

## **Discussion paper 8**

### **Affordable housing in London: Mobility and locational aspirations**

#### **Evidence from the London Household Survey 2002**

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This discussion paper forms part of a broader project detailing moving aspirations of London's social housing tenants. Findings are available as Housing Corporation sector studies: sector study 39 Cho, Y, Lyall Grant, F, and Whitehead, C (Nov 2004), Affordable housing in London: who expects to move and where? Housing Corporation London and sector study 40 Cho, Y (Nov 2004), Who moves and where? A comparison of housing association tenants in London and northern regions, Housing Corporation, London.

# Main findings

According to the 2002 London Household Survey, 36% of social tenants expect or would like to move in the next five years.

## ATTRIBUTES OF HOUSEHOLDS EXPECTING OR WANTING TO MOVE

Compared to social-tenant non-mover households, mover households are more likely to be:

- larger households with children;
- multi-adult households;
- black and mixed minorities;
- in work (full or part-time) or looking after their family.

They are generally younger than non-movers (the average age of household head for movers is about 39 years. Those who have moved into the social sector since 2000 are more likely to have been in the private sector previously or have been living with parents/friends. Most of the mover households are currently residing in rather large dwellings (with three or more bedrooms) or in flat/maisonettes. Nevertheless, they are more likely than non-movers to be in overcrowded accommodation.

Movers are generally more dissatisfied than non-movers with their current accommodation, even though the average rent they pay, at £371/month, is lower than that paid by non-movers. The most important single reason cited for wanting to move is accommodation related; they also tend to be more concerned about crime and safety problems in their neighbourhood than non-movers.

## ATTRIBUTES OF DIFFERENT GROUPS OF MOVERS

Of the 36% of households who expect or would like to move,

- 68 % (that is, 25% of all social tenant households) say they need to move and are likely to move in the next five years. We call them Group I movers.
- 9% (3% of social tenant households) say they need to move but for some reason are not likely to do so. We call them Group II movers.
- 23% (8% of social tenant households) say they don't need to move but are likely to move. We call them Group III movers.

### Group I movers

Among Group I movers (those who say they need and are likely to move in the next five years), there are disproportionate numbers of:

- large households with children;
- young households;
- black and mixed minorities;
- households whose head is economically inactive - that is, looking after family, sick/disabled, unemployed or in full-time education etc.

They generally having slightly higher incomes than other types of movers. They are more likely to have previously been in the private sector or to have been living with parents/friends. Most of them are currently occupying fairly small dwellings (one or two bedrooms) and flats or maisonettes. They are more likely to be in overcrowded

accommodation. They pay higher rents than movers overall, and are more dissatisfied with their current accommodation.

### **Group II movers**

Compared to the Group I movers, Group II movers (those who say they need to move but are unlikely to do so) are more likely to be:

- couples or lone-parent households;
- older;
- white European;
- in part-time employment, unemployed or sick/disabled.

They generally have lower incomes. Those who have moved into their current dwelling since 2000 were generally local authority tenants before. They tend to have lived a long time in their current dwellings, and often reside in detached or semi-detached houses. They are less likely than other movers to be overcrowded. Even though they pay slightly lower rents than Group I movers, they find the rent less affordable and are less satisfied with both their current accommodation and their neighbourhood.

### **Group III movers**

Compared to Group I movers, Group III movers (those who say that they are likely to move, even though they don't need to) are more likely to be:

- smaller households (singles or couples);
- slightly older;
- white European;
- economically active-in full- or part-time work.

Their incomes are similar to those of Group I movers, but they have fewer problems managing on their incomes. Group III movers who moved into their current dwelling since 2000 were often previously local authority tenants. They tend to have lived longer in their current dwellings, often detached or semi-detached houses. Group III movers are less likely than Group I movers to be overcrowded. They pay slightly lower rents and are more satisfied with both their current accommodation and their neighbourhood.

## **ATTITUDES TO MOVING OUTSIDE LONDON**

Asked whether they would consider moving outside London, 22% of households expecting or wanting to move said they would definitely consider moving to rented accommodation outside London. A further 25% say they might consider it, 'depending on where to'.

However, when the mover households were asked to choose a specific future location, about 60% wanted to move to a different house in the same borough, and 13% wanted to move to another London borough. Only 14% chose a location outside London.

## **SAME-BOROUGH VERSUS OUT-MOVERS**

The survey revealed some differences between same-borough movers (60% of all movers) and out-movers (the 13% who want to move to another borough of London, and the 14% who want to leave London).

## Same-borough movers

Same-borough movers are more likely to be:

- larger households with children and multi-adult households;
- black and mixed minorities;
- economically inactive--looking after family, sick/disabled, unemployed, in full-time education, etc;
- on a low income (half of them are having less than £10,000 per year).

Same-borough movers who have moved to their current dwelling since 2000 generally lived previously in the social sector. Compared to other movers they currently occupy somewhat smaller dwellings (with one or two bedrooms), often flats or maisonettes, and are more likely than out-movers to live in overcrowded accommodation. Even though they pay slightly lower rents than movers overall, they are more dissatisfied with their current accommodation.

## Out-movers

Compared to same-borough movers, out-movers have smaller households. They are slightly more likely to be employed and on average a bit better off; but have a very similar income distribution. Even though out-movers are currently paying higher levels of rent, they appear to be slightly less concerned about that rent.

Compared to same-borough movers, they are more dissatisfied with their area/neighbourhood than with the accommodation itself. They are more concerned about the general level of crime, presence of drug dealers/users, vandalism and hooliganism, and heavy traffic and street parking, fear of being burgled etc.

## REASONS FOR MOVING AND LOCATIONAL PREFERENCES

Nearly half of mover households (47%) give accommodation-related reasons for wanting to move. Accommodation reasons are particularly important for same-district and Group II movers.

'Area/neighbourhood related' is the second most important category of reasons for moving. Those who want to leave London and Group III movers (those who do not have to move but are likely to do so) appear most likely to be 'pushed' to move by current experiences.

Family/relation related reasons for moving were given by 13% of households. Work-related reasons are at the bottom of the list amongst mover households.

Of households wanting to move outside of London, 48% preferred to move to the South East region, 13% to the Eastern region and 39% elsewhere in the UK.

We can subdivide the group of London leavers into Group I London Leavers, Group II London Leavers, and Group III London Leavers. Of Group I London Leavers, 50% would prefer to live 'elsewhere in the UK', followed by the South East region. Group II London Leavers prefer the Eastern region (49%) and the South East (37%). Group III London Leavers chose the South East (57%) and the East (28%).

# 1 Introduction

The 2002 London Household Survey consisted of interviews with 8,000 households across London in all housing tenures. The Survey asked standard housing-needs questions about tenure, housing costs and affordability, preferences/aspirations, and aspects of unsatisfactory housing. It also covered issues such as household formation, income, employment, age, ethnicity, social exclusion/poverty, disability, etc. Data from the Survey allow us to examine the aspirations of social tenants in London.

Social tenants make up about 27% of all London households. 18% are local authority tenants and 9% are tenants of housing associations.

**Table 1. Tenure of London households**

Current tenure	Number	%
Own outright	669132	21.95
Own with mortgage/shared ownership	1011783	33.19
Rent from local authority	<b>542529</b>	<b>17.80</b>
Rent from housing association	<b>286208</b>	<b>9.39</b>
Private rent/other	538366	17.66
<b>Total</b>	<b>3048019</b>	<b>100.00</b>

## DEFINITION OF MOVER HOUSEHOLDS

According to the survey, 36% of social tenants said they wanted or expected to move in the next five years ('mover households'), and 64% replied that they did not need or expect to move ('non-mover households').

**Table 2. Moving intentions**

	Movers	Number	%	%
Need and likely to move	<b>Group I movers</b>	201820	25	68
Need, but not likely	<b>Group II movers</b>	25585	3	9
Not need, but likely	<b>Group III movers</b>	68477	8	23
Not need, not likely	<b>Non-movers</b>	532856	64	-
<b>Total</b>		<b>828738</b>	<b>100</b>	<b>100</b>

Of the 36% of households intending to move,

- 68 % (that is, 25% of all social tenant households) say they need to move and are likely to move in the next five years. We call them Group I movers.
- 9% (3% of social tenant households) say they need to move but for some reason are not likely to do so. We call them Group II movers.

- 23% (8% of social tenant households) say they don't need to move but are likely to move. We call them Group III movers.

The survey included a question about where the household would like to live. Among mover households:

- about 60% want to move to a different house in the same borough;
- 13% want to move to another London borough;
- and only 14% of households choose a location outside London.

**Table 3. Future location of social tenant movers**

	Number	%
In same London borough	154416	58.13
In different London borough	33648	12.67
Outside London	38180	14.37
Outside UK	9955	3.75
Don't know	29434	111.08
<b>Total</b>	<b>265633</b>	<b>100.00</b>

We call the first group of movers 'same-borough movers' and the others (those who want to move to a different borough or leave London) 'out-movers'. Out-movers make up 27% of mover households.

The following sections describe the attributes of mover households and their current accommodation, and analyse their satisfaction with their neighbourhoods and their moving intentions.

The tables summarise the attributes of sub-groups of mover households as follows:

- mover vs. non-mover households;
- Group I movers, Group II movers, and Group III movers;
- out-movers vs. same-borough movers.

## 2 Attributes of households

### HOUSEHOLD TYPE

The social rented sector generally houses higher proportions of single-person and lone-parent households than in the population as a whole.

Mover households include a higher proportion of households with children (23% with two parents and 27% lone parents) and multi-adult households (12%) than non-mover households.

**Table 4.1. Household type**

		Movers	Non-movers	All social tenants
Single person	number	85822	263247	349069
	%	29.01	49.40	42.12
Couple	number	24279	71942	96221
	%	8.21	13.50	11.61
Two parents with children	number	68287	65658	133945
	%	23.08	12.32	16.16
Lone parent with children	number	81189	89503	170692
	%	27.44	16.80	20.60
Multiple adults	number	36305	42506	78811
	%	12.27	7.98	9.51
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Group II movers include higher proportions of couple and lone-parent households than Group I movers, and Group III movers include higher proportions of single and couple households than Group I movers.

**Table 4.2. Household type**

		Group I movers	Group II movers	Group III movers	All social movers
Single person	number	57416	6648	21757	85821
	%	28.45	25.98	31.77	29.01
Couple	number	13362	4208	6708	24278
	%	6.62	16.45	9.80	8.21
Two parents with children	number	50937	3737	13613	68287
	%	25.24	14.61	19.88	23.08
Lone parent with children	number	55208	8641	17339	81188
	%	27.36	33.78	25.32	27.44
Multiple adults	number	24897	2350	9059	36306
	%	12.34	9.19	13.23	12.27
<b>Total</b>	<b>number</b>	<b>201820</b>	<b>25584</b>	<b>68476</b>	<b>295880</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>



Out-movers are more likely to be single-person households than are same-borough movers.

**Table 4.3 Household type**

		Same-borough movers	Out-movers
Single person	number	43212	23785
	%	27.98	33.11
Couple	number	9281	4462
	%	6.01	6.21
Two parents with children	number	39889	15417
	%	25.83	21.46
Lone parent with children	number	46242	21986
	%	29.95	30.61
Multiple adults	number	15791	6179
	%	10.23	8.60
<b>Total</b>	<b>number</b>	<b>154415</b>	<b>71829</b>
	<b>%</b>	<b>100</b>	<b>100</b>

### AGE OF HOUSEHOLD HEAD

The average age of the heads of mover households, at 39, is much lower than that of non-mover households (52).

**Table 5.1 Age of household head**

	Movers	Non-movers	All social tenants
Number	289990	522142	812132
Age of household head	39.29	52.14	47.55
St. dev.	14.39	19.26	18.72

Group II movers and Group III movers are slightly older than Group I movers.

**Table 5.2 Age of household head**

	Group I movers	Group II movers	Group III movers	All social movers
Number	197071	25035	67884	289990
Age of household head	38.72	41.31	40.19	39.29
St. dev.	14.55	13.02	14.31	14.39

There is no age difference between same-borough movers and out-movers.

	<b>Same-borough movers</b>	<b>Out-movers</b>
Number	152726	69590
Age of household head	38.14	38.08
St. dev.	13.62	14.9

## **ETHNIC GROUP**

In general, social-tenant households include higher proportions of black (23%) and mixed (2%) minority households than in the population as a whole. Among mover households, black (27%) and mixed minority households (4%) are even more strongly represented.

		<b>Movers</b>	<b>Non-movers</b>	<b>All social tenants</b>
White	number	170585	362254	532839
	%	57.65	67.98	64.30
Mixed	number	10619	7391	18010
	%	3.59	1.39	2.17
Asian	number	17690	26089	43779
	%	5.98	4.90	5.28
Black	number	81025	106280	187305
	%	27.38	19.95	22.60
Chinese/other asian	number	8197	16944	25141
	%	2.77	3.18	3.03
Not stated/refused	number	7766	13898	21664
	%	2.62	2.61	2.61
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Group I movers include even higher proportions of Black (30%) and Asian (9%) minority households than mover households overall. Group II movers and Group III movers include higher proportions of white households than Group I movers.

**Table 6.2. Ethnic origin**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
White	number	111740	15971	42874	170585
	%	55.37	62.43	62.61	57.65
Mixed	number	6808	1596	2215	10619
	%	3.37	6.24	3.23	3.59
Asian	number	13487	837	3366	17690
	%	6.68	3.27	4.92	5.98
Black	number	60778	5541	14706	81025
	%	30.11	21.66	21.48	27.38
Chinese/other asian	number	4862	1008	2326	8196
	%	2.41	3.94	3.40	2.77
Not stated/refused	number	4146	631	2989	7766
	%	2.05	2.47	4.37	2.62
<b>Total</b>	<b>number</b>	<b>201821</b>	<b>25584</b>	<b>68476</b>	<b>295881</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers are more likely to be white than are same-borough movers and mover households overall.

**Table 6.3 Ethnic origin**

		<b>Same-borough movers</b>	<b>Out-movers</b>
White	number	83304	45427
	%	53.95	63.24
Mixed	number	7004	2155
	%	4.54	3.00
Asian	number	9420	3667
	%	6.10	5.11
Black	number	44980	17440
	%	29.13	24.28
Chinese/other asian	number	5286	1537
	%	3.42	2.14
Not stated/refused	number	4422	1602
	%	2.86	2.23
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>71828</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## WORKING STATUS

Only 31% of social tenants are full-time or part-time employees. The proportions of mover households headed by full- or part-time employees (40%), the unemployed, and those looking after family are higher than for non-mover households.

		<b>Movers</b>	<b>Non-movers</b>	<b>All social tenants</b>
Full-time employed	number	82401	102079	184480
	%	27.88	19.21	22.31
Part-time employed	number	35266	41362	76628
	%	11.93	7.78	9.27
Employment training	number	2367	615	2982
	%	0.80	0.12	0.36
Full-time education	number	11744	21270	33014
	%	3.97	4.00	3.99
Unemployed	number	49893	73274	123167
	%	16.88	13.79	14.89
Retired	number	25845	179124	204969
	%	8.75	33.70	24.78
Sick/disabled	number	27285	51949	79234
	%	9.23	9.77	9.58
Looking after family	number	58739	61790	120529
	%	19.88	11.63	14.57
Asylum seeker	number	2000	-	2000
	%	0.68	-	0.24
<b>Total</b>	<b>number</b>	<b>295540</b>	<b>531463</b>	<b>827003</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Group II movers include lower proportions of full-time workers, but higher proportions of part-time workers, unemployed, and sick/disabled compared with group I movers. Group III movers are more likely to be headed by full- or part-time workers than are Group I movers.

**Table 7.2. Economic status of household head**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Full-time employed	number	56059	4430	21912	82401
	%	27.82	17.32	32.00	27.88
Part-time employed	number	21907	4166	9194	35267
	%	10.87	16.28	13.43	11.93
Employment training	number	2190	-	177	2367
	%	1.09	-	0.26	0.80
Full-time education	number	8146	572	3026	11744
	%	4.04	2.24	4.42	3.97
Unemployed	number	33388	5681	10825	49894
	%	16.57	22.21	15.81	16.88
Retired	number	18176	1387	6282	25845
	%	9.02	5.42	9.17	8.74
Sick/disabled	number	19391	3197	4696	27284
	%	9.62	12.50	6.86	9.23
Looking after family	number	40991	5958	11790	58739
	%	20.35	23.29	17.22	19.88
Asylum seeker	number	1230	193	577	2000
	%	0.61	0.75	0.84	0.68
<b>Total</b>	<b>number</b>	<b>201478</b>	<b>25584</b>	<b>68479</b>	<b>295541</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

The economic status of out-movers is similar to that of mover households overall, but out-movers have higher proportions of part-time workers (15%) and retired (9%) than same-borough movers.

		Same-borough movers	Out-movers
Full-time employed	number	42006	19742
	%	27.26	27.48
Part-time employed	number	14063	10974
	%	9.13	15.28
Employment training	number	610	216
	%	0.40	0.30
Full-time education	number	6593	1901
	%	4.28	2.65
Unemployed	number	28087	12758
	%	18.23	17.76
Retired	number	12911	6621
	%	8.38	9.22
Sick/disabled	number	15518	6228
	%	10.07	8.67
Looking after family	number	32955	13164
	%	21.39	18.33
Asylum seeker	number	1331	225
	%	0.86	0.31
<b>Total</b>	<b>number</b>	<b>154074</b>	<b>71829</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## INCOME

Overall, about half of social tenants are low-income households, earning less than £10,000 per year. Mover households have a slightly higher average income than non-movers.

		<b>Movers</b>	<b>Non-movers</b>	<b>All social tenants</b>
Under £5,200	number	59172	115216	174388
	%	22.42	25.99	24.66
£5,200-10,400	number	71759	115793	187552
	%	27.19	26.12	26.52
£10,400-15,600	number	31922	57382	89304
	%	12.10	12.94	12.63
£15,600-20,800	number	25372	21921	47293
	%	9.61	4.94	6.69
£20,800-26,000	number	17340	17189	34529
	%	6.57	3.88	4.88
£26,000-36,400	number	13861	13710	27571
	%	5.25	3.09	3.90
£36,000-52,000	number	8478	4491	12969
	%	3.21	1.01	1.83
Don't know	number	36000	97642	133642
	%	13.64	22.02	18.90
<b>Total</b>	<b>number</b>	<b>263904</b>	<b>443344</b>	<b>707248</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Group II movers and Group III movers include slightly higher proportions of lower income bands compared to Group I movers.

<b>Table 8.2. Income band</b>		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Under £5,200	number	38485	4891	15796	59172
	%	21.48	20.30	26.03	22.42
£5,200-10,400	number	43392	9261	19105	71758
	%	24.22	38.44	31.48	27.19
£10,400-15,600	number	23680	2084	6159	31923
	%	13.22	8.65	10.15	12.10
£15,600-20,800	number	17326	1263	6783	25372
	%	9.67	5.24	11.18	9.61
£20,800-26,000	number	13044	1267	3029	17340
	%	7.28	5.26	4.99	6.57
£26,000-36,400	number	11049	1338	1473	13860
	%	6.17	5.55	2.43	5.25
£36,000-52,000	number	5149	310	3018	8477
	%	2.87	1.29	4.97	3.21
Don't knowy	number	27002	3679	5319	36000
	%	15.07	15.27	8.77	13.64
<b>Total</b>	<b>number</b>	<b>179127</b>	<b>24093</b>	<b>60682</b>	<b>263902</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>



There is no significant difference between out-movers and same-borough movers in terms of income distribution, and both groups show a similar income distribution to mover households as a whole.

		<b>Same-borough movers</b>	<b>Out-movers</b>
Under £5,200	number	31942	14110
	%	22.23	22.20
£5,200-10,400	number	41660	15722
	%	29.0	24.74
£10,400-15,600	number	17182	8983
	%	11.96	14.14
£15,600-20,800	number	13155	6266
	%	9.16	9.86
£20,800-26,000	number	8610	4250
	%	5.99	6.69
£26,000-36,400	number	8942	3006
	%	6.22	4.73
£36,000-52,000	number	3063	3682
	%	2.13	5.79
Don't knowy	number	19118	7530
	%	13.31	11.85
<b>Total</b>	<b>number</b>	<b>143672</b>	<b>63549</b>
	<b>%</b>	<b>100</b>	<b>100</b>

When asked how easy they found it to cope on their current income, mover households were more likely to find it difficult (26%) or very difficult (11%) than were non-mover households (20% and 5 % respectively).

		<b>Movers</b>	<b>Non-movers</b>	<b>All social tenants</b>
Living comfortably on present income	number	28058	82308	110366
	%	9.48	15.45	13.32
Coping on present income	number	157246	314738	471984
	%	53.15	59.07	56.95
Finding it difficult on present income	number	77635	107018	184653
	%	26.24	20.08	22.28
Finding it very difficult on present income	number	32601	24246	56847
	%	11.02	4.55	6.86
Don't know	number	-	2111	2111
	%	-	0.40	0.25
Refused	number	341	2434	2775
	%	0.12	0.46	0.33
<b>Total</b>	<b>number</b>	<b>295881</b>	<b>532855</b>	<b>828736</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

46% of Group II movers find it difficult to live on their present income, a higher proportion than for Group I movers (38%). Of the three groups, Group III movers are best able to live on their present income, with only 30% experiencing problems.

**Table 9.2. Adequacy of current income**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Living comfortably on present income	number	18760	1046	8253	28059
	%	9.30	4.09	12.05	9.48
Coping on present income	number	104644	12947	39655	157246
	%	51.85	50.60	57.91	53.14
Finding it difficult on present income	number	53705	7623	16307	77635
	%	26.61	29.79	23.81	26.24
Finding it very difficult on present income	number	24371	3969	4261	32601
	%	12.08	15.51	6.22	11.02
Don't know	number	-	-	-	-
	%	-	-	-	-
Refused	number	341	-	-	341
	%	0.17	-	-	0.12
<b>Total</b>	<b>number</b>	<b>201821</b>	<b>25585</b>	<b>68476</b>	<b>295882</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

A slightly higher proportion of out-movers said it was difficult to live on their income in London (38 %) than same-borough movers (36%).

**Table 9.3 Adequacy of current income**

		<b>Same-borough movers</b>	<b>Out-movers</b>
Living comfortably on present income	number	16872	21937
	%	10.93	9.70
Coping on present income	number	81810	119898
	%	52.98	53.00
Finding it difficult on present income	number	38847	58927
	%	25.16	26.05
Finding it very difficult on present income	number	16545	25140
	%	10.71	11.11
Don't know	number	341	341
	%	0.22	0.15
Refused	number	154415	226243
	%	100.00	100.00
<b>Total</b>	<b>number</b>	<b>143672</b>	<b>63549</b>
	<b>%</b>	<b>100</b>	<b>100</b>

# 3 Current accommodation

## YEAR OF MOVING TO CURRENT HOME

More than half of social tenants moved to their current house since 1995 (33% between 1995 and 1999, and 21% since 2000). Slightly higher proportions of mover households were recent arrivals (37% between 1995 and 1999, and 28% since 2000).

**Table 10.1. Year of moving to current home**

		Movers	Non-movers	All social tenants
Don't know the year	number	892	8716	9608
	%	0.31	1.72	1.21
1970 or earlier	number	3167	37218	40385
	%	1.09	7.36	5.08
1971-1980	number	14188	55243	69431
	%	4.90	10.93	8.73
1981-1990	number	39158	98004	137162
	%	13.53	19.38	17.25
1991-1994	number	45412	62321	107733
	%	15.69	12.33	13.55
1995-1999	number	106655	153578	260233
	%	36.84	30.37	32.73
2000+	number	80017	90563	170580
	%	27.64	17.91	21.45
<b>Total</b>	<b>number</b>	<b>289489</b>	<b>5056434</b>	<b>795132</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

A higher proportion of Group I movers arrived since 2000 (31%), than Group III and Group II movers.

**Table 10.2. Year of moving to current home**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Don't know the year	number	665	228	-	893
	%	0.34	0.89	-	0.31
1970 or earlier	number	2303	470	394	3167
	%	1.17	1.84	0.59	1.09
1971-1980	number	8333	2107	3748	14188
	%	4.23	8.24	5.60	4.90
1981-1990	number	26654	3365	9138	39157
	%	13.53	13.15	13.65	13.53
1991-1994	number	30413	4645	10354	45412
	%	15.44	18.16	15.46	15.69
1995-1999	number	67688	10770	28196	106654
	%	34.37	42.09	42.11	36.84
2000+	number	60894	4000	15122	80016
	%	30.92	15.63	22.59	27.64
<b>Total</b>	<b>number</b>	<b>196950</b>	<b>25585</b>	<b>66952</b>	<b>289487</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Most of the out-movers settled in London after 1991. Similar proportions of out-movers moved to their current house after 2000 as mover households. There is no significant difference between out-movers and same-borough movers.

**Table 10.3 Adequacy of current income**

		<b>Same-borough movers</b>	<b>Out-movers</b>
Don't know the year	number	892	-
	%	0.59	-
1970 or earlier	number	1021	1811
	%	0.67	2.57
1971-1980	number	3729	2522
	%	2.45	3.58
1981-1990	number	21825	4808
	%	14.32	6.83
1991-1994	number	21444	12818
	%	14.07	18.20
Refused	number	57838	28608
	%	37.95	40.62
Refused	number	45641	19860
	%	29.95	28.20
<b>Total</b>	<b>number</b>	<b>152390</b>	<b>70427</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## PREVIOUS TENANCIES

We selected those households that had moved into their current home since 2000 and looked at their previous tenancies. Of the social tenants who had recently moved, more than half came from the social sector (42% from local authorities and 15% from housing associations). Compared to non-mover households, mover households were much more likely to have been private tenants (27% vs. 14%). A very high proportion were previously living with parents/friends (18%, vs. 12% for non-movers).

		<b>Movers</b>	<b>Non-movers</b>	<b>All social tenants</b>
Owner	number	1103	3792	4895
	%	1.45	4.36	3.01
Rent from local authority	number	26445	42215	68660
	%	34.87	48.59	42.20
Rent from housing association	number	8734	15022	23756
	%	11.52	17.29	14.60
Private rent	number	20172	12321	32493
	%	26.60	14.18	19.97
Living with parent/friend	number	13979	10001	23980
	%	18.43	11.51	14.74
Work-related accommodation	number	1385	399	1784
	%	1.83	0.46	1.10
Others	number	4023	3124	7147
	%	5.30	3.60	4.39
<b>Total</b>	<b>number</b>	<b>75841</b>	<b>86874</b>	<b>162715</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Compared to Group I movers, more Group II movers were previously local authority tenants (50% vs 31%). Again compared to Group I movers, Group III movers were more likely to have been tenants of the local authority, a housing association or a private landlord.

**Table 11.2. Previous tenancy**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Owner	number	1103	-	-	1103
	%	1.92	-	-	1.45
Rent from local authority	number	17916	2019	6510	26445
	%	31.13	50.46	45.53	34.87
Rent from housing association	number	6419	242	2073	8734
	%	11.15	6.05	14.50	11.52
Private rent	number	15158	627	4387	20172
	%	26.34	15.67	30.68	26.60
Living with parent/friend	number	12596	241	1142	13979
	%	21.89	6.02	7.99	18.43
Work-related accommodation	number	773	613	-	1386
	%	1.34	15.32	-	1.83
Others	number	3579	259	185	4023
	%	6.22	6.47	1.29	5.30
<b>Total</b>	<b>number</b>	<b>57544</b>	<b>4001</b>	<b>14297</b>	<b>75842</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers are slightly more likely to have been social tenants (38% of local authorities and 12% housing associations) than same-borough movers.

**Table 11.3 Previous tenancy**

		<b>Same-borough movers</b>	<b>Out-movers</b>
Owner	number	281	894
	%	0.65	1.44
Rent from local authority	number	15602	23309
	%	36.35	37.51
Rent from housing association	number	3969	7426
	%	9.25	11.95
Private rent	number	11246	13911
	%	26.20	22.39
Living with parent/friend	number	7729	12127
	%	18.01	19.52
Work-related accommodation	number	1385	1385
	%	3.23	2.23
Others	number	2706	3082
	%	6.31	4.96
<b>Total</b>	<b>number</b>	<b>42918</b>	<b>62134</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## TYPE OF ACCOMMODATION

The majority of social tenants are living in flats/maisonettes (67%), followed by terraced houses (22%). Mover households include an even higher proportion of those living in flats/maisonettes (72%).

**Table 12.1. Type of accommodation**

		Movers	Non-movers	All social tenants
Detached/semi-detached	number	18848	52485	71333
	%	6.37	9.85	8.61
Terraced	number	60488	121557	182045
	%	20.44	22.81	21.97
Bungalow	number	832	9180	10012
	%	0.28	1.72	1.21
Flat/maisonette	number	210831	343758	554589
	%	71.26	64.51	66.92
Bedsit	number	1295	2831	4126
	%	0.44	0.53	0.50
Mobile/other	number	3588	3044	6632
	%	1.21	0.57	0.80
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532855</b>	<b>828737</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Group II and Group III movers include higher proportions of households whose previous home was a detached or semi-detached house (6% and 8% respectively) than Group I movers (5.5%).

**Table 12.2. Type of accommodation**

		Group I movers	Group II movers	Group III movers	All social movers
Detached/semi-detached	number	11148	1574	6127	18849
	%	5.52	6.15	8.95	6.37
Terraced	number	40542	3732	16214	60488
	%	20.09	14.59	23.68	20.44
Bungalow	number	463	370	-	833
	%	0.23	1.45	-	0.28
Flat/maisonette	number	145431	19264	46136	210831
	%	72.06	75.29	67.37	71.25
Bedsit	number	976	319	-	1295
	%	0.48	1.25	-	0.44
Mobile/other	number	3261	327	-	3588
	%	1.62	1.28	-	1.21
<b>Total</b>	<b>number</b>	<b>201821</b>	<b>25586</b>	<b>68477</b>	<b>295884</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

A higher proportion of out-movers lived in terraced housing than same-borough movers.

**Table 12.3** Type of accommodation

		Same-borough movers	Out-movers
Detached/semi-detached	number	7259	3239
	%	4.70	4.51
Terraced	number	24801	17482
	%	16.06	18.69
Bungalow	number	370	370
	%	0.24	0.16
Flat/maisonette	number	120313	168211
	%	77.91	74.35
bedsit	number	-	1295
	%	-	0.57
Mobile/other	number	1673	3587
	%	1.08	1.59
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>226244</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## NUMBER OF BEDROOMS

More than half of all social tenants are living in either one- or two-bedroom accommodation. Mover households currently live in slightly larger accommodation (64% live in two- or three-bedroom houses), which reflects the higher percentage of family or multi-adult households in the mover population.

**Table 13.1.** Number of bedrooms

		Movers	Non-movers	All social tenants
1	number	84861	184029	268890
	%	28.68	34.54	32.45
2	number	114241	179721	293962
	%	238.61	33.73	35.47
3	number	76497	147400	223897
	%	25.85	27.66	27.02
4	number	17182	18337	35519
	%	5.81	3.44	4.29
5+	number	3101	3144	6245
	%	1.05	0.59	0.75
Refused	number	-	225	225
	%	-	0.04	0.03
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>



Compared to Group I movers, a higher proportion of Group II movers lives in one-bedroom homes (33% vs 29%). Group III movers are more likely to live in three- and four-bedroom homes (29% and 9% respectively), than Group I movers.

**Table 13.2. Number of bedrooms**

		Group I movers	Group II movers	Group III movers	All social movers
1	number	57574	8444	18843	84861
	%	28.53	33.00	27.52	28.68
2	number	80672	10395	23174	114241
	%	39.97	40.63	33.84	38.61
3	number	50979	5606	19911	76496
	%	25.26	21.91	29.08	25.85
4	number	10277	954	5951	17182
	%	5.09	3.73	8.69	5.81
5+	number	2318	186	597	3101
	%	1.15	0.73	0.87	1.05
<b>Total</b>	<b>number</b>	<b>201820</b>	<b>25585</b>	<b>68476</b>	<b>295881</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers live in slightly larger accommodation than same-borough movers. 35% of out-movers live in a three- or more bedroom dwelling, compared to 26% of same-borough movers.

**Table 13.3. Number of bedrooms**

		Same-borough movers	Out-movers
1	number	46616	21501
	%	30.19	29.93
2	number	67572	25021
	%	43.76	34.83
3	number	34488	19230
	%	22.33	26.77
4	number	4483	5293
	%	2.90	7.37
5+	number	1256	783
	%	0.81	1.09
<b>Total</b>	<b>number</b>	<b>154415</b>	<b>71828</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## HOUSEHOLD SIZE

Mover households are larger than non-movers, typically containing three or more members.

**Table 14.1. Household size**

		Movers	Non-movers	All social tenants
1	number	85822	263247	349069
	%	29.01	49.40	42.12
2	number	53076	113732	166808
	%	17.94	21.34	20.13
3	number	63773	58587	122360
	%	21.55	10.99	14.76
4	number	52146	59562	111708
	%	17.62	11.18	13.48
5+	number	41065	37728	78793
	%	13.88	7.08	9.51
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Compared to Group I movers, a higher proportion of Group III Mover households are small (52% of them have one or two members). Group II Mover households are generally slightly larger than Group I mover households.

**Table 14.2. Household size**

		Group I movers	Group II movers	Group III movers	All social movers
1	number	57416	6648	21757	85821
	%	28.45	25.98	31.77	29.01
2	number	33655	5441	13980	53076
	%	16.68	21.27	20.42	17.94
3	number	44868	6044	12861	63773
	%	22.23	23.62	18.78	21.55
4	number	33768	5477	12901	52146
	%	16.73	21.41	18.84	17.62
5+	number	32114	1974	6977	41065
	%	15.91	7.72	10.19	13.88
<b>Total</b>	<b>number</b>	<b>201821</b>	<b>25545</b>	<b>68476</b>	<b>295881</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers are more likely to be small households with one or two members than same-borough movers.

**Table 14.3** Number of bedrooms

		Same-borough movers	Out-movers
1	number	43212	23785
	%	27.98	33.11
2	number	26004	13995
	%	16.84	19.48
3	number	38113	12115
	%	24.68	16.87
4	number	26384	12404
	%	17.09	17.27
5+	number	20703	9529
	%	13.41	13.27
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>71828</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## OVERCROWDING

The level of overcrowding can be crudely approximated by comparing the number of household members to the number of bedrooms. If the number of household members exceeds the number of bedrooms, the household may be overcrowded. The figures in bold in Table 15.1 represent possibly overcrowded households. Mover households show higher levels of overcrowding than non-movers.

**Table 15.1. Household size vs. number of bedrooms**

		Number of persons in household	Number of bedrooms					Refused	Total
			1	2	3	4	5+		
Movers	1	number	59350	19796	6361	315	-	-	85822
		%	69.94	17.33	8.32	1.83	-	-	29.01
	2	number	<b>12312</b>	27995	12087	683	-	-	53077
		%	<b>14.51</b>	24.50	15.80	3.98	-	-	17.94
	3	number	<b>9460</b>	<b>35634</b>	15687	2559	432	-	63772
		%	<b>11.15</b>	<b>31.19</b>	20.51	14.89	13.93	-	21.55
4	number	<b>3053</b>	<b>23530</b>	<b>19052</b>	6512	-	-	52147	
	%	<b>3.60</b>	<b>20.60</b>	<b>24.91</b>	37.90	-	-	17.62	
5+	number	<b>687</b>	<b>7287</b>	<b>23310</b>	<b>7112</b>	2669	-	41065	
	%	<b>0.81</b>	<b>6.38</b>	<b>30.47</b>	<b>41.39</b>	86.07	-	13.88	
Total	number	84862	114242	76497	17181	3101	-	295883	
	%	100	100	100	100	100	-	100	
Non-movers	1	number	156728	68646	34634	3239	-	-	263247
		%	85.16	38.20	23.50	17.66	-	-	49.40
	2	number	<b>23915</b>	62185	24331	2506	799	-	113733
		%	<b>13.00</b>	34.60	16.51	13.67	25.41	-	21.34
	3	number	<b>2908</b>	<b>26446</b>	27032	2201	-	-	58587
		%	<b>1.58</b>	<b>14.72</b>	18.34	12.00	-	-	10.99
4	number	<b>478</b>	<b>19441</b>	<b>36498</b>	2920	-	225	59562	
	%	<b>0.26</b>	<b>10.82</b>	<b>24.76</b>	15.92	-	100.00	11.18	
5+	number	-	<b>3006</b>	<b>24905</b>	<b>7472</b>	2345	-	37728	
	%	-	<b>1.67</b>	<b>16.90</b>	<b>40.75</b>	74.59	-	7.08	
Total	number	184029	179721	147400	18338	3144	225	532857	
	%	100	100	100	100	100	100	100	

A higher proportion of Group II movers are overcrowded than Group I or Group III movers. Group I movers are slightly more overcrowded than Group III movers.

**Table 15.2. Household size vs. number of bedrooms**

		Number of persons in household	Number of bedrooms					Total
			1	2	3	4	5	
Group I movers	1	number	38804	14155	4457	-	-	57416
		%	67.40	17.5	8.74	-	-	28.45
	2	number	<b>8486</b>	17890	6784	495	-	33655
		%	<b>14.74</b>	22.18	13.31	4.82	-	16.68
	3	number	<b>7446</b>	<b>26260</b>	9043	1686	432	44867
		%	<b>12.93</b>	<b>32.55</b>	17.74	16.41	18.64	22.23
	4	number	<b>2152</b>	<b>15837</b>	<b>12105</b>	3674	-	33768
	%	<b>3.74</b>	<b>19.63</b>	<b>23.75</b>	35.75	-	16.73	
5+	number	<b>687</b>	<b>6530</b>	<b>18589</b>	<b>4421</b>	1886	32113	
	%	<b>1.19</b>	<b>8.09</b>	<b>36.46</b>	<b>43.02</b>	81.36	15.91	
Total	number	57575	80672	50978	10276	2318	201819	
	%	100	100	100	100	100	100	
Group II movers	1	number	4819	1496	333	-	-	6648
		%	57.08	14.39	5.94	-	-	25.98
	2	number	<b>2438</b>	1246	1756	-	-	5440
		%	<b>28.88</b>	11.99	31.32	-	-	21.26
	3	number	<b>521</b>	<b>4003</b>	838	683	-	6045
		%	<b>6.17</b>	<b>38.51</b>	14.95	71.59	-	23.63
	4	number	<b>665</b>	<b>3182</b>	<b>1630</b>	-	-	5477
	%	<b>7.88</b>	<b>30.61</b>	<b>29.08</b>	-	-	21.41	
5+	number	-	<b>469</b>	<b>1049</b>	<b>271</b>	186	1975	
	%	-	<b>4.51</b>	<b>18.71</b>	<b>28.41</b>	100.00	7.72	
Total	number	8443	10396	5606	954	186	25585	
	%	100	100	100	100	100	100	
Group III movers	1	number	15726	4145	1571	315	-	21757
		%	83.46	17.89	7.89	5.29	-	31.77
	2	number	<b>1387</b>	8859	3546	188	-	13980
		%	<b>7.36</b>	38.23	17.81	3.16	-	20.42
	3	number	1494	5371	5806	190	-	12861
		%	<b>7.93</b>	<b>23.18</b>	29.16	3.19	-	18.78
	4	number	<b>236</b>	<b>4511</b>	<b>5317</b>	2838	-	12902
	%	<b>1.25</b>	<b>19.46</b>	<b>26.70</b>	47.69	-	18.84	
5+	number	-	<b>289</b>	<b>3671</b>	<b>2420</b>	597	6977	
	%	-	<b>1.25</b>	<b>18.44</b>	<b>40.67</b>	100.00	10.19	
Total	number	18843	23175	19911	5951	597	68477	
	%	100	100	100	100	100	100	

Out-movers show slightly lower levels overcrowding than same-borough movers.

**Table 15.3. Household size vs. number of bedrooms**

		Number of persons in household	Number of bedrooms					Total
			1	2	3	4	5	
Same-borough movers	1	number	30353	9485	3374	-	-	43212
		%	65.11	14.04	9.78	-	-	27.98
	2	number	<b>6566</b>	13511	5650	276	-	26003
		%	<b>14.08</b>	20.00	16.38	6.16	-	16.84
	3	number	<b>6478</b>	<b>22604</b>	7795	804	432	38113
		%	<b>13.90</b>	<b>33.45</b>	22.60	17.93	34.39	24.68
	4	number	<b>2702</b>	<b>16816</b>	<b>5500</b>	1366	-	26384
	%	<b>5.80</b>	<b>24.89</b>	<b>15.95</b>	30.47	-	17.09	
	5+	number	<b>518</b>	<b>5154</b>	<b>12169</b>	<b>2037</b>	824	20702
		%	<b>1.11</b>	<b>7.63</b>	<b>35.28</b>	<b>45.44</b>	65.61	13.41
	Total	number	46617	67570	34488	4483	1256	154414
		%	100	100	100	100	100	100
Out movers	1	number	16597	5681	1193	315	-	23786
		%	77.19	22.70	6.20	5.95	-	33.11
	2	number	2956	8131	2705	204	-	13996
		%	13.75	32.50	14.07	3.85	-	19.48
	3	number	1598	6379	3826	312	-	12115
		%	7.43	25.49	19.89	5.89	-	16.87
	4	number	351	3572	7573	907	-	12403
	%	1.63	14.28	39.38	17.14	-	17.27	
	5+	number	-	1258	3934	3555	783	9530
		%	-	5.03	20.46	67.16	100.00	13.27
	Total	number	21502	25021	19231	5293	783	71830
		%	100	100	100	100	100	100

## HOUSING COSTS/AFFORDABILITY

Mover households pay an average of £362 per month in rent. Non-mover households pay substantially more (£523 per month).

**Table 16.1 Monthly total rent**

	Movers	Non-movers	All social tenants
Number	135051	210551	345602
Average rent	362.20	522.80	460.04
St. dev.	224.03	2228.18	1746.56

Group I movers pay more (an average £380 per month) than Group III movers (£306) or Group II movers (£339).

**Table 16.2** Monthly total rent

	Group I movers	Group II movers	Group III movers	All social movers
Number	89933	14401	30717	135051
Average rent	379.12	306.10	338.96	362.20
St. dev.	246.11	49.71	198.30	224.03

Out-movers pay more than same-borough movers and mover households generally, reflecting the fact that they live in larger dwellings.

**Table 16.3** Monthly total rent

	Same-borough movers	Out-movers
Number	73989	33530
Average rent	351.33	378.21
St. dev.	215.13	249.15

More than half of all households in social rental think that it is fairly easy or very easy to afford their current rent. However, 9% of mover households say that paying their rent is 'very difficult', compared to 5% of non-mover households.

**Table 17.1.** Rent affordability: how easy/difficult it is for households to afford rent

		Movers	Non-movers	All social tenants
Very easy	number	50317	108220	158537
	%	17.69	20.97	19.81
Fairly easy	number	112009	207284	319293
	%	39.39	40.17	39.89
Fairly difficult	number	54180	102664	156844
	%	19.05	19.90	19.60
Very difficult	number	25810	27920	53730
	%	9.08	5.41	6.71
Household does not pay rent (all rent covered by housing benefit)	number	40726	65161	105887
	%	14.32	12.63	13.23
Refused	number	1351	4756	6107
	%	0.48	0.92	0.76
<b>Total</b>	<b>number</b>	<b>284393</b>	<b>516005</b>	<b>800398</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Of the three mover types, Group II movers are most concerned about their current rent, with 25% finding it fairly difficult and 8% very difficult to afford.

**Table 17.2. Rent affordability: how easy/difficult it is for households to afford rent**

		Group I movers	Group II movers	Group III movers	All social movers
Very easy	number	36167	2134	12016	50317
	%	18.59	8.96	18.21	17.69
Fairly easy	number	77049	7285	27675	112009
	%	39.60	30.58	41.93	39.39
Fairly difficult	number	36657	5876	11647	54180
	%	18.84	24.67	17.65	19.05
Very difficult	number	18027	1875	5907	25809
	%	9.26	7.87	8.95	9.08
Household does not pay rent (all rent covered by housing benefit)	number	25894	6078	8754	40726
	%	13.31	25.52	13.26	14.32
Refused	number	779	572	-	1351
	%	0.40	2.40	-	0.48
<b>Total</b>	<b>number</b>	<b>194573</b>	<b>23820</b>	<b>65999</b>	<b>284392</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers appear to be less concerned about paying their current rent than same-borough movers.

**Table 17.3. Rent affordability: how easy/difficult it is for households to afford rent**

		Same-borough movers	Out-movers
Very easy	number	32229	10129
	%	21.66	15.01
Fairly easy	number	50035	29110
	%	33.62	43.13
Fairly difficult	number	27033	15049
	%	18.16	22.29
Very difficult	number	14124	4384
	%	9.49	6.49
Household does not pay rent (all rent covered by housing benefit)	number	25402	8286
	%	17.07	12.28
Refused	number	-	543
	%	-	0.80
<b>Total</b>	<b>number</b>	<b>148823</b>	<b>67501</b>
	<b>%</b>	<b>100</b>	<b>100</b>



## SATISFACTION WITH CURRENT ACCOMMODATION

Among social tenants, three quarters of households say they are very/fairly satisfied with their current accommodation and 18% are fairly/very dissatisfied. However, mover households show much higher levels of dissatisfaction (36% are fairly/very dissatisfied) than non-movers (8%).

**Table 18.1. Satisfaction with current accommodation**

		Movers	Non-movers	All social tenants
Very satisfied	number	56409	257207	313616
	%	19.06	48.27	37.84
Fairly satisfied	number	114937	212417	327354
	%	38.85	39.86	39.50
Neither satisfied nor dissatisfied	number	16209	19717	35926
	%	5.48	3.70	4.34
Fairly dissatisfied	number	48369	27008	75377
	%	16.35	5.07	9.10
Very dissatisfied	number	59958	16506	76464
	%	20.26	3.10	9.23
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532855</b>	<b>828737</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

Higher proportions of Group II movers express dissatisfaction with their accommodation (54% are fairly/very dissatisfied) than Group I or Group III movers.

**Table 18.2. Satisfaction with current accommodation**

		Group I movers	Group II movers	Group III movers	All social movers
Very satisfied	number	38277	1701	16431	56409
	%	18.97	6.65	23.99	19.06
Fairly satisfied	number	76904	7876	30158	114938
	%	38.11	30.78	44.04	38.85
Neither satisfied nor dissatisfied	number	9454	2291	4464	16209
	%	4.68	8.95	6.52	5.48
Fairly dissatisfied	number	34281	4118	9969	48368
	%	16.99	16.10	14.56	16.35
Very dissatisfied	number	42904	9598	7455	59957
	%	21.26	37.52	10.89	20.26
<b>Total</b>	<b>number</b>	<b>201820</b>	<b>25584</b>	<b>68477</b>	<b>295881</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

There is no difference between out-movers and same-borough movers in terms of satisfaction with current accommodation - around 40% of each group is fairly/very dissatisfied with their current house.

**Table 18.3. Satisfaction with current accommodation**

		Same-borough movers	Out-movers
Very satisfied	number	26371	13532
	%	17.08	18.84
Fairly satisfied	number	55051	25983
	%	35.65	36.17
Neither satisfied nor dissatisfied	number	10771	1917
	%	6.98	2.67
Fairly dissatisfied	number	27778	13422
	%	17.99	18.69
Very dissatisfied	number	34445	16975
	%	22.31	23.63
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>71829</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## 4 Satisfaction with neighbourhood

### GENERAL SATISFACTION

Mover households are more dissatisfied with their neighbourhood as a place to live than non-mover households. 34% of mover households are 'fairly/very dissatisfied', compared with 14% of non-mover households.

**Table 19.1. Satisfaction with neighbourhood**

		Movers	Non-movers	All social tenants
Very satisfied	number	51734	160802	212536
	%	17.48	30.18	25.65
Fairly satisfied	number	120724	254574	375298
	%	40.80	47.78	45.29
Neither satisfied nor dissatisfied	number	23609	38378	61987
	%	7.98	7.20	7.48
Fairly dissatisfied	number	42606	49813	92419
	%	14.40	9.35	11.15
Very dissatisfied	number	56406	27587	83993
	%	19.06	5.18	10.14
No opinion	number	803	1702	2505
	%	0.27	0.32	0.30
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

A higher proportion of Group II movers are dissatisfied (41% are fairly/very dissatisfied) than Group I or Group III movers.

**Table 19.2. Satisfaction with neighbourhood**

		Group I movers	Group II movers	Group III movers	All social movers
Very satisfied	number	35691	2547	13495	51733
	%	17.68	9.96	19.71	17.48
Fairly satisfied	number	80821	9255	30648	120724
	%	40.05	36.17	44.76	40.80
Neither satisfied nor dissatisfied	number	14118	3476	6016	23610
	%	7.00	13.59	8.79	7.98
Fairly dissatisfied	number	29405	2929	10271	42605
	%	14.57	11.45	15.00	14.40
Very dissatisfied	number	40982	7378	8046	56406
	%	20.31	28.84	11.75	19.06
No opinion	number	803	-	-	803
	%	0.40	-	-	0.27
<b>Total</b>	<b>number</b>	<b>201820</b>	<b>25585</b>	<b>68476</b>	<b>295881</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

A higher proportion of out-movers (49%) are 'fairly/very dissatisfied' with their neighbourhood than same-borough movers.

**Table 19.3. Satisfaction with neighbourhood**

		Same-borough movers	Out-movers
Very satisfied	number	31495	5865
	%	20.40	8.17
Fairly satisfied	number	68704	23183
	%	44.49	32.28
Neither satisfied nor dissatisfied	number	10255	7209
	%	6.64	10.04
Fairly dissatisfied	number	17809	15064
	%	11.53	20.97
Very dissatisfied	number	25546	20508
	%	16.54	28.55
No opinion	number	607	-
	%	0.39	-
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>71829</b>
	<b>%</b>	<b>100</b>	<b>100</b>

## PROBLEMS AFFECTING THE QUALITY OF LIFE IN THE NEIGHBOURHOOD

Interviewees were asked if there were serious problems in the neighbourhood over the last year or so affecting the quality of their life. 42% of mover households thought that the general level of crime in the neighbourhood was a serious problem. The other important problems they identified were street parking (40%), vandalism and hooliganism (39%), presence of drug dealers/users (35%), litter and rubbish in the street (35%), and fear of being burgled (33%). Generally, non-mover households were less worried by these issues than mover households in general, and than out-movers in particular.

**Table 20.1. Problems affecting neighbourhood quality of life: percentages expressing concern**

		Movers	Non-movers	All social tenants
General level of crime	number	124121	158706	282827
	%	41.95	29.78	34.13
Presence of drug dealers/users	number	102463	109954	212417
	%	34.63	20.63	25.63
Vandalism and hooliganism	number	115023	141527	256550
	%	38.87	26.56	30.96
Heavy traffic	number	104474	131815	236289
	%	35.31	24.74	28.51
Problems with street parking	number	119569	132455	252024
	%	40.41	24.86	30.41
Fear of being burgled	number	97718	130941	228659
	%	33.03	24.57	27.59
Litter and rubbish in the streets	number	104898	148589	253487
	%	35.45	27.89	30.59
Pollution (including air quality and traffic fumes)	number	82856	81323	164179
	%	28.00	15.26	19.81
Troublesome teenagers/children	number	71705	72627	144332
	%	24.23	13.63	17.42
Problems with dogs/dogs mess	number	82386	89066	171452
	%	27.84	16.71	20.69
Graffiti	number	73989	96648	170637
	%	25.01	18.14	20.59
Noise from road traffic	number	55277	64156	119433
	%	18.68	12.04	14.41
State of open spaces/gardens	number	56606	44449	100515
	%	18.95	8.34	12.13
Noisy neighbours	number	38945	27326	66271
	%	13.16	5.13	8.00
Racial harassment	number	42362	28440	70802
	%	14.32	5.34	8.54
Problems with neighbours	number	37729	23775	61504
	%	12.75	4.46	7.42
Road works/construction/demolition noise	number	23740	25476	49216
	%	8.02	4.78	5.94
Aircraft noise	number	19042	26965	46007
	%	6.44	5.06	5.55

**Table 20.1. Problems affecting neighbourhood quality of life: percentages expressing concern - *continued***

		Movers	Non-movers	All social tenants
Trains/tubes	number	12115	13790	25905
	%	4.09	2.59	3.13
Noise from industrial/ commercial premises	number	7830	9297	17127
	%	2.65	1.74	2.04
Pubs/clubs/entertainment	number	11623	10604	22227
	%	3.93	1.99	2.68

Group II movers were much more worried by these issues than Group I or Group III movers, who seemed less concerned.

**Table 20.2. Problems affecting neighbourhood quality of life: percentages expressing concern**

		Group I movers	Group II movers	Group III movers	All social movers
General level of crime	number	88369	12480	23272	124121
	%	43.79	48.78	33.99	41.95
Presence of drug dealers/users	number	69636	12001	20826	102463
	%	34.50	46.91	30.41	34.63
Vandalism and hooliganism	number	82672	11992	20359	115023
	%	40.96	46.87	29.73	38.87
Heavy traffic	number	76182	9344	18949	104475
	%	37.75	36.52	27.67	35.31
Problems with street parking	number	84499	11770	23300	119569
	%	41.87	46.00	34.03	40.41
Fear of being burgled	number	70173	8161	19385	97719
	%	34.77	31.90	28.31	33.03
Litter and rubbish in the streets	number	73076	8771	23051	104898
	%	36.21	34.28	33.66	35.45
Pollution (including air quality and traffic fumes)	number	59661	6817	16379	82857
	%	29.56	26.64	23.92	28.00
Troublesome teenagers/ children	number	51186	7468	13052	71706
	%	25.36	29.19	19.06	24.23
Problems with dogs/dogs mess	number	56069	7890	18427	82386
	%	27.78	30.84	26.91	27.84
Graffiti	number	52583	8948	12458	73989
	%	26.05	34.97	18.19	25.01
Noise from road traffic	number	41311	4176	9790	55277
	%	20.47	16.32	14.30	18.68
State of open spaces/ gardens	number	40984	7768	7314	56066
	%	20.31	30.36	10.68	18.95
Noisy neighbours	number	29039	3295	6611	38945
	%	14.39	12.88	9.65	13.16
Racial harrassment	number	31573	4243	6546	42362
	%	15.64	16.58	9.56	14.32

**Table 20.2. Problems affecting neighbourhood quality of life: percentages expressing concern - *continued***

		Group I movers	Group II movers	Group III movers	All social movers
Problems with neighbours	number	25821	4184	7725	37730
	%	12.79	16.35	11.28	12.75
Road works/construction/ demolition noise	number	17960	2451	3328	23739
	%	8.90	9.58	4.86	8.02
Aircraft noise	number	13397	2502	3144	19043
	%	6.64	9.78	4.59	6.44
Trains/tubes	number	10359	775	980	12114
	%	5.13	3.03	1.43	4.09
Noise from industrial/ commercial premises	number	6823	496	511	7830
	%	3.38	1.94	0.75	2.65
Pubs/clubs/ entertainment	number	8786	1353	1484	11623
	%	4.35	5.29	2.17	3.93

Out-movers are more concerned about crime (53%), including presence of drug dealers/users, vandalism and hooliganism, fear of being burgled and heavy traffic and street parking (44%), than same-borough movers and movers in general.

**Table 20.3. Problems affecting neighbourhood quality of life: percentages expressing concern**

		Same-borough movers	Out-movers
General level of crime	number	56198	37880
	%	36.39	52.74
Presence of drug dealers/users	number	48202	32285
	%	31.22	44.95
Vandalism and hooliganism	number	51324	32568
	%	33.32	45.34
Heavy traffic	number	48183	30494
	%	31.20	42.45
Problems with street parking	number	58870	31878
	%	38.12	44.38
Fear of being burgled	number	42386	29891
	%	27.45	41.61
Litter and rubbish in the streets	number	48886	26893
	%	31.66	37.44
Pollution (including air quality and traffic fumes)	number	33880	24754
	%	21.94	34.46
Troublesome teenagers/ children	number	31443	19962
	%	20.36	27.79
Problems with dogs/dogs mess	number	39767	21907
	%	25.75	30.50
Graffiti	number	37251	19830
	%	24.12	27.61

**Table 20.3.** Problems affecting neighbourhood quality of life: percentages expressing concern - *continued*

		Same-borough movers	Out-movers
Noise from road traffic	number	27245	16799
	%	17.64	23.39
State of open spaces/ gardens	number	24121	17931
	%	15.62	24.96
Noisy neighbours	number	18923	13689
	%	12.25	19.06
Racial harrassment	number	19927	12415
	%	12.90	17.28
Problems with neighbours	number	20889	11708
	%	13.53	16.30
Road works/construction/ demolition noise	number	10759	4436
	%	6.97	6.18
Aircraft noise	number	12335	4257
	%	7.99	5.93
Trains/tubes	number	6446	3545
	%	4.17	4.94
Noise from industrial/ commercial premises	number	4248	2321
	%	2.75	3.23
Pubs/clubs/ entertainment	number	6895	2003
	%	4.47	2.79

41% of mover households felt that walking in their neighbourhood alone at night was unsafe, compared with 29% of non-mover households.

**Table 21.1.** Safety in the neighbourhood (night-time)

		Movers	Non-movers	All social tenants
Very safe	number	39455	74122	113577
	%	13.33	13.91	13.70
Fairly safe	number	79823	155060	234883
	%	26.98	29.10	28.34
A bit unsafe	number	68766	91946	160712
	%	23.24	17.26	19.39
Very unsafe	number	52142	61316	113458
	%	17.62	11.51	13.69
Never walk anywhere in the evening	number	55696	150412	206108
	%	18.82	28.23	24.87
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>



Perceptions of neighbourhood safety do not vary greatly among the three mover types, with about 37% of each type rating their neighbourhood as 'a bit' or 'very' unsafe at night, and a further 19% saying they never walk anywhere at night.

**Table 21.2. Safety in the neighbourhood (night-time)**

		Group I movers	Group II movers	Group III movers	All social movers
Very safe	number	27312	1522	10620	39454
	%	13.53	5.95	15.51	13.33
Fairly safe	number	52927	7625	19271	79823
	%	26.22	29.80	28.14	26.98
A bit unsafe	number	46002	6693	16072	68767
	%	22.79	26.16	23.47	23.24
Very unsafe	number	37329	4992	9821	52142
	%	18.50	19.51	14.34	17.62
Never walk anywhere in the evening	number	38250	4753	12693	55696
	%	18.95	18.58	18.54	18.82
<b>Total</b>	<b>number</b>	<b>201820</b>	<b>25585</b>	<b>68477</b>	<b>295882</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

A slightly higher proportion of out-movers think that their neighbourhood is unsafe, compared with same-borough movers (43% vs 38%)

**Table 21.3. Problems affecting neighbourhood quality of life: percentages expressing concern**

		Same-borough movers	Out-movers
Very safe	number	20343	9445
	%	13.17	13.15
Fairly safe	number	47379	13072
	%	30.68	18.20
A bit unsafe	number	35566	16046
	%	23.03	22.34
Very unsafe	number	23856	15006
	%	15.45	20.89
Never walk anywhere in the evening	number	27272	18259
	%	17.66	25.42
<b>Total</b>	<b>number</b>	<b>154416</b>	<b>71828</b>
	<b>%</b>	<b>100</b>	<b>100</b>

# 5 Moving intentions and aspirations

## MOVING DESTINATION

Interviewees were asked whether they would be prepared to move to rented accommodation outside London. 22% of mover households responded that they would definitely consider moving outside London, and a further 25% said they would consider it, 'depending where'.

**Table 22. Willingness to move outside London**

		Movers	Non-movers	All social tenants
Yes - definitely	number	65682	37754	103436
	%	22.20	7.09	12.48
Maybe - depends where	number	75114	82308	157422
	%	25.39	15.45	19.00
Probably not	number	27057	54023	81080
	%	9.14	10.14	9.78
No - definitely not	number	128029	358771	486800
	%	43.27	67.33	58.74
<b>Total</b>	<b>number</b>	<b>295882</b>	<b>532856</b>	<b>828738</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>

About 60% of mover households wanted to move to a different house in the same borough, 13% wanted to move to another London borough, and only 14% of households expressed a desire to move outside London.

**Table 23. Preferred destinations**

		Group I movers	Group II movers	Group III movers	All social movers
In this borough	number	106699	17108	30608	154415
	%	58.35	74.90	51.07	58.13
In another London borough	number	24391	2191	7067	33649
	%	13.34	9.59	11.79	12.67
Outside London	number	26181	1121	10878	38180
	%	14.32	4.91	18.15	14.37
Outside UK	number	5649	-	4306	9955
	%	3.09	-	7.18	3.75
Don't know	number	19932	2422	7080	29434
	%	10.90	10.60	11.81	11.08
<b>Total</b>	<b>number</b>	<b>182852</b>	<b>22842</b>	<b>59939</b>	<b>265633</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Tables 22 and 23 show that among those households that would definitely consider leaving London:

- less than half (45%) would actually choose to move outside London;
- 25% would still prefer the same borough;
- and a further 10% preferred other London boroughs as their future home.

Among those saying they might be willing to leave London, 'depending on where':

- only 8% said they would prefer to move outside London;
- two-thirds choose London as their preferred future location.

**Table 24. Preferred destination by willingness to leave London**

Preferred destination/ willing to leave London?		Same borough	Another London borough	Outside London	Outside UK	Don't know	Total
Yes - definitely	number	15202	5893	27707	3388	8806	60996
	%	24.92	9.66	45.42	5.55	14.44	100
Maybe - depends where	number	41929	11198	5279	2076	8487	68969
	%	60.79	16.24	7.65	3.01	12.31	100
Probably not	number	16594	1974	1237	1541	2735	24081
	%	68.91	8.20	5.14	6.40	11.36	100
No - definitely not	number	80690	14584	3957	2949	9406	111586
	%	72.31	13.07	3.55	2.64	8.43	100
<b>Total</b>	<b>number</b>	<b>154415</b>	<b>33649</b>	<b>38180</b>	<b>9954</b>	<b>29434</b>	<b>265632</b>
	<b>%</b>	<b>58.13</b>	<b>12.67</b>	<b>14.37</b>	<b>3.75</b>	<b>11.08</b>	<b>100</b>

Table 25 shows which London boroughs mover households would like to live in. The figures should be treated with caution because of missing observations and very small sample size. Barking and Dagenham, Barnet, Bromley, Camden, Croydon, Islington, Kensington and Chelsea, Redbridge, Richmond upon Thames, and Waltham Forest are at the top of the preference list.

**Table 25. Preferred destinations: London boroughs**

		Group I movers	Group II movers	Group III movers	All social movers
Barking and Dagenham	number	1805	-	-	1805
	%	8.04	-	-	5.91
Barnet	number	287	-	1040	1327
	%	1.28	-	17.67	4.35
Brent	number	512	-	349	861
	%	14.32	-	5.93	2.82
Bromley	number	1452	-	-	1452
	%	6.47	-	-	4.76
Camden	number	1365	758	-	2123
	%	6.08	34.58	-	6.96
City of London	number	249	-	251	500
	%	1.11	-	4.26	1.64
Croydon	number	972	-	315	1287
	%	13.34	-	5.35	4.22
Ealing	number	670	-	204	874
	%	14.32	-	3.47	2.86
Enfield	number	741	-	-	741
	%	3.30	-	-	2.43
Greenwich	number	170	-	382	552
	%	0.76	-	6.49	1.81
Hackney	number	607	271	-	878
	%	2.70	12.36	-	2.88
Hammersmith and Fulham	number	66	-	-	66
	%	0.29	-	-	0.22
Haringey	number	369	-	-	369
	%	1.64	-	-	1.21
Harrow	number	770	-	-	770
	%	3.43	-	-	2.52
Havering	number	163	-	-	163
	%	0.73	-	-	0.53
Hillingdon	number	536	-	-	536
	%	2.39	-	-	1.76
Hounslow	number	-	146	-	146
	%	-	6.66	-	0.48
Islington	number	1696	-	-	1696
	%	7.56	-	-	5.56
Kensington and Chelsea	number	960	-	826	1786
	%	4.28	-	14.03	5.85
Kingston upon Thames	number	519	242	391	1152
	%	2.31	11.04	6.64	3.77
Lambeth	number	963	-	-	963
	%	4.29	-	-	3.15
Lewisham	number	323	-	325	648
	%	1.44	-	5.52	2.12
Merton	number	783	-	-	783
	%	3.49	-	-	2.57

**Table 25. Preferred destinations: London boroughs - continued**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
Newham	number	-	-	577	577
	%	-	-	9.80	1.89
Redbridge	number	728	-	993	1721
	%	3.24	-	16.87	5.64
Richmond upon Thames	number	2015	-	-	2015
	%	8.98	-	-	6.60
Southwark	number	628	-	-	628
	%	2.80	-	-	2.06
Sutton	number	139	-	-	139
	%	0.62	-	-	0.46
Tower Hamlets	number	146	-	-	146
	%	0.65	-	-	0.48
Waltham Forest	number	1261	271	-	1532
	%	5.62	12.36	-	5.02
Wandsworth	number	1101	-	-	1101
	%	4.91	-	-	3.61
Westminster	number	449	504	234	1187
	%	2.00	22.99	3.97	3.89
<b>Total</b>	<b>number</b>	<b>22445</b>	<b>2192</b>	<b>5887</b>	<b>30524</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Among those households that want to move outside London, nearly half (48%) would like to live in the South East, and 39% want to live elsewhere in the UK. (The survey data do not permit detailed analysis of locational preferences outside London, since the only choices given were 'South East', 'East', and 'Rest of the UK').

**Table 26. Preferred moving destination: outside London**

		<b>Group I movers</b>	<b>Group II movers</b>	<b>Group III movers</b>	<b>All social movers</b>
South East	number	11550	414	6189	18153
	%	44.12	36.93	56.89	47.55
East	number	1376	546	3095	5017
	%	5.26	48.71	28.45	13.14
Elsewhere in the UK	number	13075	161	1594	14830
	%	49.94	14.36	14.65	38.84
Don't know	number	180	-	-	180
	%	0.69	-	-	20.47
<b>Total</b>	<b>number</b>	<b>26181</b>	<b>1121</b>	<b>10878</b>	<b>38180</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

## REASONS FOR WANTING TO MOVE

Nearly half of mover households (47%) gave 'accommodation related' reasons for wanting to move. 'Area/neighbourhood related' was the second most important category (35%), followed by 'family/relation related' (13%). 'Work-related reasons' are at the bottom of the list among mover households.

A higher proportion of Group II movers gave 'accommodation related' reasons for wanting to move (54%) than did Group I or Group III movers. Group III movers (47%) were more likely to cite 'area/neighbourhood related' reasons for wanting to move than were Group I or Group II movers (47%, 33% and 18% respectively).

**Table 27.1. Reasons for wanting to move**

		Group I movers	Group II movers	Group III movers	All social movers
Family or relations	number	8687	1690	619	10996
	%	15.82	19.07	3.47	13.48
Accommodation	number	25604	4814	7657	38075
	%	46.62	54.33	42.98	46.66
Eviction or economic reasons	number	1544	-	298	1842
	%	2.81	-	1.67	2.26
Work	number	503	249	172	924
	%	0.92	2.81	0.97	1.13
Area or neighbours	number	18130	1618	8368	28116
	%	33.01	18.26	46.97	34.46
Other reason	number	457	490	701	1648
	%	0.83	5.53	3.93	2.02
<b>Total</b>	<b>number</b>	<b>54925</b>	<b>8861</b>	<b>17815</b>	<b>81601</b>
	<b>%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Out-movers were more likely to give 'area/neighbourhood related' reasons for wanting to move than same-borough movers.

**Table 27.2. Reasons for wanting to move**

		Same-borough movers	Out-movers
Family or relations	number	4593	5267
	%	11.59	16.85
Accommodation	number	25255	9522
	%	63.74	30.47
Eviction or economic reasons	number	501	746
	%	1.26	2.39
Work	number	420	503
	%	1.06	1.61
Area or neighbours	number	8232	14676
	%	20.78	46.96
Other reason	number	621	537
	%	1.57	1.72
<b>Aircraft noise</b>	<b>number</b>	<b>39622</b>	<b>31251</b>
	<b>%</b>	<b>100</b>	<b>100</b>

# 6 Summary

The final table summarises the attributes of movers.

<b>Summary table</b>			
<b>Attributes of movers</b>			
	<b>Compared with non-movers</b>	<b>Compared with group I movers</b>	<b>Compared with same-borough movers</b>
<b>Attributes</b>	<b>Mover households</b>	<b>Group II movers</b>	<b>Group III movers</b>
<b>Household</b>			<b>Out-movers</b>
Household type	Households with children (57%/ multi-adult (13%)	More couples, lone parents	More singles
Age of hhd head	Younger (average 39 years old)	Slightly older (average 41 years old)	Similar (average 38 years old)
Ethnic group	Higher proportion of BME	Higher % of Europeans	Higher proportion of Europeans
Working status	Higher proportions of full/part time worker, unemployed/looking after family	Higher proportions of part-time workers, unemployed, sick/disabled	Higher proportion of part-time workers, retired
Income	Slightly higher incomes	Lower incomes	Slightly smaller
Ease of managing a current income	Find it harder (37% consider difficult)	Find it harder (46% consider difficult)	Find it harder (37% consider difficult)
Household size	Larger households	Larger households	Slightly smaller
<b>Current accommodation</b>			
When moved into current dwelling	Moved more recently (27% since 2000)	Moved earlier (16% since 2000)	Similar (28% since 2000)
Previous tenancy	Higher proportion of those who previously rented privately or lived with parents/friends	Higher proportion of previous local authority tenants	Higher proportion of previous local authority or housing association tenants
Accommodation type	Higher proportions living in flats/maisonettes	Higher proportion in detached/semi-detached houses	Higher proportions live in terraced houses or bedsits
Number of bedrooms	Live in slightly larger houses	Live in smaller houses	Living in larger houses



## Summary table Attributes of movers - continued

	Compared with non-movers	Compared with group I movers	Compared with same-borough movers
<b>Attributes</b>	<b>Mover households</b>	<b>Group II movers</b>	<b>Out-movers</b>
<b>Current accommodation</b>			
Overcrowding	Higher levels of overcrowding	Higher levels of overcrowding	Higher level of overcrowding (esp. large households)
Housing cost	Pay much lower rent (avg £362)	Lower rent (avg £306)	Higher rent (avg £378)
Affordability of rent	Less affordable (9% find very difficult)	Slightly less affordable (25% fairly difficult, 8% very difficult)	Less affordable (22% fairly difficult, 6% very difficult)
Satisfaction with accommodation	Less satisfied/(36% dissatisfied)	Less satisfied/(54% dissatisfied)	Similar/(43% dissatisfied)
<b>Neighbourhood</b>			
General satisfaction	Less satisfied (34% fairly/very dissatisfied)	Less satisfied (40% fairly/very dissatisfied)	Less satisfied (50% fairly/very dissatisfied)
Problems of neighbourhood	More worried	More worried	More worried
Night-time safety	Consider more unsafe (41% say unsafe)	Consider more unsafe (46% say unsafe)	Similar (about 42% consider unsafe)
<b>Preferred destination</b>			
Moving location	Higher proportion wants to move to other location	Higher proportion wants to move within same area - South East or East	Higher proportions want to move outside London - South East or East
Reasons for moving	Accommodation related	Accommodation related	Area/neighbourhood related

## **Dataspring**

Dataspring is based within the Cambridge Centre for Housing and Planning Research, University of Cambridge. Its database provides economic and socio-economic information at district, county, regional and national level for those working in housing; the Housing Corporation, housing associations, local authorities, academic researchers and consultants. The Dataspring team of researchers use data from the Housing Corporation, the Census and other sources to build and maintain a local housing markets database, interactive rent guides, and to analyse the regulatory returns of housing associations. Every year it produces a *Guide to Local Rents* and the *Profile of the Housing Association Sector* on behalf of the Housing Corporation. These are made freely available on the Dataspring website, together with discussion papers, briefing papers and sector studies which provide more in-depth analysis of the social housing sector.

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