

# **DataSpring**

## **Regional and Sub-regional analyses: Residential mobility of Social Tenants and those entering LCHO in the North Regions**

**DataSpring report**

**Youngha Cho and Christine Whitehead**

**Date: July 2005**

# Regional and Sub-regional analyses: Residential Mobility of Social Tenants and those entering LCHO in the North Regions

## Introduction

This study concentrates on four aspects of household mobility in the northern regions:

- The mobility pattern of social tenants and those entering Low Cost Home Ownership (LCHO) in the northern regions;
- The pattern of mobility between sub-regions within the regions;
- The attributes of HA tenants who moved and those who entered LCHO;
- The attributes of households who obtain relet properties as compared to those who are housed in new lettings;

The data sources employed include:

The CORE General Needs Survey (2001/02);  
The CORE New Sales Survey (2001/02);  
The Survey of English Housing (2000/01);  
The Existing Tenant Survey (2000);

The results reflect a generally immobile sector across all regions in the north with very little systematic pattern in terms of the mobility that does occur.

Reasons for moving are mainly related to housing and household circumstances recognised as priority reasons by professionals. Only among those moving into low cost homeownership are there significant signs of some element of choice.

## Question 1: What are the current mobility patterns of tenants in affordable housing, including Low Cost Home Ownership (LCHO) in the Northern Region?

### 1.1 General Mobility Pattern

#### Mobility across tenures

Approximately 10% of households move house every year. This proportion has remained relatively constant across the 1990s (Boheim and Taylor, 1999).

Current evidence on mobility can be found in the Survey of English Housing (2001). This shows:

- Generally, residents in the northern regions are less mobile than the rest of country;
- Residents in the North East are the least mobile (9.6%), followed by those in Merseyside (9.8%);
- Those in Yorkshire and Humberside show slightly more mobility than other regions (11.1%);

**Table 1 - Residential mobility by tenure**

	North								England Total	
	NW		MS		YH		NE			%
		%		%		%		%		
Owner occupiers	87	5.37	24	6.58	109	7.30	47	6.20	896	6.40
Private renters	64	45.39	21	42.86	64	44.40	23	43.40	685	43.40
HA tenants	26	21.67	2	5.13	17	21.80	12	16.70	168	13.70
LA tenants	44	13.33	7	7.61	46	11.20	31	10.50	274	9.90
Others-living with	4	13.33			1	4.30	1	6.70	15	13.40
Relatives, friends										
Total	225	10.02	54	9.80	237	11.10	114	9.60	2038	10.30

Source: Survey of English Housing 2001

\* Size of sample: 19,736

- In England overall, private tenants are the most mobile, followed by Housing Association (HA) tenants;
- Both Housing Association and Local Authority (LA) tenants move more than owner-occupiers do;
- The North West, Yorkshire, Humberside and the North East regions show similar patterns. Moreover social tenants are more mobile than those in England as a whole;
- Mobility of HA and LA tenants in Merseyside however, is far fewer than that in other regions (5.1% and 7.6% respectively);

## Distance moved

- Mobility across all tenures typically involves rather short distance moves;
- In England as a whole, more than 58% of households move less than 5 miles and another 23% move between 6 and 50 miles;
- Only 18% of all moves involve distances over 50 miles;

**Table 2 - Distance moved by region**

	North								England Total	
	NW		MS		Yorkshire and Humberside		NE			
		%		%		%		%		%
Under 5 miles	159	71.0	37	68.5	156	65.8	80	69.6	1204	58.2
6-20 miles	28	12.5	8	14.8	37	15.6	18	15.7	380	18.4
21-50 miles	13	5.8			13	5.5	4	3.5	110	5.3
More than 51 miles	24	10.7	9	16.7	31	13.1	13	11.3	376	18.2
Total	224	100	54	100	237	100	115	100	2070	100.0

Source: Survey of English Housing 2001

- Those in the four northern regions are more likely to move to nearby areas (less than 5 miles) than those in England as a whole (65-71% out of total);
- The vast majority of longer distance moves are by private tenants, and those living with friends and family;
- Social sector tenants generally move shorter distances, with two thirds of HA tenants and nearly 80% of LA tenants moving less than 5 miles;
- HA tenants however, are considerably more likely than LA tenants to move more than 5 miles – in part because HA owned housing is spread more widely, giving greater opportunity to move without changing landlord.

## 1.2 Mobility among HA Tenants

Analyses of the CORE data on HA tenants allow us to examine the mobility patterns of HA tenants in the four northern regions.

**Table 3 - Mobility among HA tenants in Northern regions**

	NW		Merseyside		Yorkshire and Humberside		NE	
	Movers	%	Movers	%	Movers	%	Movers	%
Same district	21400	86.0	7764	89.7	11197	87.3	10466	87.9
Different district/same sub region	1618	6.5	295	3.4	454	3.5	560	4.7
Different district/different sub region	478	1.9	101	1.2	245	1.9	343	2.9
- Different district/same HA	(138)	(0.6)	(46)	(0.5)	48	(0.4)	89	(0.7)
- Different district/different HA	(19)	(0.1)	-	-	6	(0.0)	6	(0.0)
From outside to the region	870	3.5	252	2.9	483	3.8	301	2.5
To other region	529	2.1	241	2.8	449	3.5	241	2.0
Total	24895	100.0	8653	100	12828	100	11911	100

Source: CORE General Needs Survey, 2001/2

The four regions show similar mobility patterns:

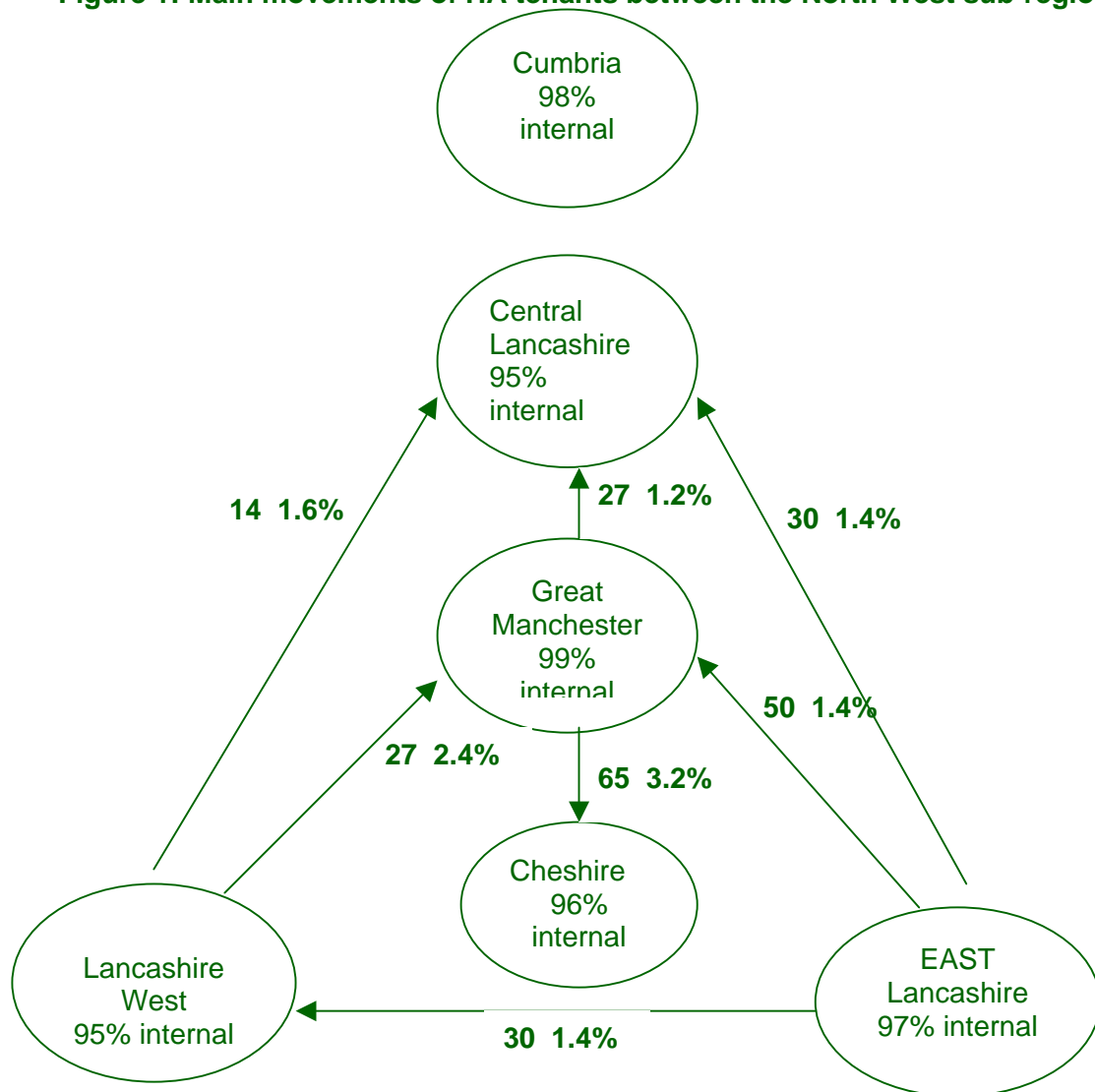
- The majority of moves (86-90%) are made within the same district;
- Between 4 and 9% of moves are made across districts. In the North West, higher proportions of moves are made between districts (8.4%), followed by the North East (7.6%), than the other regions (4-5%);
- Within this total, about two thirds of moves are made between different districts but within the same sub-region. The rest are between different sub-regions;
- Slightly higher proportions of moves are made from elsewhere into the region than from the region to other regions;
- Movers out of the region go mainly to areas nearby;
- Movers into the North West region come mainly from Merseyside, Yorkshire and Humberside and East Midlands. Movers into East Lancashire come from London, the West Midlands, Cheshire and the North East from Cumbria;
- Movers out of the North West region also go mainly to areas near to Merseyside, Yorkshire and Humberside and the East Midlands. However, the proportions of movers to the South East appear rather high in the East and Central Lancashire and Cheshire sub-regions;
- There are close connections between Merseyside and the North West: the majority of in-movers and out-movers in Merseyside are from the North West;
- In Yorkshire and Humberside, most in-movers are from the North West, the North East, and the East Midlands. There are moves some between London and West Yorkshire, and between Humberside and the South East, but the number are very small;
- The majority of movers are made between the North East and the North West, Yorkshire and Humberside, West Midland and the East Midlands. There are a number of in-movers and out-movers between Tees Valley sub-region and the South East region.

For social tenants, there are no significant connections between the South and its high demand areas and the North where most low demand areas are to be found. The number of movers involved are rather small, e.g. from London to East Lancashire, from some sub-regions in the North West and the South East, from the South East to Merseyside, from London and the South East to Yorkshire and Humberside.

### Sub-regional analysis

The table above showed that the majority of the movements in the northern regions are within the same sub-region (ranging from 92% to 99.5%). (Figure 1)

Figure 1: Main movements of HA tenants between the North West sub-regions

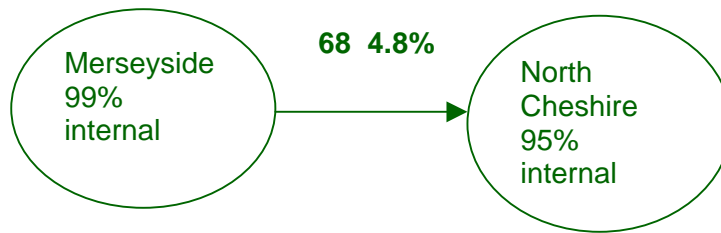


Source: CORE General Needs Survey, 2001/02

The North West region shows some movements between sub-regions. Central Lancashire receives more in-movers from Lancashire, Lancashire West, and Great Manchester; whilst Greater Manchester shows more out-movements to near sub-regions.

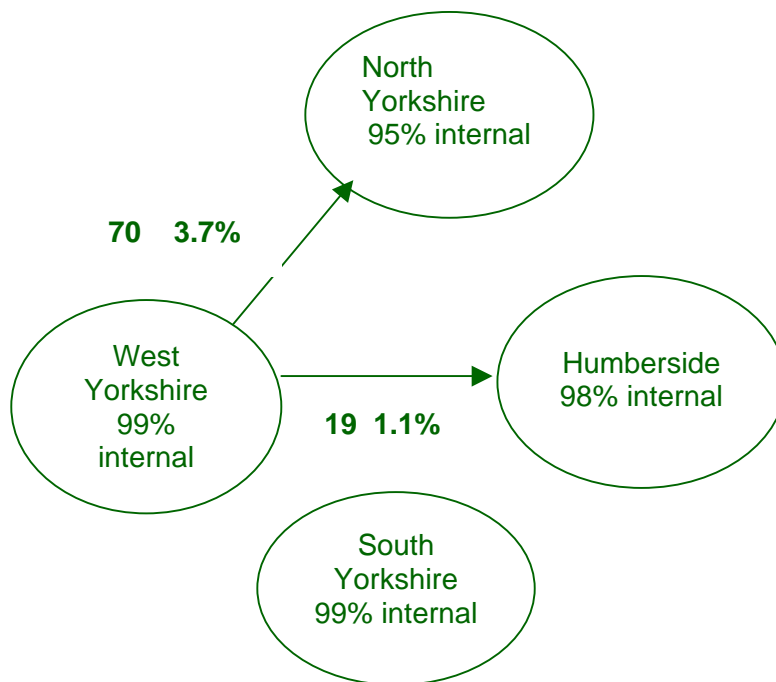
There are few connections between East and West Lancaster and Cumbria shows no connection with nearby sub-regions. In the Merseyside region, there are a few cases from Merseyside to North Cheshire. (Figure 2).

**Figure 2: Main movements of HA tenants between the Merseyside sub-regions**



Source: CORE General Needs Survey, 2001/02  
 In the Yorkshire and Humberside regions, there are some movements between West and North Yorkshire, and between West and North Yorkshire. (Figure 3).

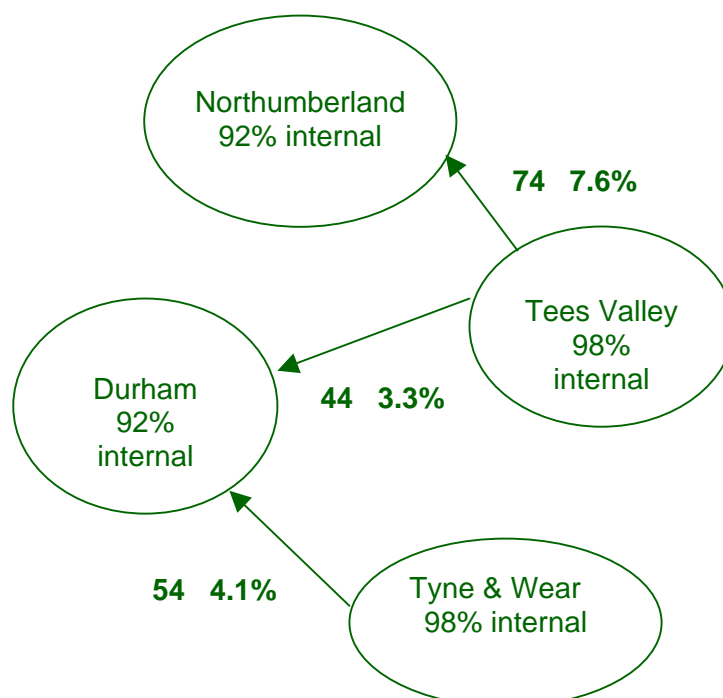
**Figure 3: Main movements of HA tenants between Yorkshire and Humberside sub-regions.**



Source: CORE General Needs Survey, 2001/02

In the North East region, there are movements from the Tees Valley to Northumberland, and from Tees Valley, Tyne & Wear to Durham. (Figure 4).

**Figure 4: Main movements of HA tenants between the North East sub-regions**



Source: CORE General Needs Survey, 2001/02

Generally the number of tenants in general needs accommodation moving across sub-regions is rather small. Movement is in both directions so that the net outcome is therefore very small indeed. Moreover it is likely that what flows there reflect professional decisions about the need and the location of HA owned homes, more than anything to do with market pressures.

### 1.3 Mobility among those entering LCHO

The CORE new sales data for LCHO show a slightly different pattern for the four regions.

**Table 4 - Mobility among those entering LCHO in Northern Regions**

	NW		Merseyside		Yorkshire and Humberside		NE	
	Movers	%	Movers	%	Movers	%	Movers	%
Same district	581	87.63	86	84.31	213	94.67	163	79.90
Different district/same sub region	39	5.88	4	3.92	2	0.89	19	9.31
Different district/different sub region	11	1.66			1	0.44	17	8.33
From outside to the region	23	3.47	8	7.84	4	1.78	2	0.98
To other region	9	1.36	4	3.92	5	2.22	3	1.47
<b>Total</b>	<b>663</b>	<b>100</b>	<b>102</b>	<b>100</b>	<b>225</b>	<b>100</b>	<b>204</b>	<b>100</b>

Source: CORE New Sales Survey, 2001/02



Generally for all four regions, the numbers of movers are quite small:

- In all four regions, the majority of moves are made in the same district (between 80%-95%). The patterns however, are slightly different among the four regions;
- In Yorkshire and Humberside, moves in the same district appear highest (nearly 95%) out-movers while tiny, are comparatively high (2.2%) implying very small numbers of in-movers;
- In the North East, moves within the same district are relatively low, at 80%, with higher proportion of moves made between districts (about 18%);
- In Merseyside, both the proportion of in-movers and out-movers are higher in other regions (8% and 4% respectively).

In-movers across regions mainly come from nearby areas:

- From the West Midlands and the East Midlands to the North West;
- From the West Midlands and the North West to Merseyside;
- From East Midlands to Yorkshire and Humberside;
- There are only a few cases from London to the North East;

The majority of out-movers also go to nearby areas.

For those entering LCHO, there are again no clear connections between the South - high demand areas, and the North - low demand areas. There are only one or two cases between Merseyside and the South East, between Yorkshire and Humberside and the South East, and London and the North East. There is no evidence of longer distant movement into the LCHO stock in the north region.

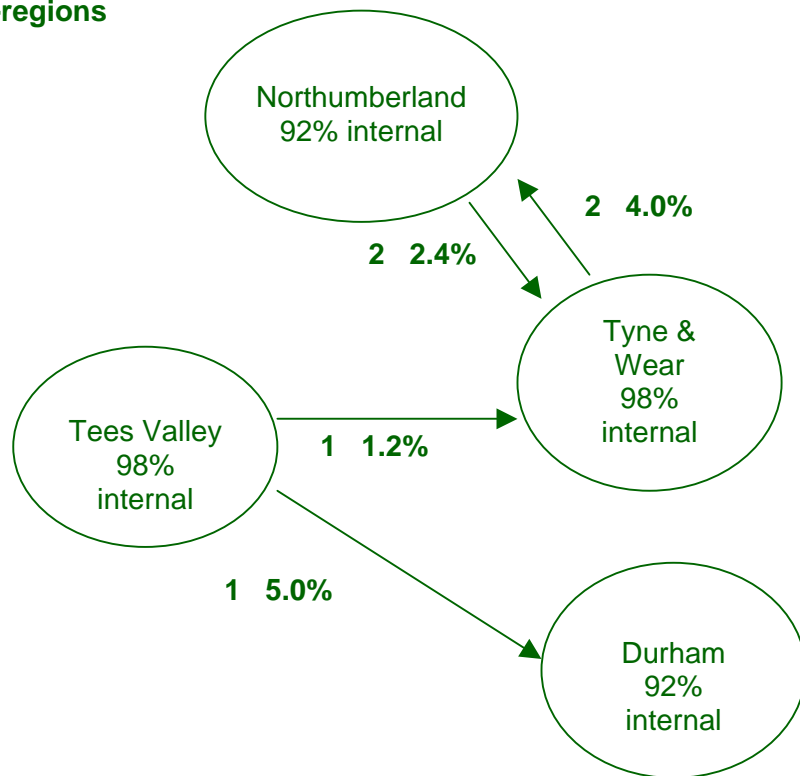
### **Sub-regional analysis**

It is general policy that allocations to LCHO should be from households either already in social ownership or on waiting lists. Among the households entering LCHO in the North regions however, about 45%, were neither social sector tenants, nor stated that they were on a waiting list.

Among social tenants and those on the waiting list, the largest numbers of new sales occurred in the North West region; especially in Great Manchester and Cheshire sub-regions, North Yorkshire, Yorkshire and the Humberside region, Tyne and Wear sub-regions in the North East region. The smallest numbers occurred in Lancashire West in the North West, Humberside in the Yorkshire and Humberside and Tees Valley in the North East (between them all only two purchases).

In the North East, Merseyside, and Yorkshire and Humberside regions, nearly all moves were made within the same sub-region. There are only a few moves across sub-regions in the North East region. The overall number of cases is very small. (Figure 5).

**Figure 5: Main movements of those entering LCHO between the North East sub-regions**



Source: CORE New sales Survey, 2001/02

**Question2: What are the attributes of movers and what influences these moves?**

**2.1 Evidence from the Survey of English Housing (2000)**

Numerous factors are likely to affect residential migration. Some of these variables relate to the head of household characteristics, such as their age, sex, and marital status; some relate to the characteristics of the family, such as the family status and the number of earners in the family; some relate to the house in which the household resides, such as the tenure and number of rooms.

In this section, we examine the different attributes of movers, looking at differences between movers and non-movers, and between long-distance and short-distance movers. It aims to clarify whether there are any significant differences in the characteristics between social tenants and other tenures, and between tenants and those entering LCHO.

## **Who moves: Attributes of Movers**

Using recent Survey of English Housing data (2001), we analyse how attributes between movers and non-movers, and between long-distance and short-distance movers differ in the northern regions.

Movers in the northern regions are more likely to be:

- Family households with children;
- Younger (younger than 39 years old);
- Cohabiting or single person households;
- Mixed or black ethnic minority households;
- One-worker households;
- Either full-time worker or unemployed/economically inactive;
- Previously either LA and HA tenants;
- In the lower income group (under £50 weekly income group);
- Moving for family/personal related reasons.

Long-distance movers (move more than 50 miles) show different attributes in the northern Regions.

### **Long-distance movers are commonly more likely to be:**

- Couple households or two parents family;
- Older (aged older than 50 years old);
- Male headed households;
- Mixed/Asian minority;
- Previously private tenancies or living with friends/family;
- With two or more workers;
- In higher income groups (more than £600 weekly income);
- Moving for job-related and 'want to buy a house' reasons;

## **2.2 Attributes of Social tenants**

### **Movers within same districts**

Movers within the same district include:

- More single adult households;
- More lone parent family;
- Fewer retired households;
- More non-workers.

The proportion of working households (whether one, two or three workers) appears to be the same across the regions as a whole. Their take home pay is about the average. The average age of moving working households, at between 40 and 42, is similar to movers in the northern regions overall and younger than other movers group.

A slightly higher proportion of those moving within a district are homeless than among those who move across boundaries. There is some evidence that intra-district movers are likely to obtain a larger dwelling, consistent with the fact that the most usual reason for moving (at 18.5%) is overcrowding. The other major reasons for moving within a district are family breakdown (around

15%), 'wanting independent housing', 'health' reasons and 'near school/family'.

Basically, the picture is one where the tenant has to present with a need recognised by professionals to have a significant chance of moving within the district (which accounts for 75% plus of all moves). Work and employment status are not particularly relevant – the reasons for moving are housing specific.

Movers between districts are disproportionately likely to be:

- Elderly households;
- Households with more than one worker or job seeker households;
- Slightly more likely to include full-time workers;
- To have higher take home payment;
- To come from more mixed ethnic backgrounds;
- To be from the private rented sector, living with friend/family or temporary accommodation;
- Living in one-bed dwelling.

They are thus smaller households with slightly more than average capacity to pay. Their main reason for obtaining accommodation is 'near school/family' or 'wanting to buy a house' or 'family breakdown'. Again work or employment reasons do not feature among the main reasons given.

## **Movers across the regions**

The small numbers of households moving into and out of the northern regions are more likely to be:

- Older household heads (56+) or elderly households (65+);
- Single people;
- Without children;
- Of white ethnic origin;
- From private renting, homeownership or LA accommodation;
- On lower incomes (except Merseyside in-movers); and
- Less likely to be homeless

Even though retired and elderly households are over-represented, their main reasons for moving include 'desire to move nearer family/school and 'want to buy a house' and 'job related reasons'.

Where they differ from other groups is with regard to income – take home pay of in-movers is lower than the average for those moving in the regions.

It is necessary however, to stress how small are the overall numbers moving across regional borders either into our out of the northern regions.

## **New-lets/ re-lets**

The CORE, General Needs Survey (2001/02) allows us to examine differences between those moving into new-lets and re-let accommodation.

New-let accommodation is inherently a much larger proportion of lettings in any one-year than it is of the total stock. There is no a priori reason why those allocated to new-let accommodation should be any different from those allocated to re-let accommodation, except to the extent that the physical attributes of the dwellings available differ.

Reasons for such difference include:

- Transfer tenants may request specific types of property
- Smaller units and less desirable units turn over more often than larger and more desirable units;
- HAs may aim for particular mixes of tenants in new developments to assist sustainability and to meet nomination criteria.

The differences between those obtaining new-let and re-let households therefore mainly reflect the types of dwellings being provided, and the relative turnover of different sized properties.

There are in fact significant differences in household types between new lets and re-lets.

For new-let dwelling households were more likely to be:

- Families with children, (it is outstanding that in the North East region new-let households also show the higher proportions of elderly, single and couple households);
- With more working members in the household;
- Previously local authority or private tenants;
- Disproportionately Asian or African;
- With significantly higher income than that among re-let households (13-28% point higher).

Those obtaining re-let accommodation tend to be

- Disproportionately previously HA tenants or those living with friends and family although exceptionally in the North East, previous homeowner proportions in re-let households appear significantly higher.
- Elderly;
- Job seekers and retired households (more than half, 55-65 %);
- Of European origin;

## **2.3 Attributes of Low Cost Home Ownership Movers**

LCHO movers tend to have a rather different profile, reflecting a wider range of opportunity. They are disproportionately:

- Single or couple adult households with no children – except for out-movers from the regions who tend to be traditional two parent families;
- In work and working full time with two incomes where there are two adults;
- Slightly older – on average five years older than tenants, especially in Merseyside and Yorkshire and Humberside region;
- With monthly take home pay four to five times higher than that for the average tenant mover;
- Achieving dwellings with at least two bedrooms;

- For movers within the same district or same sub-region, moving from HA housing (nearly half). However, in-movers to the regions are more likely to have been previously homeowners or 'living with family and friends'.

As such, households benefiting from LCHO are rather different from those obtaining social rented housing. Many of them came from the private sector. They generally have quite high take home pay and are in full time work. Even so a large proportion require two incomes to be able to purchase their homes.

## **2.4 Comparison with the Existing Tenants Survey**

Some general comparisons can be made with the Existing Tenants Survey in order to assess how movers, whether tenants or owner-occupiers, compare with tenants overall. The Existing Tenants Survey includes only three districts in the North West, Yorkshire and Humberside and the North East and two districts in Merseyside. The total sample is 3,755.

In the survey for all four regions, compared to non-movers, movers are more likely to be:

- Couple households-elderly and adult- and lone parent families;
- Very much younger than non-movers, at between 40-42 years old (non-movers are about 20 years older);
- Of black minority or other ethnic group (especially in the North West and Yorkshire and Humberside region, where the minority group appears higher);
- Job seekers and non-workers (looking after family, long-term sick/disabled, full-time students). Only about 15-30% are full-time or part-time workers;
- With higher incomes (except in Yorkshire and Humberside where mover's incomes are slightly less than those of non-movers). In the North East, movers' incomes are more than double of non-movers;
- Moving because of 'overcrowding', 'problems with health/disabled', 'moving near family/friends/ school/ work' and 'problems relating to relationship breakdown.

## Summary of Evidence

### Question 1: What are the current mobility patterns of tenants in affordable housing, including Low Cost Home Ownership (LCHO) in the Northern Region?

#### General mobility patterns

- Residents in the northern regions are less mobile than households in the rest of country;
- Mobility across all tenures typically involves rather short distance moves. More than half of households move less than 5 miles. Around 20% of all moves however, involve distances of over 50 miles;
- Those in the North region are more likely to move to nearby areas (less than 5 miles);

#### Social tenants

- Social tenants in the northern regions are more mobile than those in England as a whole;
- Social tenants, in particular, move shorter distances, but HA tenants are considerably more likely to move more than 5 miles than LA tenants, partly because HA owned housing is spread more widely;
- The majority of moves are made within the same district (more than 85%) and the proportions of in-movers are slightly higher than those of out-movers;
- Where movement between regions occurs, it is mainly to nearby areas;
- The picture reflects a sector where allocations are based on professional assessment of housing needs;
- There are only small movements across sub-regions, especially in the North West and the North East regions.

#### Low Cost Home Ownership

- Generally those entering LCHO in the northern regions show similar patterns across all four regions;
- The majority of moves are made within the same district, but in the North West and North East region, movements across districts appear higher, whilst in Merseyside and Yorkshire and Humberside movements across regions are higher;
- However, there are only a few cases of movements between districts and between regions; and in particular,
- Very few cases between sub-regions in the North East.

## **Question 2: What are the attributes of movers and what influences these moves?**

### **All tenures**

Generally movers are more likely to be younger households; cohabiting or single person; mixed or black ethnic; and one-worker households.

Long-distance movers are disproportionately older (above 50 years old); male households; married households; two parent families; private tenants or living with friends/family; having two or more workers; in the high income group (more than £600 weekly income); and their moving reasons are more likely to be job-related or 'want to buy a house'.

Thus in the northern regions, movers are more likely to be lower income groups where family/personal related issues are the most important reasons for moving.

### **Social tenants**

Among social tenants, long-distance moves (across the regions) are more likely to be made by older household heads (56+), elderly households; of mixed or Asian ethnic groups; retired; in lower income groups; previously LA and HA tenants; and their reasons for moving are more likely to be family/personal related or 'want to buy a house' or job-related.

Compared to those entering re-let accommodation, new-let accommodation is more likely to be taken by: families with children (except for the North East region); families containing several workers; previous LA or private tenants; Asian and African households; and those with significantly higher incomes (13-28% higher than for re-let households).

The Existing Tenants Survey also suggests very similar attributes among HA movers.

### **Low Cost Home Ownership**

Households benefiting from LCHO are rather different from those obtaining social rented housing. Many of them come from the private sector and they have quite high take home pay and are in full-time work. They are more likely to be single or adult couple households; slightly older; full time worker or retired households; previously homeowners or 'living with family/friends; and they occupy larger dwellings.

### **Contact:**

Dataspring  
Cambridge Centre for Housing and Planning Research  
Department of Land Economy  
University of Cambridge  
19 Silver Street  
Cambridge  
CB3 9EP  
Tel: 01223 337118  
Fax: 01223 330863  
E-mail: landecon-dataspring@lists.cam.ac.uk