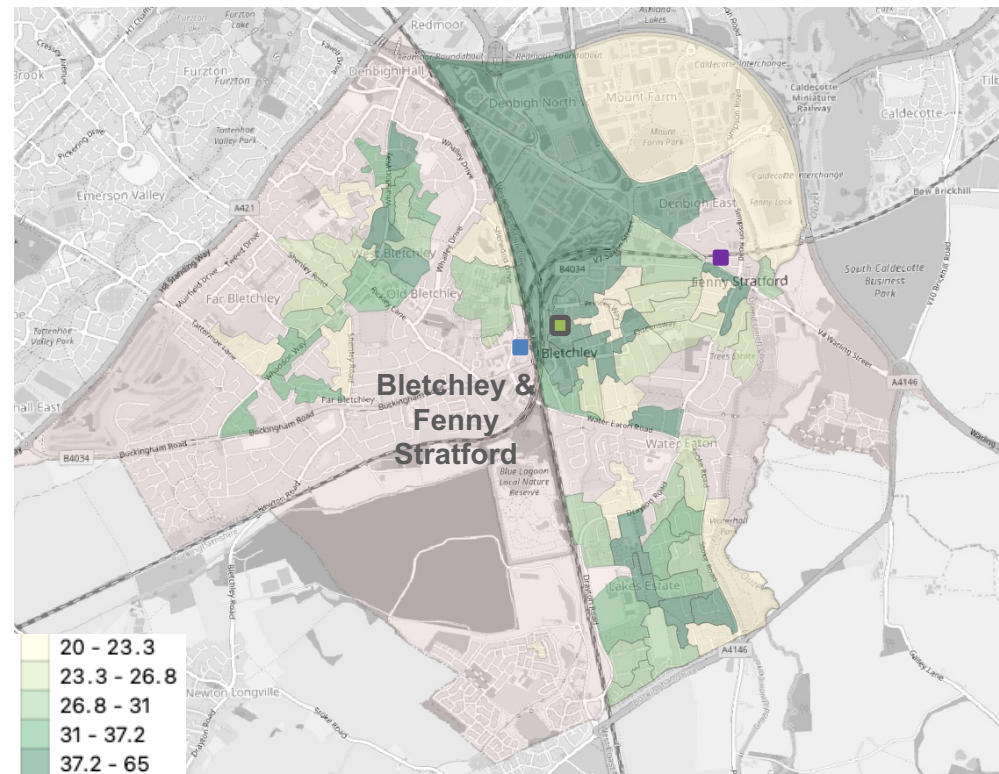
The accompanying plan identifies the locations within Bletchley and Fenny Stratford where greater than 20% of the households have **no access** to a private vehicle. Overall, the Census indicates a range from 1.8% - 65% of households with no access to a private vehicle.

The distribution shows a strong reflection and consistency with areas that have the greatest levels of social housing stock and also the predominance of areas with concentrations of non-residential land uses.

The locations with the lowest access to a vehicle include:

- Denbigh West;
- Fenny Stratford; and
- Water Eaton (including the Lakes Estate).

Areas of Bletchley and Fenny Stratford Where >20% of Households Have No Access / Ownership of a Private Vehicle



Created in QGIS by Understanding Data under license from OS/ONS

- Bletchley Station
- Bletchley Bus Station
- Fenny Stratford Station

Public Transport Connectivity - Rail

The table opposite and the two isochrone maps overleaf shows the travel geography and sphere of influence of Bletchley and Fenny Stratford with respect to rail travel. It highlights railway stations accessible to / from Bletchley and Fenny Stratford stations in 1 – 5 hours.

There is an extensive catchment and travel area to / from Bletchley and Fenny Stratford, with central London stations within a one hour travel time. Indeed, London Euston is reachable in 37 minutes and Birmingham New Street in 1 hour 8 minutes. Liverpool and Manchester city centres are approximately 2 hours by train. Milton Keynes Central is just five minutes travel time.

The data is drawn from Chronotrains.com and uses industry standard assumptions for station interchange times and is based on current rail timetable data.

Annual passenger flow data for Bletchley railway station identifies some 1.139m passenger entries and exits and 99,000 trip interchanges in 2019 / 2020 (the year prior to the pandemic impacts on travel patterns). This represented an increase from 1.135m entries / exits in 2018 / 2019.

The proposed Town Fund investment in delivering enhanced links between Bletchley Station and Town Centre will improve the accessibility and profile of the station to support rail travel and interchange in the local area.

Committed Future Rail Enhancements

The East West Rail programme of rail network connectivity improvements including the construction of new sections of railway line will directly serve Bletchley linking the area to both Oxford and Cambridge as well as locations such as Bicester, Bedford and Aylesbury. The current aim of East West Rail is to have trains running between Oxford and Milton Keynes by 2025.

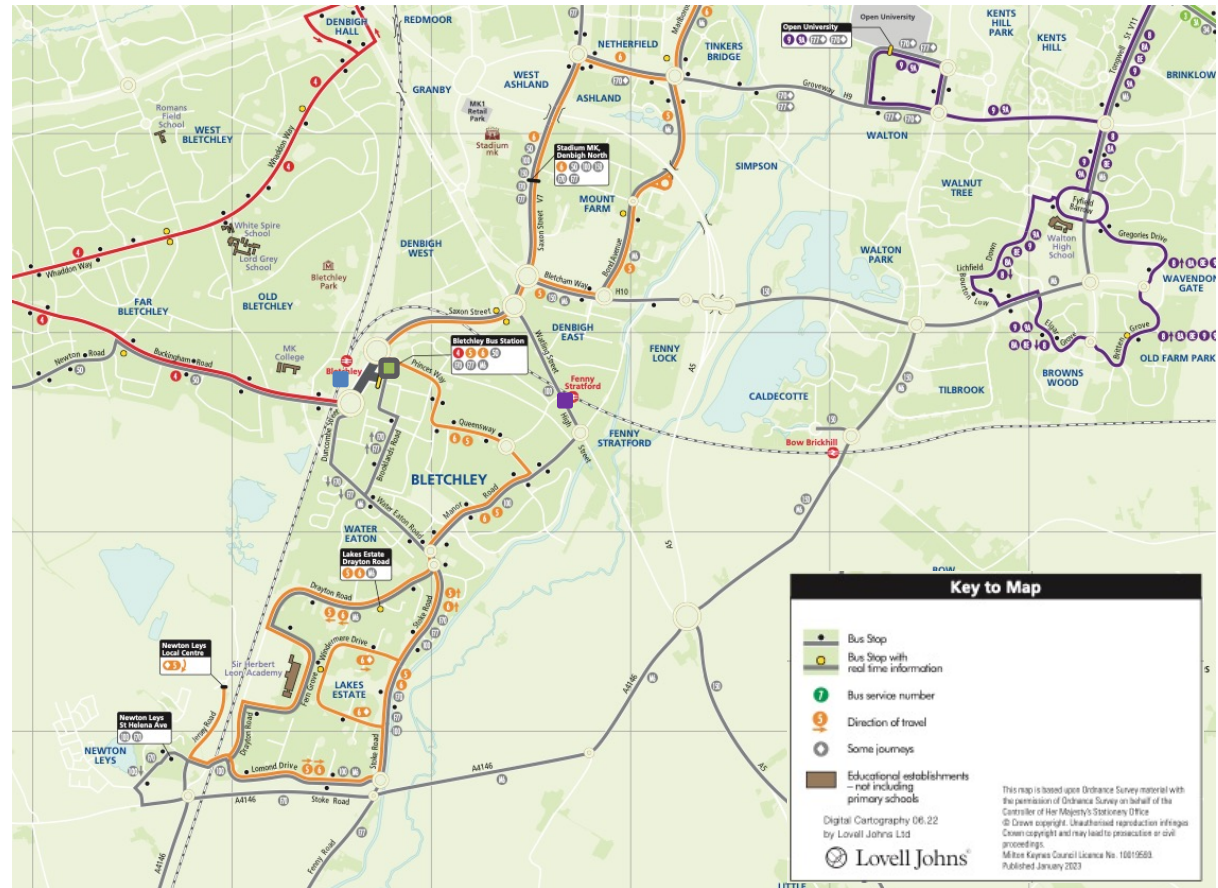
Current Rail Journey Times from Bletchley Station

Destination	Fastest Travel Time	Frequency	Changes
Birmingham New Street	1 hr 8 mins	1 train per hour	Direct
Birmingham New Street	1 hr 42 mins	1 train per hour	1
Birmingham International	1 hr 31 mins	3 trains per hour	Direct
Cambridge	2 hrs 20 mins	2 trains per hour	2
Edinburgh Waverly	6 hrs 27 mins	1 train per 2 hours	2
Liverpool Lime Street	2 hrs 2 mins	1 train per hour	1
London Euston	37 mins	5 trains per hour	Direct
London St Pancras	57 mins	5 trains per hour	1
Manchester Piccadilly	1 hr 56 mins	1 train per hour	1
Milton Keynes Central	5 mins	5 trains per hour	Direct
Newcastle	4 hrs 10 mins	3 trains per hour	2
Oxford	2 hrs 5 mins	4 trains per hour	2

Source: National Rail and The Trainline, March 2022

Public Transport Connectivity – Current Network

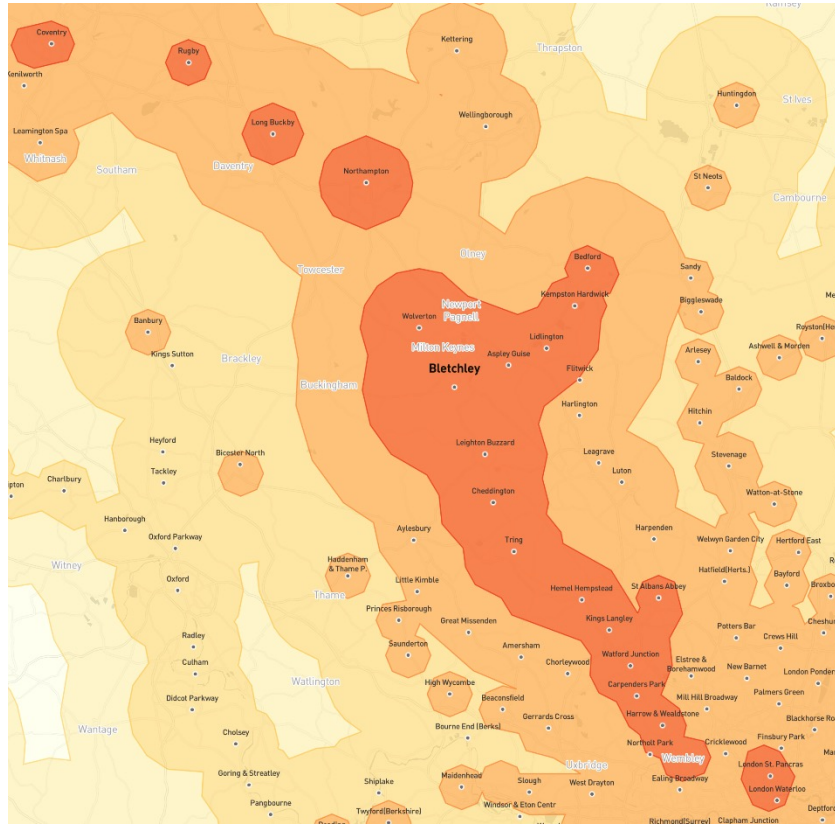
The accompanying plan shows a diagram of the current public transport network in Bletchley and Fenny Stratford with wider links to Milton Keynes and beyond. This highlights the range and depth of public transport connectivity available within the area.



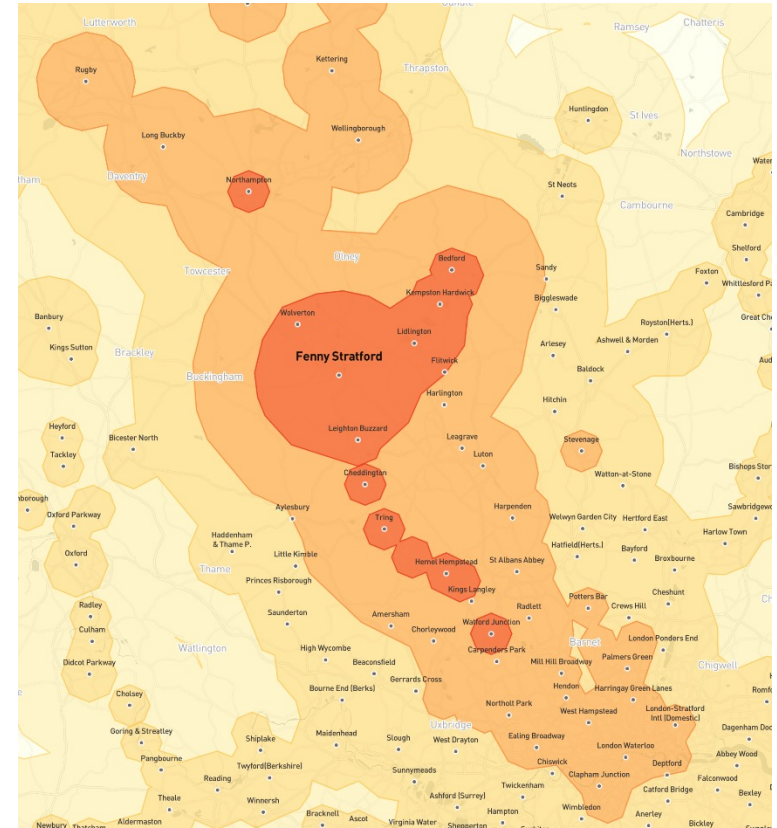
Source: <https://www.milton-keynes.gov.uk/sites/default/files/2023-02/Urban%20Bus%20Routes%20Map%20-%202023%20Jan.pdf>

- Bletchley Station
- Bletchley Bus Station
- Fenny Stratford Station

Rail Connectivity from Bletchley Station



Rail Connectivity from Fenny Stratford Station



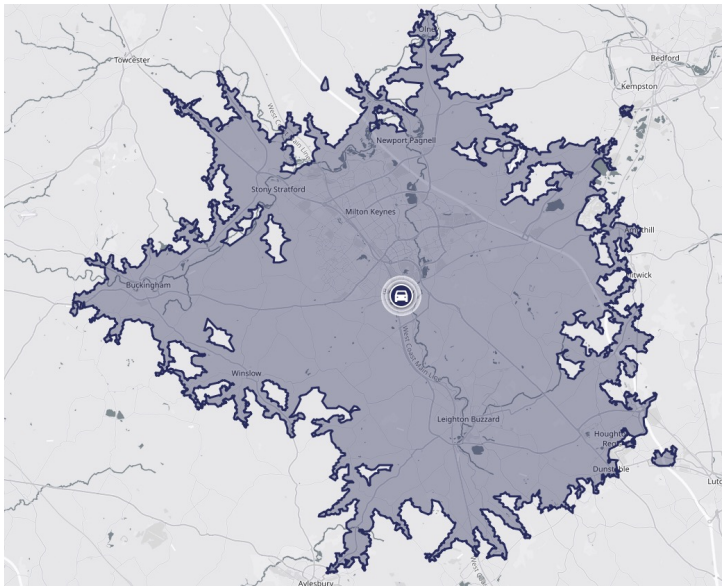
Source: Chronotrains.com: <https://www.chronotrains.com/?zoom=8.8&lng=-0.32&lat=51.75&stationId=7000238>

Road Connectivity – Car and HGV Accessibility

The two isochrone maps set out show the driving times and road accessibility reach of Bletchley and Fenny Stratford (centred at MK2 2SD) at 30 mins and 1hr 30 mins travel times. The data is drawn from Travelttime.com.

The 30 minute isochrone encompasses all of Milton Keynes and Newport Pagnell, stretching to Buckingham and to Leighton Buzzard as well as the boundaries of Luton and Houghton Regis.

30 Minute Drivetime Isochrone from Bletchley



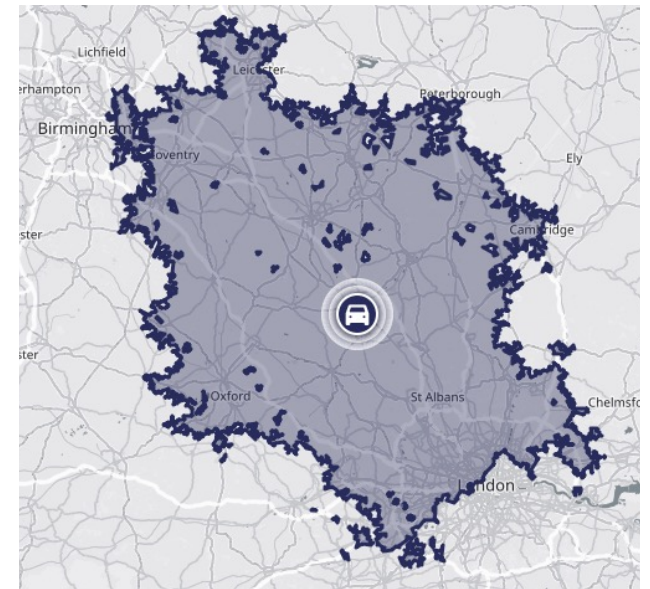
Source: Travelttime.com

The 1.5 hour time isochrone map highlights accessibility to / from Birmingham, Coventry, Leicester and stretching to Peterborough and Cambridge with Oxford and the north west and central London within the isochrone.

Some 14 - 15 million people live within a 1.5 hour drive time.

Accessibility by HGV is also excellent with close access to the existing strategic road and motorway network as well as wider proximity to key logistics hubs along the M1 corridor.

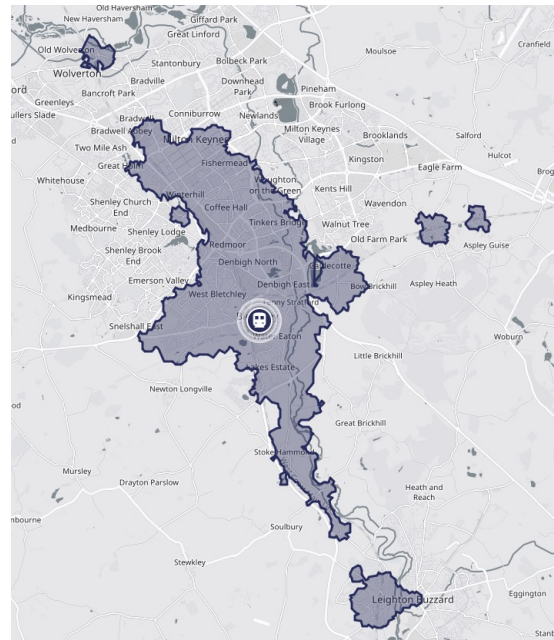
1.5 hrs Drivetime Isochrone from Bletchley



Road Connectivity – Public Transport (Train and Bus Combined)

The isochrone maps below identify the public transport travel accessibility and reach from Bletchley and Fenny Stratford (centred on MK2 2SD) at 30 mins and 1hr 30 mins. The data is sourced from Travelttime.com. The 30 minute public transport isochrone shows accessibility to / from Leighton Buzzard and much of Milton Keynes forming a largely north-south oriented corridor of good accessibility.

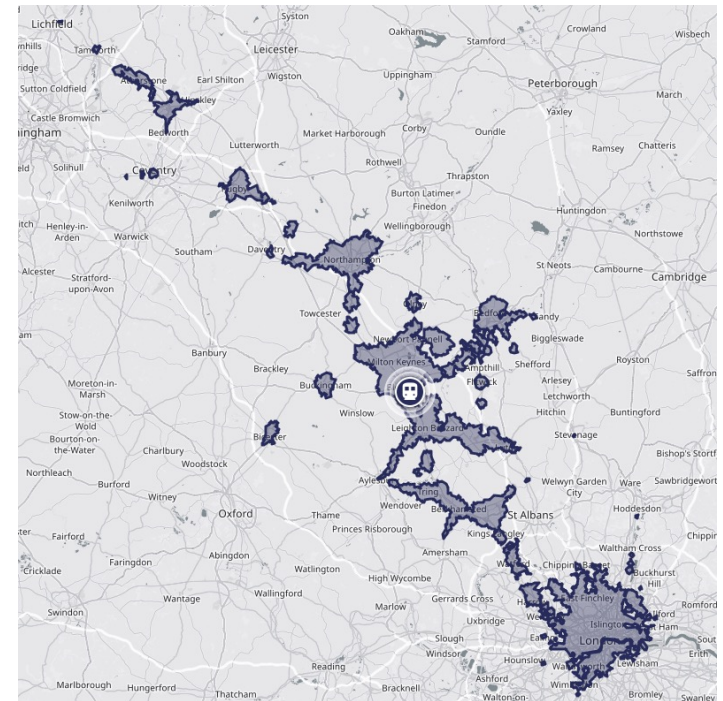
30 Minute Public Transport Isochrone from Bletchley



Source: Travelttime.com

The 1.5 hours isochrone map demonstrates accessibility by public transport to / from Bletchley and Fenny Stratford reaching Coventry, Rugby, Bedford, Buckingham and Bicester and south to much of north west and central London.

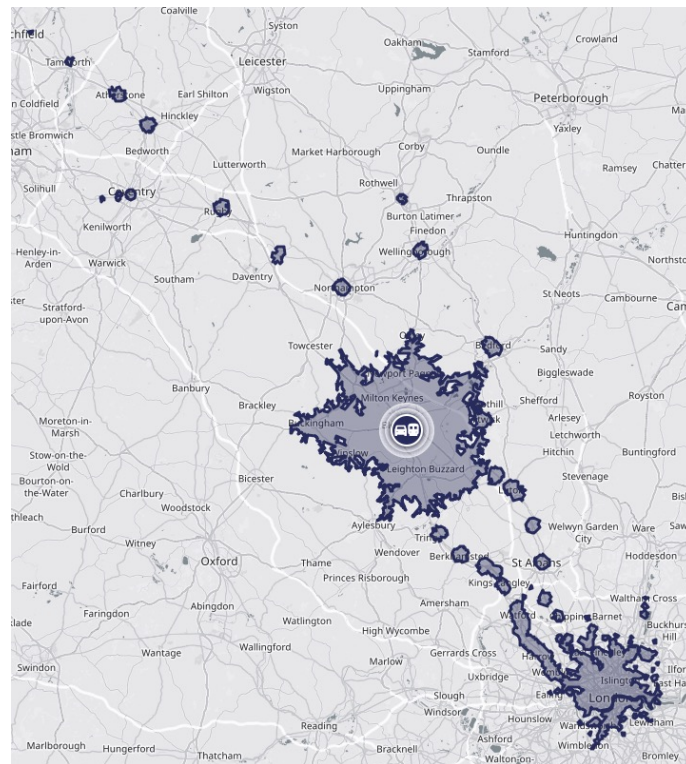
1.5 Hours Public Transport Isochrone from Bletchley



Accessibility – Public Transport and Driving Combined

The isochrone map below shows the combined drive and train travel accessibility and reach of Bletchley and Fenny Stratford (centred on MK2 2SD) for 1hr 30 mins.

1 hr 30 Minute Drive & Train Travel Isochrone from Bletchley

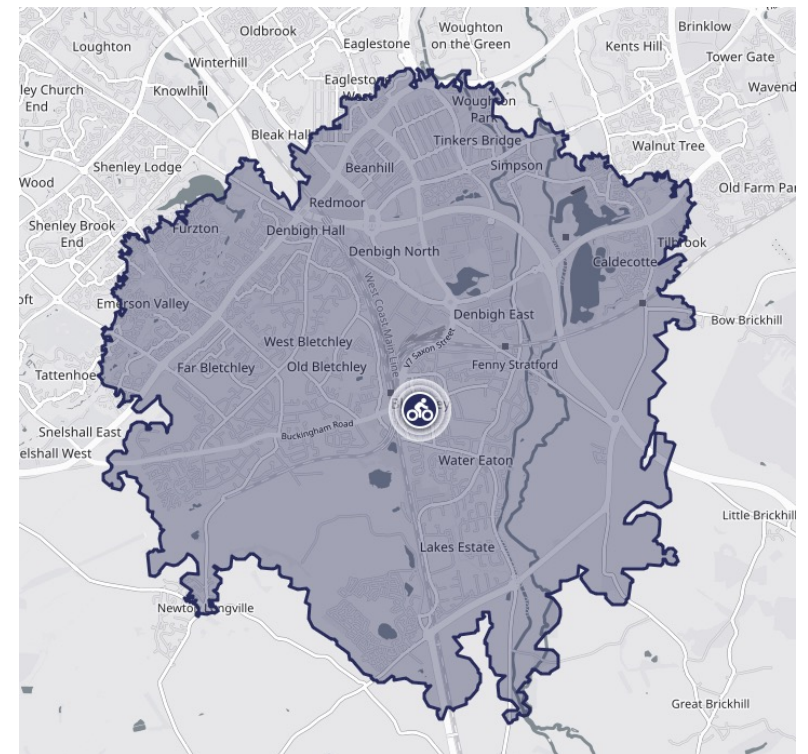


Source: Traveltime.com

Accessibility – Cycle

The 15 minute isochrone map below highlights the cycle travel accessibility and reach from Bletchley and Fenny Stratford. It highlights the ability to reach much of the local area and indeed beyond within 15 minutes cycle time.

15 Minute Cycle Isochrone from Bletchley



11. Environment

11. Environment

Introduction

This section provides headline information concerning a range of environmental quality and provision data in Bletchley and Fenny Stratford. It looks at information on green infrastructure provision, air quality and components of this including Nitrogen Dioxide (NO₂), Particulates (PM10) and Sulphur Dioxide (SO₂) levels. It also shows relevant Index of Multiple Deprivation data and describes personal well-being measures using Census data.

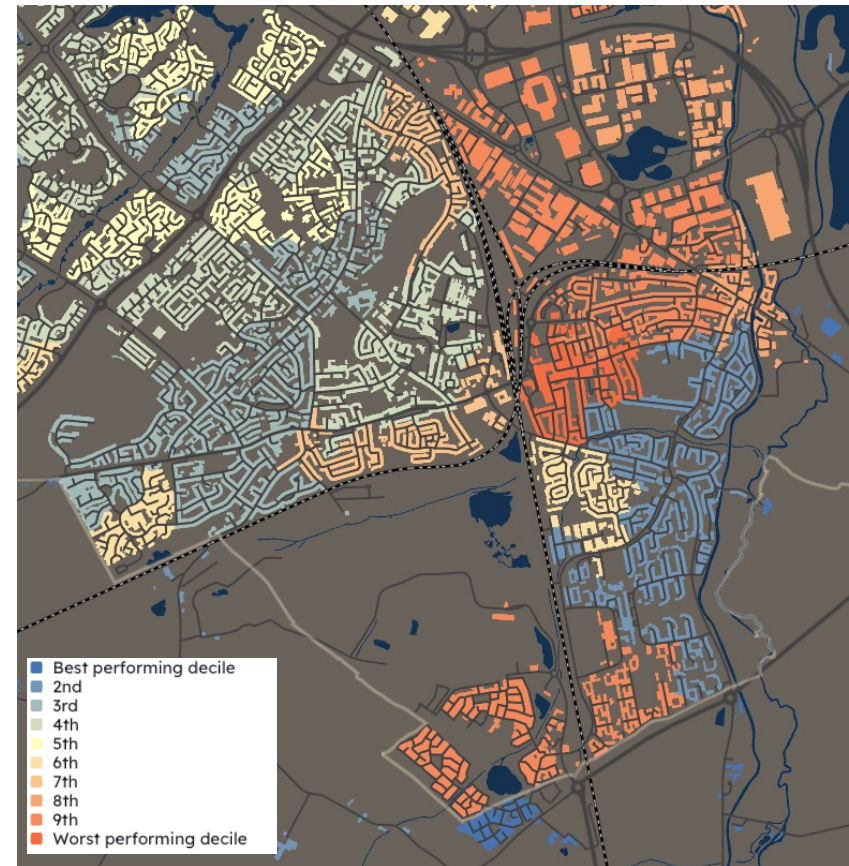
Access to Greenspace

CDRC data mapping has developed a multi-dimensional index covering all of Great Britain measuring how 'healthy' neighbourhoods are.

The Green Space access indicator is based on the distance from the nearest green space (active) and the total green space areas available to each postcode.

The analysis uses performance deciles which show better access to green spaces for most of Bletchley and Fenny Stratford with slightly lower levels of access in the more commercial and mixed industrial core areas to the east and north of Bletchley Station.

Access to Public Green Spaces



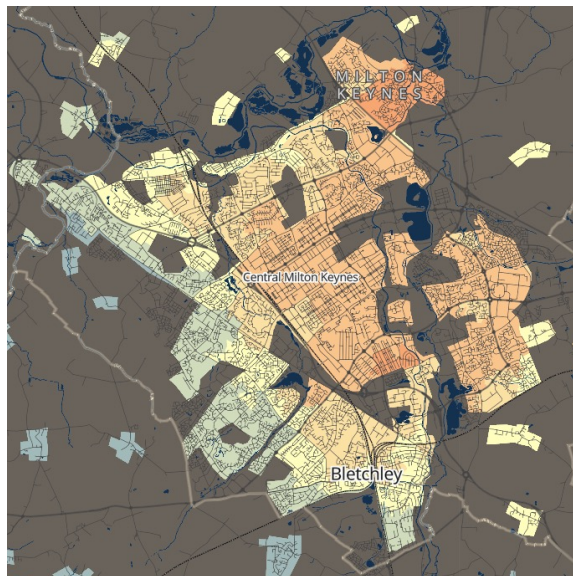
Source: CDRC Mapping, Access to Green Space

Environmental Quality – Components of Air Quality

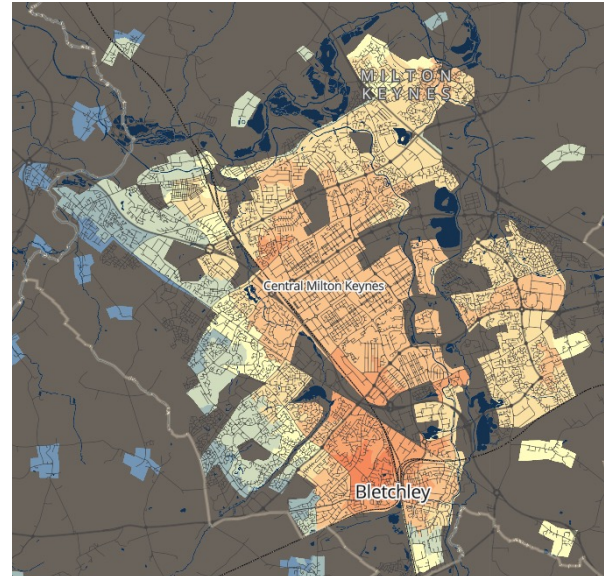
CDRC mapping highlights environmental health conditions in terms of air quality relating to Nitrogen Dioxide (NO₂) and for Particulates (PM10) and Sulphur Dioxide (SO₂). These show relatively good (and similar) conditions for each measure across the Bletchley and Fenny Stratford area in comparison with Milton Keynes and highlight the worsening conditions along the central and eastern areas.

Of the three air quality measures, Particulates are shown to be the worst conditions (denoted by the darker orange and red colours).

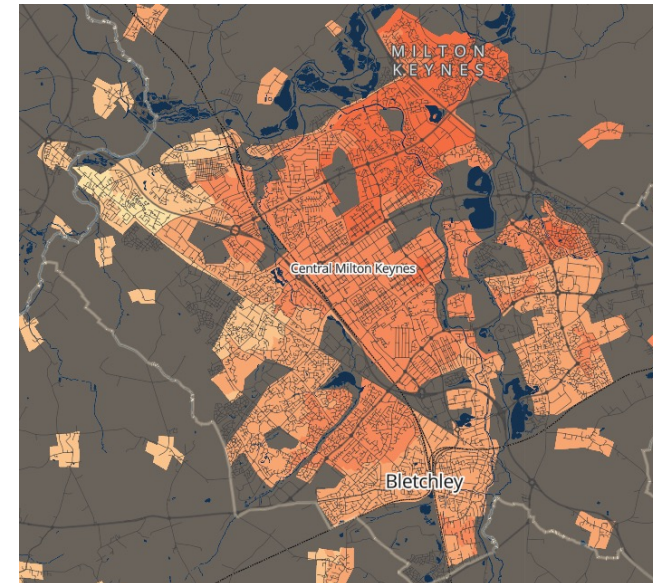
Nitrogen Dioxide NO₂



Sulphur Dioxide, SO₂



Particulate Mapping PM10



Source: CDRC Mapping AHAH



12. Digital Connectivity

12. Digital Connectivity

Introduction

Digital infrastructure and connectivity is a core component for economic prosperity, community well-being and delivery of public services and facilities. This section provides a current overview of digital broadband and mobile communications coverage and availability and any planned enhancements for the Bletchley and Fenny Stratford area.

Patterns of broadband accessibility speeds show some clusters of higher accessibility in areas of newer build residential to the south of Bletchley and, to a lesser extent, within the town centre and more commercial / industrial parts of Bletchley and Fenny Stratford. Fibre connection investment through the Town Fund is aimed at supporting full fibre connectivity in the area.

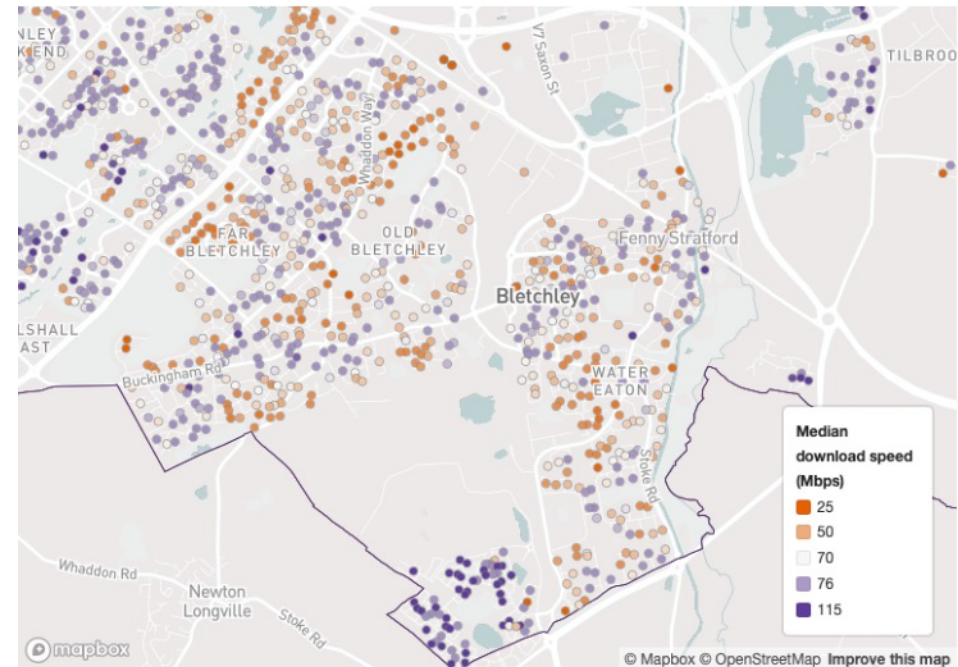
Broadband Access

Accessibility to high quality, reliable broadband for residents and businesses is a critical digital infrastructure factor.

The accompanying plan extracted from the House of Commons Library and based on Ofcom data shows the median average speeds (megabits per second – mbps) for downloads across the Bletchley and Fenny Stratford area as at May 2022. The darker colours represent higher speeds (up to circa 115 mbps) and therefore accessibility to high quality internet provision and the lighter and orange colours represent a slower speed (25 mbps) connections.

The overall extent of coverage and speeds available are similar to those found in other urban centres and the provision is generally of a good quality and spread of coverage.

Broadband Coverage Speeds, May 2022

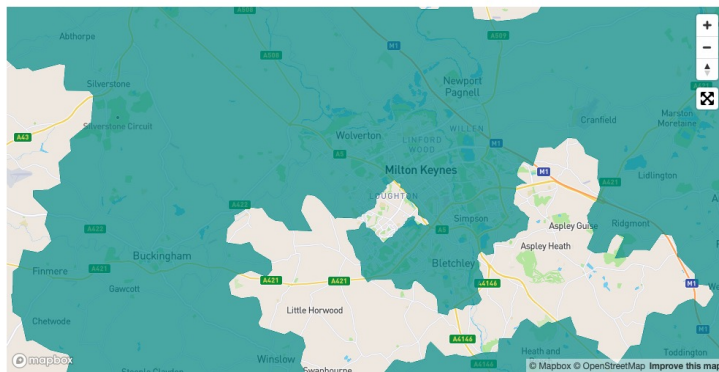


Source: <https://commonslibrary.parliament.uk/constituency-data-broadband-coverage-and-speeds/>

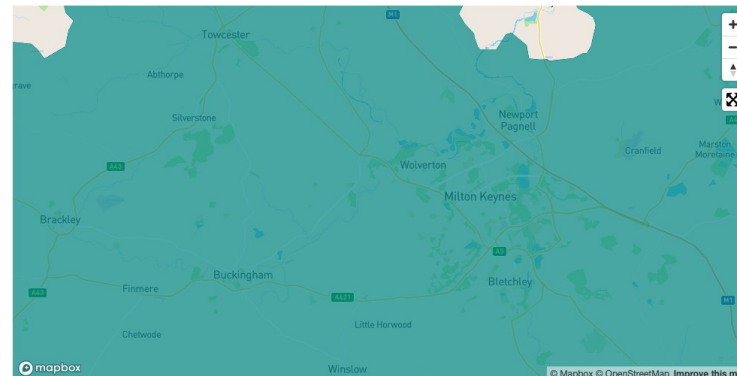
Mobile Communications - 4g and 5g Mobile Connectivity

The accompanying plans demonstrate that there is excellent 5g mobile connectivity coverage of Bletchley and Fenny Stratford from three of the main UK service providers. 4g coverage (not shown) is some 99.6% outdoor and 88% indoor) according to data from Signalchecker.co.uk

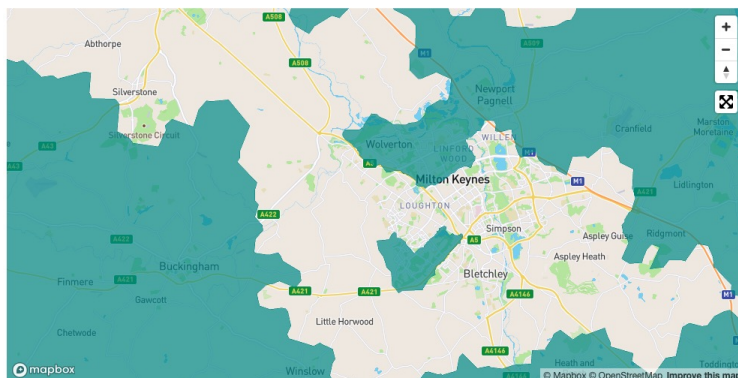
EE 5G Coverage Map



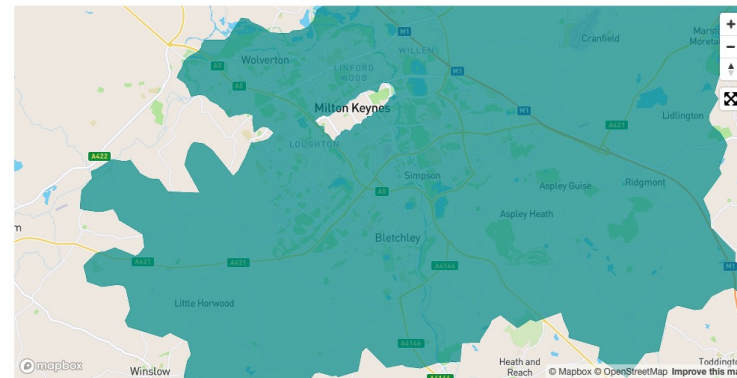
Three 5G Coverage Map



O2 5G Coverage Map



Vodafone 5G Coverage Map



Source: <https://www.signalchecker.co.uk/maps/5g>



Appendix A1: Glossary

Appendix A1: Glossary

Abbreviated terms and key acronyms used in this report are described in the following table.

Abbreviation	Description	Abbreviation	Description
BFS	Bletchley and Fenny Stratford	NIA	Net Internal Area
BUA	Built Up Area	NPPF	National Planning Policy Framework
EG Radius	Estates Gazette Radius Interactive	ONS	Office for National Statistics
GEA	Gross External Area	PDR	Permitted Development Rights
GIA	Gross Internal Area	PSF	Per Square Foot
GDP	Gross Domestic Product	SME	Small, Medium Enterprise
GVA	Gross Value Added	SPD	Supplementary Planning Document
LPA	Local Planning Authority	Sq.ft	Square Feet
LSOA	Lower Super Output Area	Sq.m	Square Metre
MBPS	Megabits Per Second	VOA	Valuation Office Agency
MKCC	Milton Keynes City Council		
MSOA	Medium Super Output Area		



Appendix A2: Key Data Sources

Appendix A2: Key Data Source Links

Description	Website
2011 Census	https://www.nomisweb.co.uk/
2021 Census	https://www.nomisweb.co.uk/
CDRC Maps	https://mapmaker.cdrc.ac.uk/
UK Business Counts	https://www.nomisweb.co.uk/
Business Register & Employment Survey (BRES)	https://www.nomisweb.co.uk/
Companies House data	https://download.companieshouse.gov.uk/en_output.html
UK small area gross value added (GVA) estimates	https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/uk-smallareaagvaestimates
UK gross value added (GVA) and productivity estimates for other geographies	https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/uk-gvaandproductivityestimatesforothergeographies
School Performance data	https://www.find-school-performance-data.service.gov.uk/
House price statistics for small areas in England and Wales: year ending June 2022	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housepricestatisticsforsmallareas/yearendingjune2022/relateddata
Individual price paid house price data	https://landregistry.data.gov.uk/app/ppd

Description	Website
Town level private rent data	https://www.home.co.uk/guides/house_prices_menu.htm?location=bletchley
ONS Private Rental Statistics	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatisticsinengland
Milton Keynes Authority Monitoring Report	https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/monitoring-data-planning/authority-monitoring-report
Commercial Property data	EG Radius – proprietary data (paywall)
Rail travel isochrones	https://www.chronotrains.com/
Other modes of travel isochrones	https://app.traveltime.com/
Ofcom broadband availability	https://commonslibrary.parliament.uk/constituency-data-broadband-coverage-and-speeds/
Towns and Cities Data 1	https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/understandingtownsindustryanalysis
Towns and Cities Data 2	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/understandingtownsinenglandandwaleshousepriceanalysis
5G Mobile data coverage availability	https://www.signalchecker.co.uk/maps/5g



Appendix A3: Benchmark Locations Data Summary

Appendix A2: Summary of Benchmark Locations Key Data

This appendix provides a summary set of the key data benchmarking Bletchley and Fenny Stratford with comparison locations. It draws together the benchmarking data for specific data sets of interest:

- Commercial property costs (average achieved rent levels)
- Average workplace and resident salaries and gross earnings
- Housing costs
- Qualification attainment levels
- Types of businesses and sectors
- Economic activity and inactivity rates
- Occupation mix.

Summary Commercial Market Rental Values and Availability

Average Achieved Rent by Sector (£/sq. ft)			
	Retail	Office	Industrial
Bletchley and Fenny Stratford	£21.89	£20.01*	£10.35
Aylesbury	£21.97	£18.00	£11.43
Hatfield	£22.04	£22.08	£15.73
Leighton Buzzard	£20.94	£17.47	£8.77
Wellingborough	£17.24	£16.46	£6.66
Milton Keynes	£28.77	£20.52	£9.92
South East	£24.16	£22.10	£11.54
England	£24.30	£36.86	£9.76

* Over the last 5 years due to insufficient data over recent years

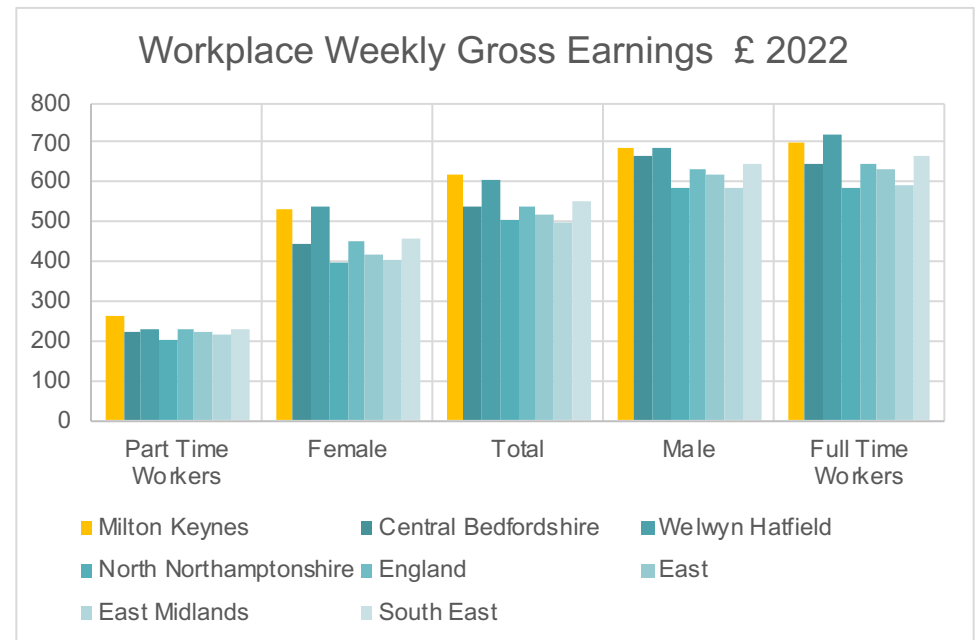
Current Availability - Lettings (sq.ft)			
	Retail	Office	Industrial
Bletchley and Fenny Stratford	70,655	47,554	549,365
Aylesbury	50,207	86,798	371,401
Hatfield	15,135	418,282*	35,233
Leighton Buzzard	20,907	3,997	136,315
Wellingborough	24,754	70,705	588,254
Milton Keynes	716,714	915,815	3,469,521
South East	13,179,582	29,908,449	55,847,652
England	74,914,765	190,777,015	410,941,460

* Significant levels of floorspace at Hatfield Business Park

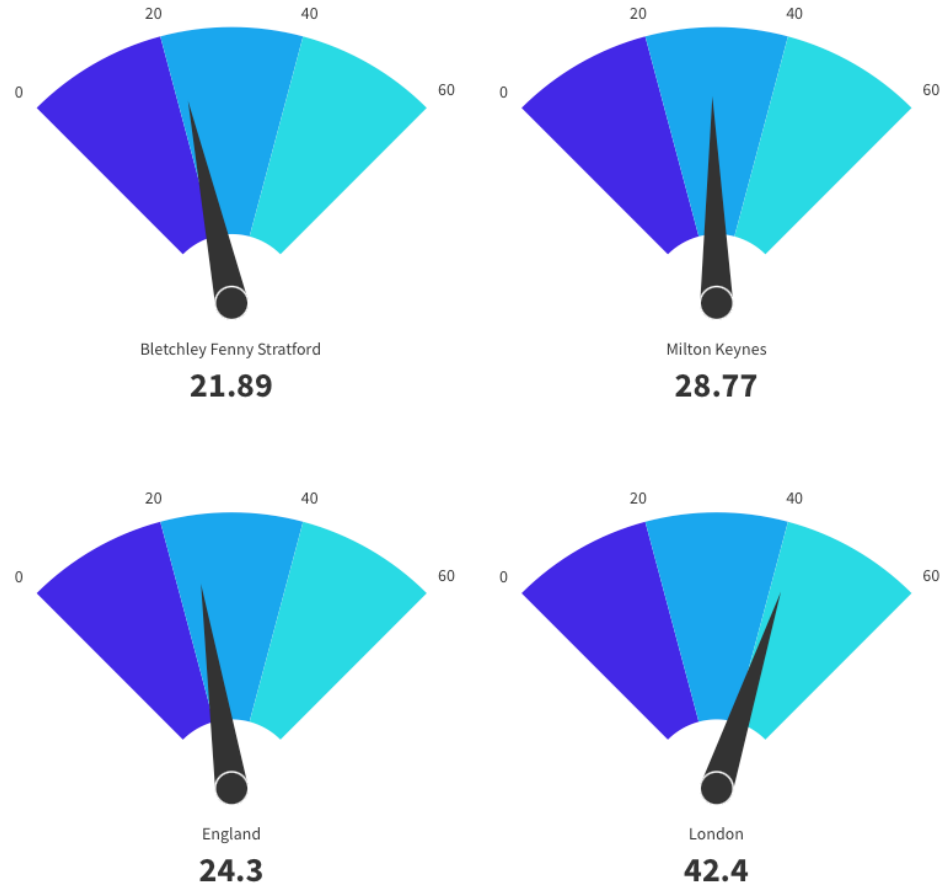
Source: EG Radius

Average Weekly Salaries and Earnings – Workplace

	Part Time Workers	Female	Total	Male	Full Time Workers
Milton Keynes	267.1	534.8	618.1	689.9	697.3
Central Bedfordshire	220.4	442.1	537.2	665.0	647.2
Welwyn Hatfield	229.7	541.1	605.9	685.5	720.5
North Northamptonshire	202.7	396.0	503.5	587.2	588.4
England	227.7	450.0	536.6	630.6	645.6
East	224.8	416.0	517.2	619.6	632.4
East Midlands	218.5	402.5	496.4	587.2	594.1
South East	230.0	460.0	549.9	649.4	664.3
MK Rank	1	2	1	1	2

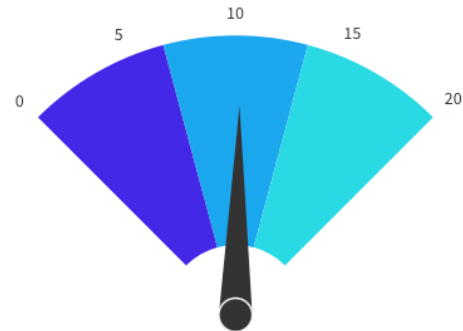


Retail Rents Achieved £ per sq ft



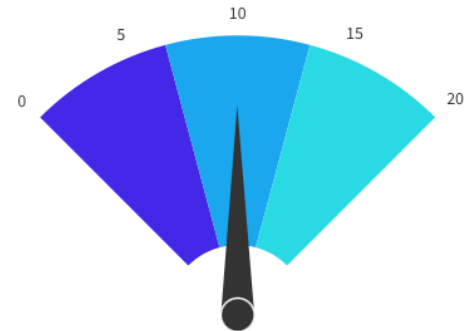
Source: EG Radius Chilmark Consulting Ltd visualised by Understanding Data

Industrial Rents Achieved £ per sq ft



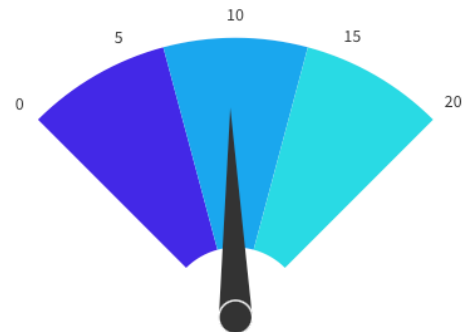
Bletchley Fenny Stratford

10.35



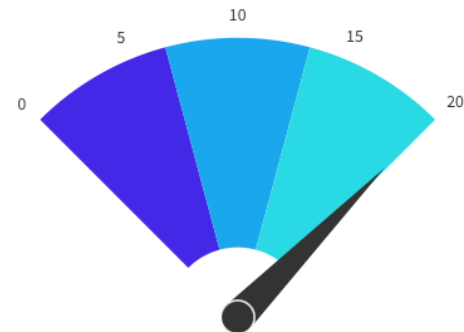
Milton Keynes

9.92



England

9.76

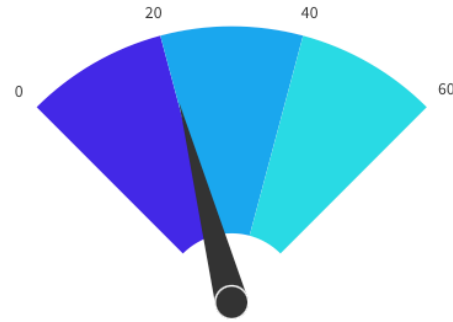


London

19.85

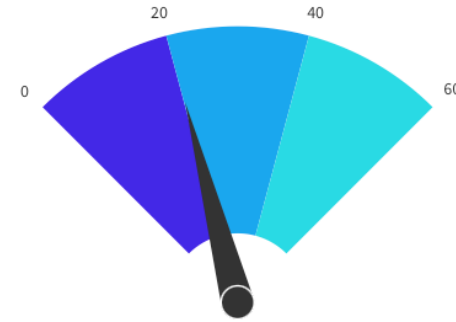
Source: EG Radius Chilmark Consulting Ltd visualised by Understanding Data

Office Rents Achieved £ per sq ft



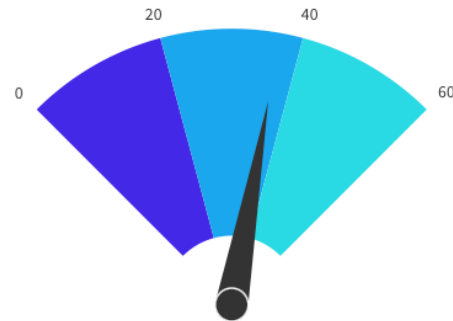
Bletchley Fenny Stratford

20.01



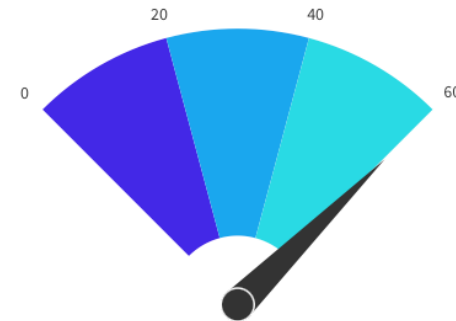
Milton Keynes

20.52



England

36.86



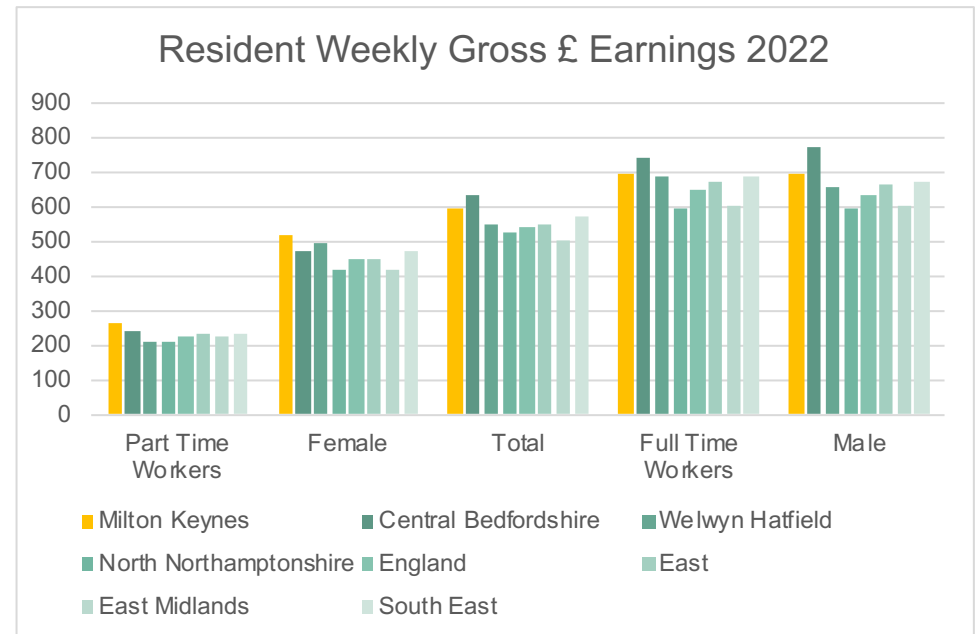
London

60.1

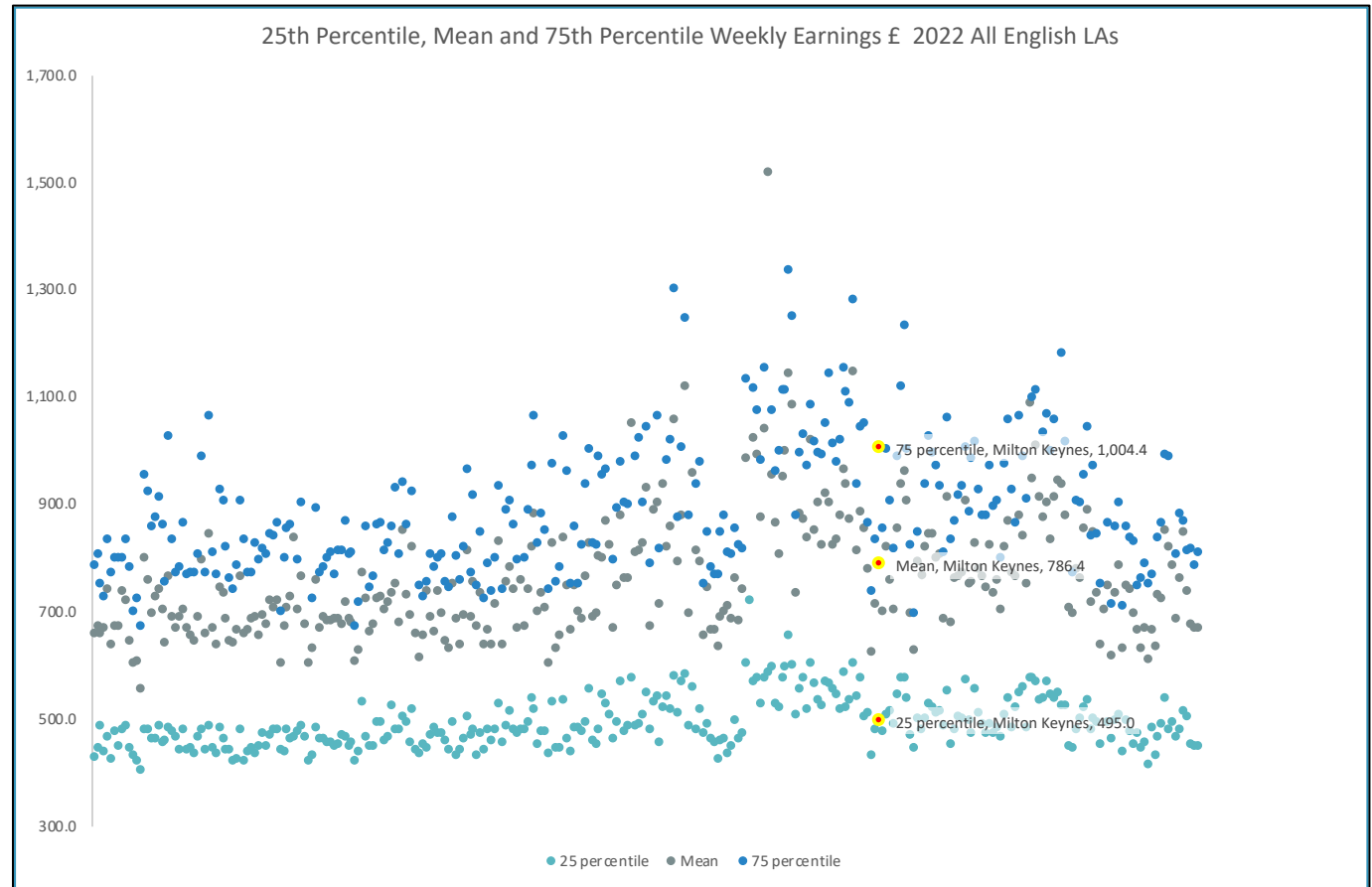
Source: EG Radius Chilmark Consulting Ltd visualised by Understanding Data

Average Weekly Salaries and Earnings - Residents

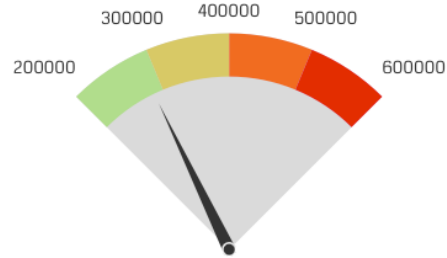
	Part Time Workers	Female	Total	Full Time Workers	Male
Milton Keynes	261.9	513.3	596.6	689.9	694.2
Central Bedfordshire	241.5	469.8	632.6	739.5	766.6
Welwyn Hatfield	209.8	494.3	548.3	688.8	651.7
North Northamptonshire	212.2	417.0	525.6	592.1	597.2
England	228.0	450.0	536.6	645.8	631.2
East	229.2	445.1	549.1	667.6	660.2
East Midlands	223.0	413.8	505.1	603.7	600.7
South East	231.2	473.8	568.8	685.3	670.8
MK rank	1	1	2	2	2



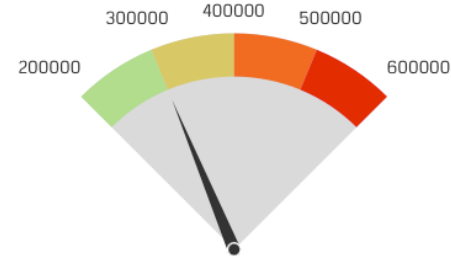
Weekly Earnings – Milton Keynes Compared to All English Local Authorities



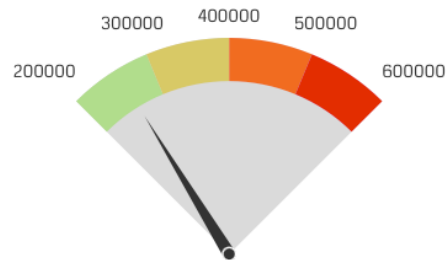
House Prices Year to June 22 £



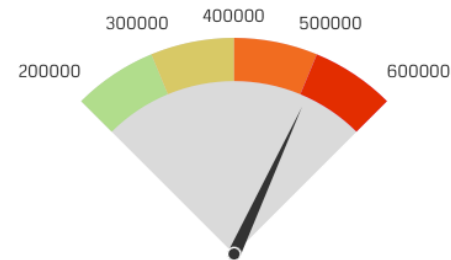
Bletchley
285,800



Milton Keynes
300,000



England
260,000



London
510,000

Source: [ONS HPSSA](#) • Created by Understanding Data for Chilmark Consulting Ltd.

House Prices – All Properties and By Type 2011 - 2020

All Properties

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bletchley	150,000	150,000	150,000	180,000	200,000	220,000	230,000	238,000	240,000	247,000
Aylesbury	175,000	174,950	183,500	204,500	229,950	252,750	280,000	285,000	275,000	280,000
Leighton Buzzard	173,000	179,950	190,000	215,000	224,350	250,000	271,250	280,000	285,950	295,000
Hatfield	196,750	207,000	200,000	225,000	249,000	300,000	310,000	305,000	318,000	335,000
Wellingborough	118,000	119,500	125,000	128,000	145,000	152,500	174,000	182,500	187,000	195,000
Milton Keynes (city)	170,000	183,000	186,000	200,000	220,000	240,000	260,000	275,000	270,000	280,000

Detached

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bletchley	230,000	230,500	231,000	250,000	284,450	315,000	337,000	351,000	360,000	356,000
Aylesbury	281,250	282,500	297,500	338,000	367,000	410,000	415,000	425,000	420,000	397,000
Leighton Buzzard	250,000	275,000	270,000	303,000	335,000	375,000	403,500	410,000	407,500	419,950
Hatfield	420,000	385,000	364,950	430,000	485,000	545,000	550,000	540,000	550,000	565,000
Wellingborough	179,000	187,250	175,000	205,000	217,500	237,750	255,500	271,250	280,500	287,500
Milton Keynes (city)	265,000	278,000	285,000	330,000	360,000	398,000	420,000	440,000	438,500	430,000

Semi Detached

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bletchley	155,000	170,000	165,500	194,500	215,000	240,000	255,000	266,150	264,000	265,500
Aylesbury	199,950	208,000	212,500	236,250	265,000	297,500	320,000	315,000	310,000	310,000
Leighton Buzzard	190,000	194,950	198,750	224,500	249,950	286,500	300,000	317,500	300,000	309,000
Hatfield	221,250	246,000	268,000	285,000	335,000	380,000	379,000	390,000	385,000	390,000
Wellingborough	121,000	124,950	125,000	134,000	144,250	165,000	182,000	190,000	190,000	198,500
Milton Keynes (city)	170,000	177,500	184,000	205,000	222,000	250,000	273,500	275,000	268,000	275,000

Terraced

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bletchley	131,250	138,250	138,000	160,000	177,000	200,000	213,000	215,000	210,000	225,000
Aylesbury	164,000	166,000	171,950	195,000	222,650	250,000	265,000	267,500	259,500	252,500
Leighton Buzzard	165,000	170,000	175,000	190,000	220,000	245,400	255,000	260,000	262,750	265,000
Hatfield	208,500	203,500	205,000	229,250	260,000	310,000	319,000	310,000	318,000	337,000
Wellingborough	94,750	95,000	106,650	110,000	120,000	132,000	145,000	156,000	155,000	161,250
Milton Keynes (city)	145,650	150,500	157,000	173,000	192,500	215,000	230,000	240,000	235,000	242,000

Flats

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bletchley	133,500	128,000	129,850	123,500	140,250	140,000	190,000	190,000	170,000	146,500
Aylesbury	125,000	125,000	123,000	130,750	155,000	175,000	193,000	190,000	180,000	182,500
Leighton Buzzard	120,000	122,000	124,000	139,000	150,000	175,000	180,500	185,000	179,000	175,000
Hatfield	156,000	145,000	148,500	175,500	187,000	220,000	238,000	227,500	226,000	210,000
Wellingborough	95,000	78,000	74,400	77,500	82,000	115,000	113,600	144,000	141,000	117,500
Milton Keynes (city)	117,000	121,000	130,000	135,000	142,500	175,000	174,000	180,000	171,000	150,500

Source: Using BUASD data from ONS

Housing Costs – Private Rented Sector

Area	All categories				
	Count of rents	Mean	Lower quartile	Median	Upper quartile
ENGLAND	509,390	946	610	800	1,100
EAST MIDLANDS	41,120	698	550	660	795
Wellingborough	670	706	595	695	800
EAST	64,680	962	715	875	1,150
Central Bedfordshire UA	1,960	984	795	900	1,100
Welwyn Hatfield	920	1,106	850	1,025	1,300
SOUTH EAST	96,500	1,079	800	975	1,250
Buckinghamshire	3,720	1,276	891	1,100	1,423
Milton Keynes UA	2,110	1,096	900	1,035	1,250

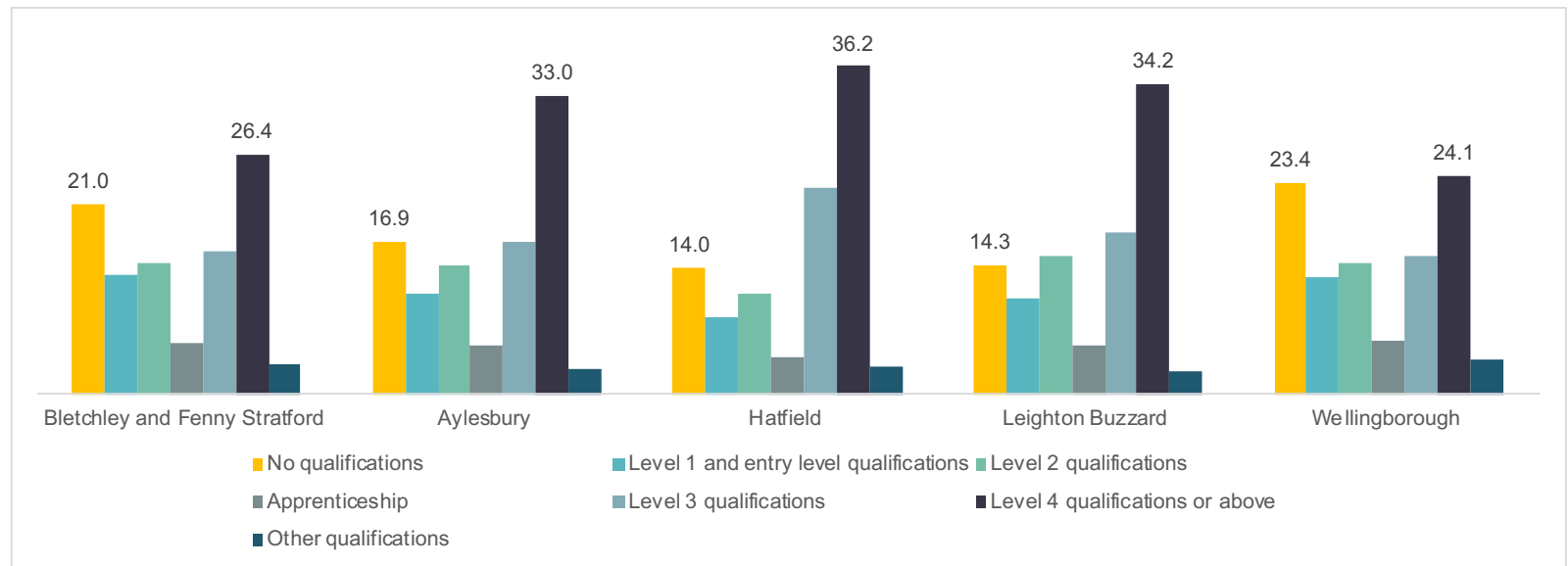
Source: VOA Private Rental Market Statistics

	Leighton					
	Bletchley	Aylesbury	Buzzard	Hatfield	Wellingborough	Milton Keynes
Total properties for rent	41	102	34	59	59	305
Properties for rent listed in the last 14 days:	14	33	15	20	16	109
£pcm						
Average property rents	1,609	1,388	1,047	1,585	869	1,685
Median rent:	1,500	1,200	950	1,450	825	1,500
Rent under £250 pcm	0.0	0.0	0.0	0.0	0.0	0.0
£250 to £500 pcm rent	0.0	1.0	0.0	0.0	15.3	0.0
£500 to £1,000 pcm rent	14.6	29.4	55.9	11.9	64.4	13.8
£1,000 to £2,000 pcm rent	68.3	61.8	41.2	69.5	20.3	66.9
£2,000 to £5,000 pcm rent	17.1	5.9	2.9	18.6	0.0	19.0
Rent over £5,000 pcm	0.0	2.0	0.0	0.0	0.0	0.3
Median rent (pcm)						
One bedroom	750	880	773	1050	725	1150
Two bedrooms	1150	1200	950	1350	838	1250
Three bedrooms	1500	1575	1295	1550	998	1500
Four bedrooms	1775	1700	1548	1700	1800	1798
Five bedrooms	2768	2000	-	2400	470	2243
Median rent (pcm)						
Room	800	650	663	948	417	600
Flat	1025	1100	788	1200	745	1273
House	1595	1400	1200	1600	950	1595

Source: Town data on Home.co.uk

Educational Attainment and Qualifications

	No qualifications	Level 1 and entry level qualifications	Level 2 qualifications	Apprenticeship	Level 3 qualifications	Level 4 qualifications or above	Other qualifications
Bletchley and Fenny Stratford	21.0	13.3	14.6	5.6	15.9	26.4	3.3
Aylesbury	16.9	11.0	14.2	5.4	16.8	33.0	2.8
Hatfield	14.0	8.4	11.2	4.2	22.9	36.2	3.1
Leighton Buzzard	14.3	10.6	15.2	5.3	17.8	34.2	2.5
Wellingborough	23.4	12.9	14.6	5.9	15.2	24.1	3.9
Milton Keynes	15.8	10.9	14.2	4.7	15.7	35.8	2.9
England	18.1	9.7	13.3	5.3	16.9	33.9	2.8
East	18.1	10.8	14.4	5.5	16.8	31.6	2.8
East Midlands	19.5	10.4	13.9	6.0	18.3	29.1	2.8
South East	15.4	9.8	13.9	5.1	17.4	35.8	2.7
BSF Rank (5)	2	1	2	2	4	4	2



Educational Attainment and Qualifications – Schools Performance

Note: Official Guidance - <https://www.find-school-performance-data.service.gov.uk>

There was an uneven impact arising from the Covid 19 pandemic on 2021/22 school and college performance data. It is recommended not to make direct comparisons with data from previous years or between schools or colleges.

In addition CCL and UDL recommend not using this data without more comprehensive analysis and understanding of both school management structures – Grammar School (Aylesbury) vs Academy model and Ofsted and contextual data as well as Covid factors, which limit effectiveness of this data.

	Entering EBacc	EBacc average point score	Grade 5 or above in English & maths GCSEs	Attainment 8 score
Bletchley and Fenny Stratford	20.5	3.52	39.5	41.7
Aylesbury	41.0	5.7	69.8	66.3
Leighton Buzzard	29.3	3.9	30.7	45.7
Hatfield	31.5	4.4	53.5	51.4
Wellingborough	40.5	4.3	44.0	48.5
England	39.0	4.3	56.0	48.8
BFS Rank	5	5	4	5

	Ebacc Average Point Score	Entering Ebacc (%)	Grade 5 or above Maths English GCSE (%)	Attainment 8 score
Lord Grey Academy	3.79	30	42	43.3
Sir Herbert Leon Acadmey	3.25	11	37	40.1
Milton Keynes LA	4.04	34	47	46.6
England	4.27	39	50	48.8

Total Population of Working Age

	Total Population	Population Aged 15-74	%
Bletchley and Fenny Stratford	44,845	32,135	71.7
Aylesbury	82,928	61,130	73.7
Hatfield	46,617	36,413	78.1
Leighton Buzzard	42,403	30,893	72.9
Wellingborough	54,712	40,248	73.6
Milton Keynes	287,061	212,265	73.9
England	56,490,048	41,813,911	74.0
East	6,335,075	4,632,318	73.1
East Midlands	4,880,051	3,616,105	74.1
South East	9,278,066	6,801,088	73.3

	15-24 %	25-34 %	35-44 %	45-54 %	55-64 %	65-74 %
Bletchley and Fenny Stratford	10.9	14.6	14.4	12.4	10.5	8.8
Aylesbury	10.6	16.1	15.9	13.3	10.8	7.1
Hatfield	23.5	14.8	13.5	11.2	9.2	5.9
Leighton Buzzard	8.7	14.6	14.8	13.0	12.1	9.7
Wellingborough	11.2	14.3	14.4	13.7	11.4	8.6
Milton Keynes	10.9	14.3	15.8	13.8	11.0	8.2
England	11.7	13.6	13.1	13.3	12.5	9.8
East	10.8	12.8	13.0	13.5	12.7	10.3
East Midlands	12.2	12.7	12.3	13.4	13.0	10.5
South East	11.2	12.4	13.1	13.7	12.8	10.2
BFS Rank (5)	3	3	3	4	4	2

Business Sectors – Types of Business

Selected where employment is greater than 1% of workforce in Bletchley and Fenny Stratford.

	C : Manufacturing	F : Construction	G : Wholesale and retail trade; repair of motor vehicles and motorcycles	H : Transportation and storage	I : Accommodation and food service activities	J : Information and communication	K : Financial and insurance activities	L : Real estate activities
Bletchley and Fenny Stratford	10.0	6.5	24.1	12.4	9.5	4.6	1.1	1.3
Aylesbury	3.0	2.9	15.1	2.9	3.8	2.7	2.6	2.5
Leighton Buzzard	11.9	5.1	22.0	5.1	5.1	3.2	0.8	7.3
Hatfield	2.4	3.6	22.4	3.0	3.2	4.8	0.4	1.0
Wellingborough	16.8	3.9	23.4	7.8	4.5	1.6	2.0	1.3
Milton Keynes	5.5	3.3	16.6	9.4	6.1	5.5	5.5	2.2
England	7.3	4.9	14.4	5.2	7.4	4.5	3.6	2.0
East	7.2	6.1	15.1	5.5	6.8	4.0	2.0	1.7
East Midlands	11.6	4.9	16.2	6.4	6.6	2.9	1.8	1.5
South East	5.7	5.8	15.8	5.1	7.2	5.3	2.8	1.8

	M : Professional, scientific and technical activities	N : Administrative and support service activities	O : Public administration and defence; compulsory social security	P : Education	Q : Human health and social work activities	R : Arts, entertainment and recreation	S : Other service activities
Bletchley and Fenny Stratford	4.9	6.6	1.0	5.5	7.8	3.0	1.2
Aylesbury	3.0	22.3	7.8	7.1	17.2	1.8	1.7
Leighton Buzzard	6.2	8.8	0.6	12.2	6.6	2.3	2.6
Hatfield	6.3	7.0	1.9	11.4	20.1	1.2	7.1
Wellingborough	4.5	9.8	2.9	7.4	8.0	4.6	1.1
Milton Keynes	8.3	10.0	2.8	10.0	9.4	2.2	2.2
England	9.3	8.9	4.1	8.5	13.1	2.3	2.0
East	9.1	11.6	3.3	9.2	11.8	2.2	1.9
East Midlands	7.0	7.9	3.9	8.5	13.3	2.6	1.8
South East	9.2	8.8	3.2	9.3	12.7	2.3	2.2

Business Sectors – Types of Business

	"SEMTA Engineering definition (2010)"	"Tourism"	"Less Knowledge Intensive Services"	"Low-technology (Eurostat SIC 2007)"	"Medium-low-technology"	"Recession vulnerable sectors"	"Green Economy"
Bletchley and Fenny Stratford	5.4	8.7	47.6	2.4	1.6	34.0	27.4
Aylesbury	4.9	6.2	43.8	1.3	1.2	25.7	22.8
Leighton Buzzard	8.1	9.1	40.0	3.1	2.5	29.4	25.9
Hatfield	5.3	6.8	42.0	1.4	1.1	36.7	26.3
Wellingborough	3.5	3.6	31.9	1.7	1.0	19.4	17.4
Milton Keynes	5.2	6.9	39.1	1.5	1.0	26.9	22.4
England	5.3	8.9	41.0	2.1	1.3	30.4	27.2
East	5.9	8.0	39.3	2.0	1.4	33.0	30.7
East Midlands	6.1	8.3	44.0	2.7	1.8	32.8	31.0
South East	5.7	8.1	37.6	1.8	1.1	29.1	26.5
% MK	15.3	18.4	17.7	23.1	23.1	18.4	17.8

	"Creative Industries NESTA"	"Digital industry"	"KIBS & OECD Top 10 R&D sectors (except. overlap)"	"High-technology manufacturing (Eurostat SIC 2007)"	"Knowledge Intensive Services (total)"	"Knowledge economy"	"Business, Financial and Professional Services"
Bletchley and Fenny Stratford	9.0	3.3	7.6	15.5	31.3	0.3	25.8
Aylesbury	9.7	8.6	14.6	0.2	31.5	27.9	26.0
Leighton Buzzard	12.2	8.8	17.2	0.6	37.2	31.6	29.7
Hatfield	11.4	8.5	15.7	0.4	35.2	29.9	30.2
Wellingborough	2.5	2.0	5.3	0.1	56.1	11.9	13.2
Milton Keynes	15.7	14.1	22.6	0.3	44.1	37.9	31.6
England	10.4	6.9	15.2	0.3	36.0	30.4	31.0
East	9.2	6.3	14.7	0.4	34.0	28.2	29.5
East Midlands	6.2	4.2	12.8	0.2	30.0	24.3	26.7
South East	12.3	8.6	17.5	0.4	39.8	34.0	32.8
% MK	8.3	7.8	10.0	14.3	10.3	9.9	12.1

Economic Activity and Inactivity - Proportions

	Economically Active (total)	Economically Inactive
Bletchley and Fenny Stratford	63.2	36.3
Aylesbury	69.4	30.6
Hatfield	62.9	37.1
Leighton Buzzard	67.4	32.6
Wellingborough	65.1	34.9
Milton Keynes	67.5	32.5
England	60.9	39.1
East	61.8	38.2
East Midlands	59.9	40.1
South East	62.2	37.8

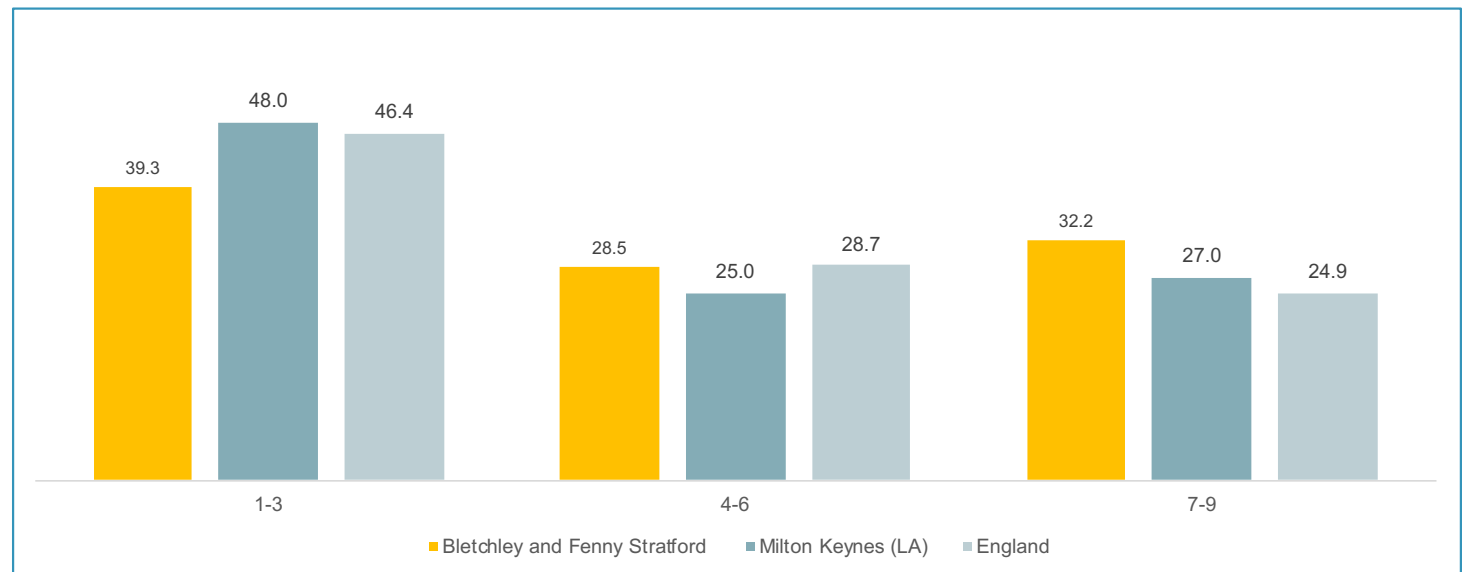
	In Employment	Self employed	Employees	Unemployment
Bletchley and Fenny Stratford	59.8	7.9	51.8	4.0
Aylesbury	66.4	9.8	56.3	3.1
Hatfield	57.0	9.1	48.1	5.4
Leighton Buzzard	64.9	9.5	54.9	2.5
Wellingborough	61.6	7.6	54	3.5
Milton Keynes	63.8	8.9	54.9	3.7
England	57.4	9.6	47.7	3.5
East	58.8	10.3	48.6	3.0
East Midlands	56.8	8.4	48.4	3.0
South East	59.2	10.7	48.4	3.0

Economic Activity – Inactivity Characteristics

	Retired	Student	Looking after home or family	Long-term sick or disabled	Other
Bletchley and Fenny Stratford	54.2	11.7	15.2	10.3	8.6
Aylesbury	49.3	12.9	17.2	10.0	10.5
Hatfield	29.8	45.4	10.0	7.5	7.3
Leighton Buzzard	64.7	9.1	11.7	7.9	6.6
Wellingborough	53.7	11.2	13.5	12.5	9.1
Milton Keynes	51.5	14.1	14.8	10.3	9.3
England	54.9	14.4	12.3	10.4	8.0
East	60.0	11.8	12.1	8.8	7.3
East Midlands	57.6	14.3	10.8	10.3	7.0
South East	59.5	13.5	11.7	8.2	7.1

Occupational Mix

	1. Managers, directors and senior officials	2. Professional occupations	3. Associate professional and technical occupations	4. Administrative and secretarial occupations	5. Skilled trades occupations	6. Caring, leisure and other service occupations	7. Sales and customer service occupations	8. Process, plant and machine operatives	9. Elementary occupations
Bletchley and Fenny Stratford	10.2	16.1	13.0	9.7	9.8	9.0	9.5	8.2	14.5
Aylesbury	11.7	19.3	14.3	9.5	10.2	10.6	7.8	7.1	9.5
Hatfield	10.2	16.8	10.8	8.2	8.4	10.4	10.9	7.0	17.2
Leighton Buzzard	14.5	20.9	16.1	10.1	10.0	7.5	6.8	5.9	8.2
Wellingborough	9.3	12.5	9.5	9.3	10.0	9.1	8.0	11.6	20.7
Milton Keynes (LA)	12.8	21.3	13.9	9.6	7.7	7.7	7.9	6.5	12.6
England	12.9	20.3	13.3	9.3	10.2	9.3	7.5	6.9	10.5
East	13.7	19.6	13.3	9.8	10.7	9.1	7.0	6.9	9.9
East Midlands	12.0	17.5	11.9	9.1	10.8	9.5	7.7	8.9	12.6
South East	14.9	21.2	14.3	9.4	10.0	9.1	6.8	5.6	8.8



Note: Showing combined Occupation Groups



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