

Residential mobility of social tenants and households entering Low Cost Home Ownership (LCHO): A comparison of London and the Northern Regions

DataSpring report

Youngha Cho and Christine Whitehead

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Residential mobility of social tenants and households entering Low Cost Home Ownership (LCHO): A comparison of London and the Northern Regions

Key Findings

Residential mobility

- Housing Association (HA) tenants in London are far less mobile (11.2% move) than those in the Northern regions (between 17% and 22%), with the exception of Merseyside, where mobility among HA tenants is particularly low (5%).
- Tenants of Local Authorities (LA tenants) are less mobile than HA tenants, and LA tenants in London are less mobile than those living in the northern regions.
- A higher proportion of HA tenants who do move in the northern regions stay within the same district (between 87% and 90%) as compared to London (75%).
- The proportions of HA tenants moving out of either the sub-region or the region are very low (less than 5% of all moves) in the northern regions, whereas, in London, over 14% of all moves are made out of the sub-region or region.
- The proportion of HA tenants moving into each of the regions from a different region is even smaller (less than 4% of all moves), with no clear differences between London and the northern regions.
- Turning to low cost home ownership (LCHO) in the northern regions, a higher proportion of households entering LCHO stay within the same district (between 80% and 95%) as compared to households entering LCHO in London (68%).
- In the northern regions the proportion of households entering LCHO that move out of the sub-region or region is less than 4% in the North West, Merseyside, and Yorkshire and Humberside, whereas in the North East 10% of all moves are made out of the sub-region or region. In London the proportion is very much higher, at 16 %.
- The proportion of households entering LCHO that move into each of the regions from a different region is similar to those for tenants (at less than 4%), with the exception of Merseyside (8%). There is no clear difference between London and the northern regions.

Attributes of movers

- The attributes of movers are mainly similar across London and the northern regions. In particular, movers have higher incomes than non-movers and the difference is particularly marked in the case of moves into LCHO.
- Both in London and the northern regions, movers within the same district are more likely to be families with children and households moving into larger dwelling. The main difference is that, in the northern regions, a higher proportion of movers are single adult households than in London.
- The attributes of those who move across district boundaries are also similar for both London and the northern regions. Movers are more likely to be single person households, in full-time employment, belonging to an ethnic minority group, and currently living in one-bed room units. They also have slightly higher levels of disposable income than movers within the same district and across regional boundaries.
- In both London and the northern regions, those who move across regional boundaries are more likely to be single, older, retired/non-working households.
- The main difference between tenant movers in London and the northern regions is that northern tenants in general are more likely to be single and elderly.
- In London, the group entering LCHO is not a subset of tenant households. They are rather younger and better off, with greater capacity to afford the costs and to take on the risks associated with owner occupation. In the northern regions however, there is no clear difference between those entering LCHO and tenants movers.

Reasons for Moving

- In general, the main reasons given for moving are common to both London and the northern regions. Except for the LCHO group, most of the reasons given are 'push' rather than 'pull' factors – reflecting the incapacity of the sector to address other factors apart from the highest priority needs.
- For movers within the same district and between districts, the reasons are generally to do with the household's current housing conditions. Relatively few reasons involve significant choices in relation to location. The vast majority of moves are professionally determined and based on housing needs.
- The main reason given by those who move across regional boundaries both in London and the northern regions are, 'desire to move near family', 'need for sheltered accommodation', and less usually 'health and disability'. The fact that Housing Associations own property across district and sub-regional boundaries increases opportunities to move longer distances as compared to local authority tenants.

- Overall the geography of social sector housing opportunity remains far more constrained than for households in the private sector. In particular, the social sector inherently concentrates on housing needs, rather than helping those looking for job-related moves.

1. Introduction

This report compares the residential mobility of social tenants and households entering LCHO in London with mobility in the northern regions of England.

The analyses concentrates on four aspects of household mobility:

- The mobility patterns of Housing Association (HA) tenants and of households entering Low Cost Home Ownership (LCHO).
- The pattern of mobility between sub-regions within the regions.
- The attributes of HA tenants who moved and of households who entered LCHO.
- The attributes of households who obtained re-let (existing) properties as compared to those who were housed in new lettings (meaning properties newly acquired by the HA sector).

London covers 33 districts including the City of London (see Table 1 in Appendix), which also clarifies the sub-regions within London.

The northern region covers:

- The North West
- Merseyside
- Yorkshire and the Humber; and
- The North East

The data sources used include:

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

2. General mobility pattern

We are able to examine mobility patterns across all tenures by analysing data from the Survey of English Housing (2001).

The data are based on a random sample of 19,736 households living in England.

2.1. Residential mobility

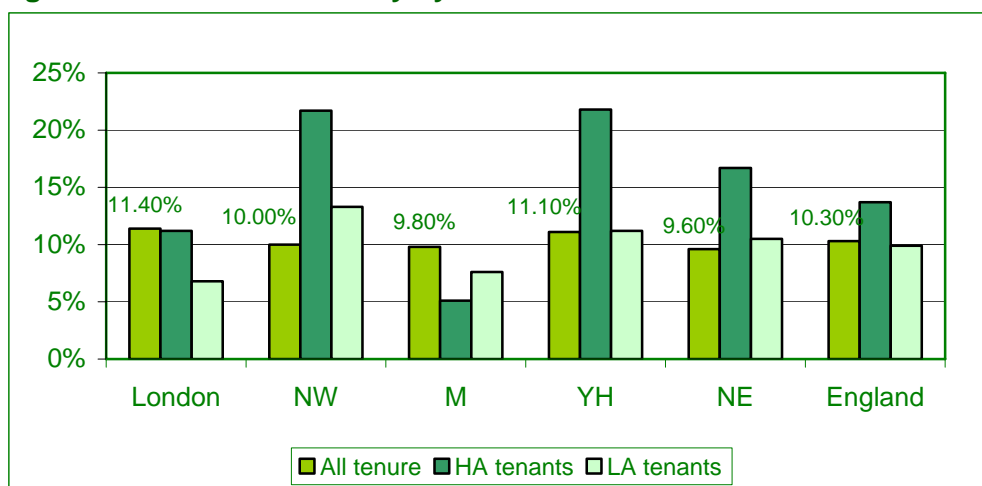
In England overall

- Approximately 10% of households moved house in 2001. The proportion has remained relatively constant throughout the 1990s (Boheim and Taylor, 1999);
- Private tenants are the most mobile, followed by HA tenants;
- Both HA and LA tenants move more than owner-occupiers (see Table 2 in Appendix);

London and the Northern regions: all tenures

- In 2001 Londoners were more mobile (11.4%) than households in the rest of country (10.3%);
- In the Northern regions, households in Yorkshire and Humberside are slightly more mobile (11.1%) than England as a whole;
- Other regions display a similar level of mobility as England as a whole.
- Residents in the North East are the least mobile (9.6%).

Figure 1: Residential mobility by tenure



Source: Survey of English Housing 2001

Notes: 1. Abbreviation for the regions: North West (NW), Merseyside (M), Yorkshire and Humberside (YH), and North East (NE).

2. Size of sample: 19,736.

London and the Northern regions: social tenants

- Tenants in the social sector of London are less mobile (HA tenants 11.2%, LA tenants 6.8%) than in England as a whole;
- Social tenants in Northern regions are however, more mobile than England as a whole except those in Merseyside;
- Social tenants in Merseyside are far less mobile than those in the other northern regions, and England as a whole - only 5.1% of HA tenant households, and 7.6% of LA tenant households moved in 2001;
- The greatest difference between London and the whole of England is for the group categorised as 'other' (living with friends and relatives). The much higher proportion of households moving from this 'tenure' in London is a reflection of a younger age profile and the extent of housing pressure in London. The numbers involved however are still very small.

2.2 Distance moved: all tenures

For all movers (see Table 3 in Appendix):

- Mobility across all tenures typically involves rather short distance moves;
- In England as a whole 58% of households move less than 5 miles, and a further 24% move between 6 and 50 miles;
- Only 18% of all moves involve distances of over 50 miles;

- The vast majority of longer distance moves are by private tenants and those living with friends and family;

London and Northern regions

- The prospects of movers moving less are similar in London (59%) and England (58%). However, the proportion is higher in all four of the Northern regions (65% to 71%);
- London has higher proportions of moves of between 6-20 miles (22%) than England (18%) and the northern regions (13%-16%);

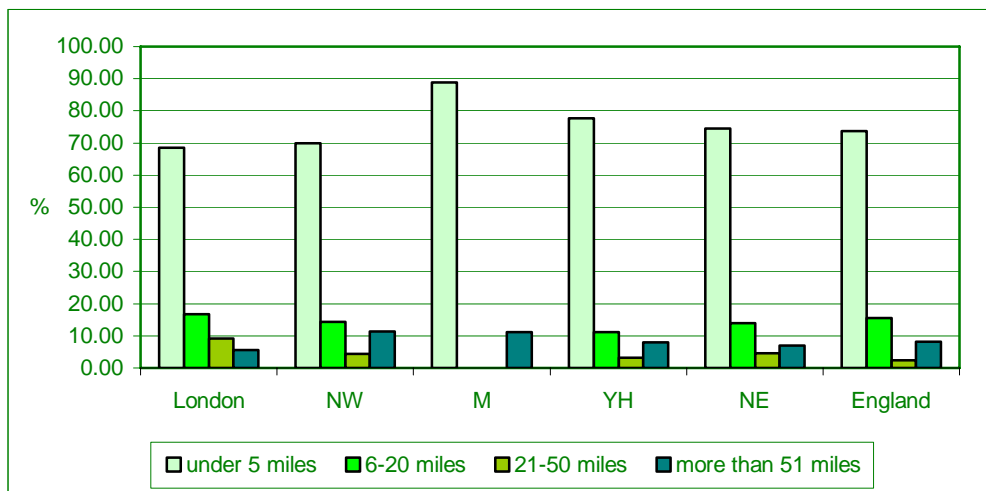
For social tenants (see Table 4 in Appendix):

- Social sector tenants generally move shorter distances;
- HA tenants are more likely to move longer distances than LA tenants, (with two-thirds of HA tenants and more than 80% of LA tenants moving less than 5 miles). This is partly because HA owned housing is more widespread;

Social tenants in London move longer distances, compared to those in the Northern regions.

- 69% of the social tenants in London move less than 5 miles; 17% move between 6-20 miles and 9% between 21 and 50 miles;
- In the northern regions however, higher proportions of social tenants move less than 5 miles (70-89%). At the same time higher proportions (7-11%) of tenants move more than 50 miles, compared to (6%) in London.

Figure 2: Distance moved by region: Social tenants



Source: Survey of English Housing 2001

3. Mobility among HA tenants

We are able to examine mobility patterns among HA tenants by analysing data from CORE (2001/02)¹.

¹The data are based on the population of 78,415 HA tenant households who moved during the period 1 April 2001 to 30 March 2002.

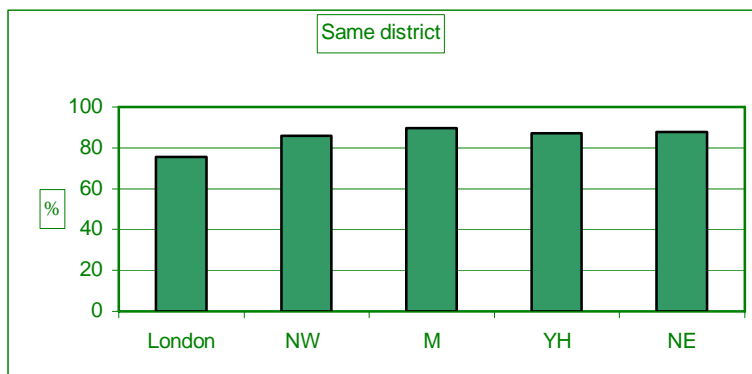
3.1 Regional patterns of mobility

Same district moves

See Table 5 in Appendix.

- In the Northern regions a higher proportion of moves (86-90%) are made within the same district, compared to London (75%).

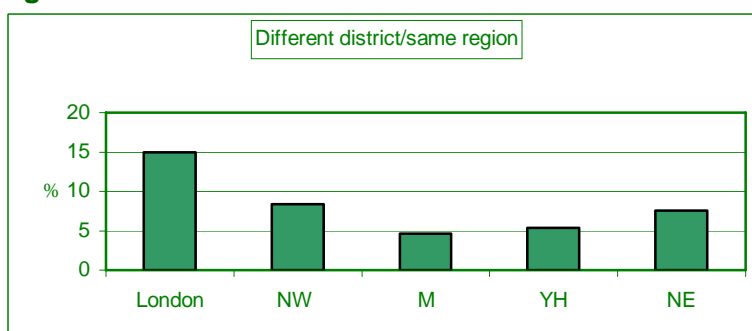
Figure 3: Tenants' movements in the same district



Different district/same region moves

- In London, 15% of moves are made between districts. Within this 15%, half of moves are made between different districts but within the same sub-region, and the other half are between different sub-regions in London;
- in Northern regions, lower proportions of moves (between 4% and 9%) are made between districts but within the same region, the proportions being highest in the North West (8.4%) and the North East (7.6%). About two-thirds of the moves that are made between districts are within the same sub-region.

Figure 4: Tenants' movements across district but same region

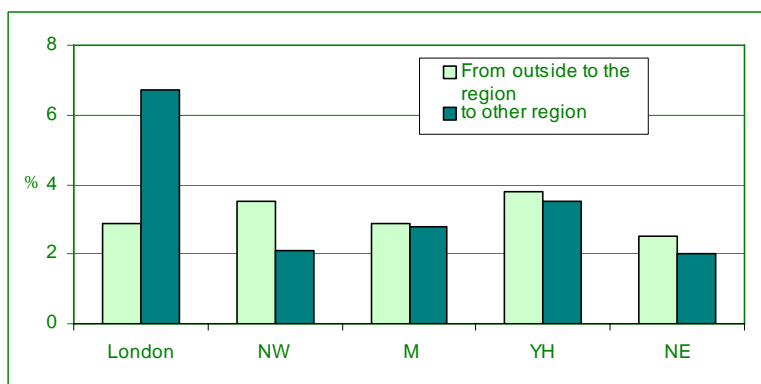


Regional moves

- In London about 10% of moves are made across regional boundaries. The proportion of out-movers is significantly higher (6-7%) than households from northern regions (2.1% to 3.8%);
- In the northern regions, between 4.5% and 7.3% of moves are made between regions. There are a slightly higher proportion of inward moves (from outside

each regions) than outward moves. This is the case particularly for the North West and the North East.

Figure 5 Tenants' movements across regional boundaries



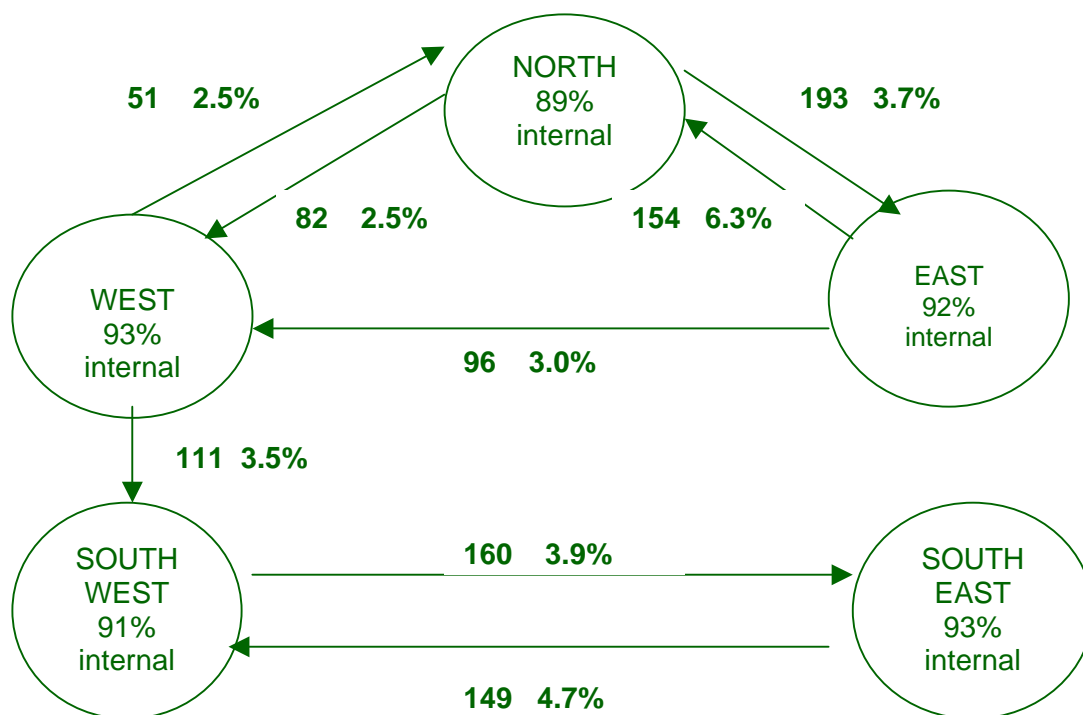
3.2 Mobility: sub-regional analysis

This section summarises the sub-regional analysis of mobility patterns in London and the Northern regions. The analysis is based on CORE data (General Needs Survey, 2001/02).

London

Figure 6 summarises the mobility patterns of HA tenants in London. Just over 18,000 HA tenants moved within London and the majority (92%) moved within the same sub-region. Thus only 8% (1,510 tenants) moved across sub-regional boundaries.

Figure 6: Main movements of HA tenants between London sub-regions



Movements between sub-regions form a very small proportion of the total. All sub-regional moves are between adjacent districts, with no movement between the North and Southern sub-regions, and no movement between the Eastern and Southern sub-regions.

The net movements made are:

- From the North sub-region to the West sub-region;
- From the North sub-region to the East sub-region;
- From the East sub-region to the West sub-region;
- From the West sub-region to the South West sub-region;
- From the South West to the South East sub-region;

North Regions

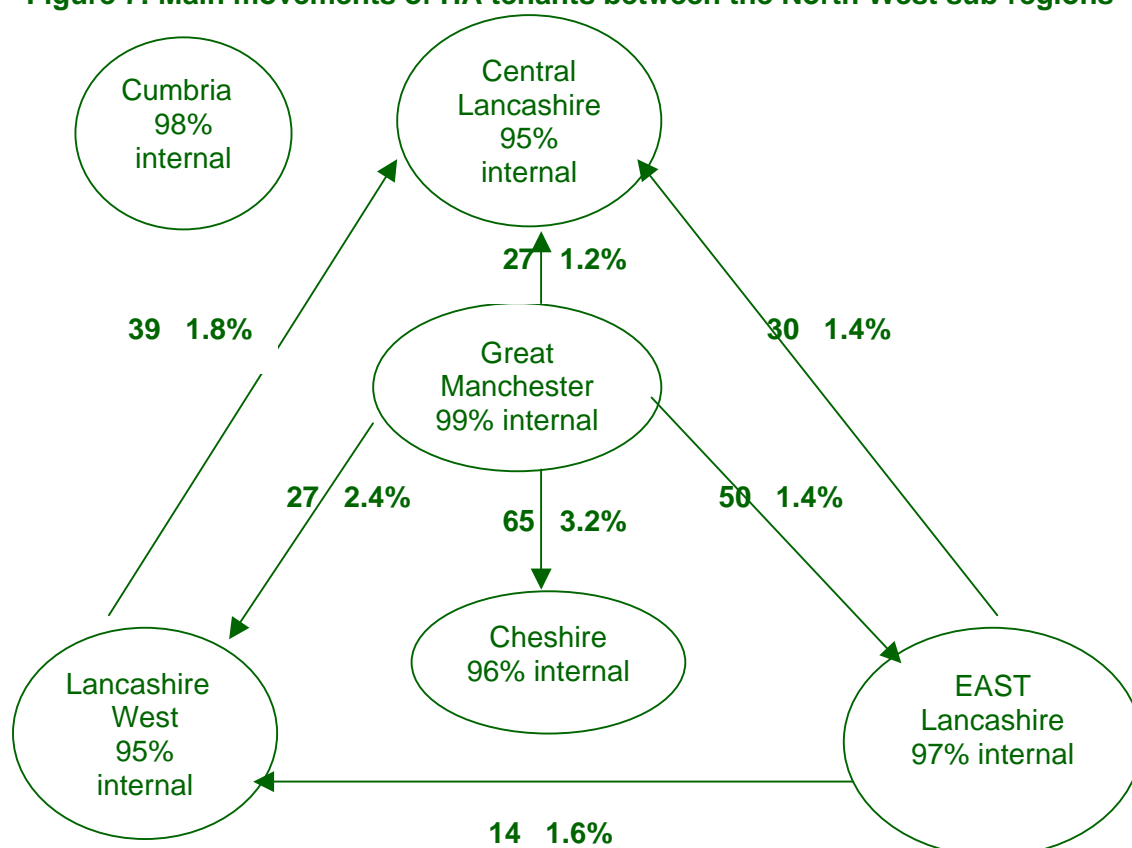
A very high proportion of moves in the northern regions are made within the same sub region. The proportion of moves made between sub regions is therefore very small and for smaller than the proportion for London.

North West

The North West has a higher degree of movement between sub-regions than the other northern regions.

- Most of the in-movers are made into Central Lancashire;
- Great Manchester has the highest proportion of out-movers;
- There is little movement between East Lancashire and Lancashire West;
- Cumbria shows no connection with the other sub-regions;

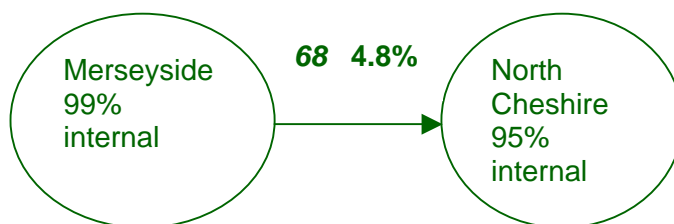
Figure 7: Main movements of HA tenants between the North West sub-regions



Merseyside

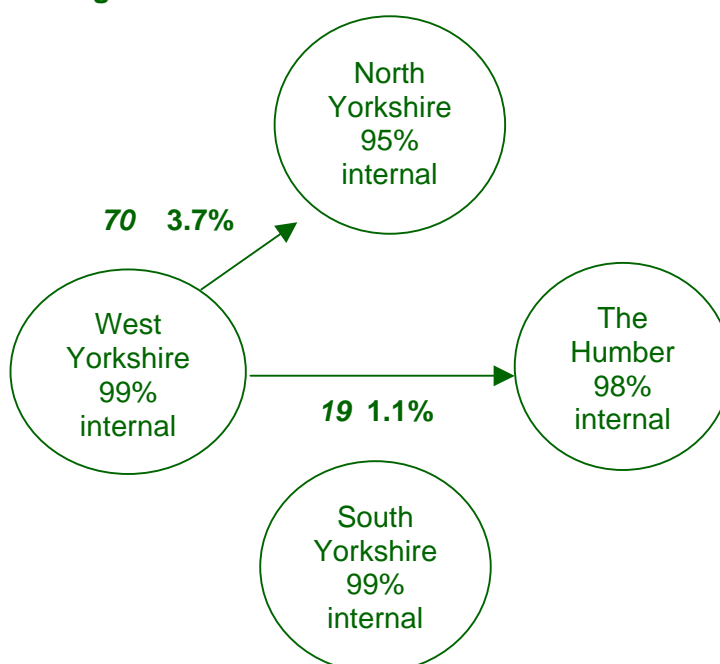
Sub-regional movements are from Merseyside to North Cheshire.

Figure 8: Main movements of HA tenants between the Merseyside sub-regions



Yorkshire and Humberside

Figure 9: Main movements of HA tenants between the Yorkshire and Humberside sub-regions

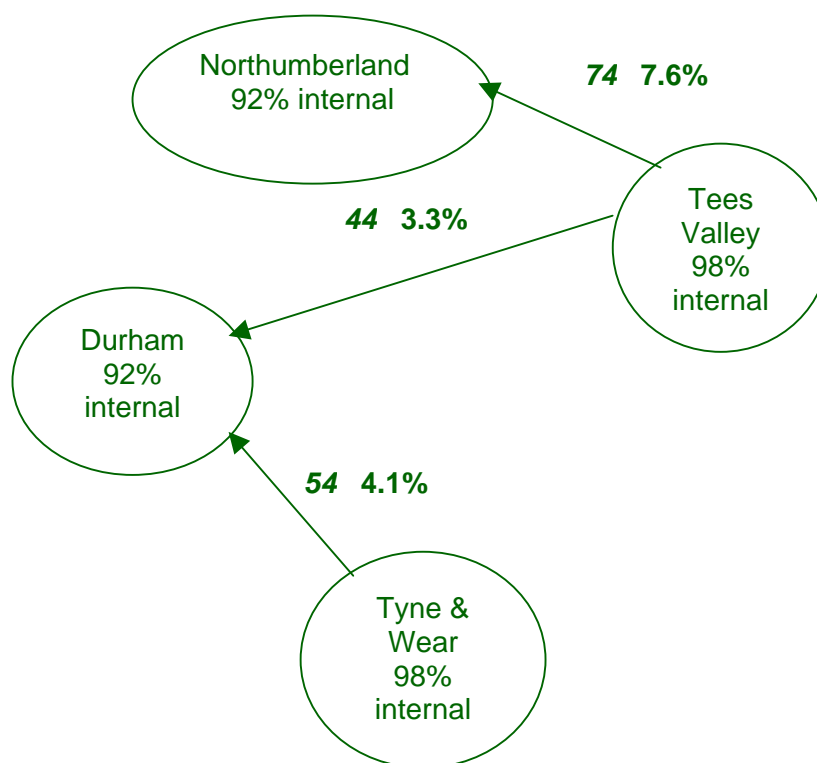


In the Yorkshire and Humberside region:

- Sub regional movements are from West Yorkshire to North Yorkshire and to the Humber;
- There is no movement between South Yorkshire and the other sub-regions;

North East

Figure 10: Main movements of HA tenants between the North East sub-regions



In the North East region, there are sub regional movements

- From the Tees Valley to Northumberland;
- From the Tees Valley to Durham;
- From Tyne & Wear to Durham;

3.3 Mobility across regions

London

- A larger proportion of moves that cross the London regional boundary are out-migrants (7%);
- Only 3% of moves come from outside London;
- Movers out of London go mainly to areas near London, especially to Kent, and to certain major cities: Leicester, Leeds, Manchester and Birmingham.

North Regions

- The small numbers of movers that move across regional boundaries mainly go to nearby areas.

North West

- Movers into and out of the North West mainly come to and from Merseyside, Yorkshire the Humber, and the East Midlands;
- It is noteworthy that a high proportion of out-of-region moves from East Lancashire, Central Lancashire and Cheshire sub-regions are to the South East.

Merseyside

- The majority of cross-region moves in and out of Merseyside are to and from the North West.

Yorkshire and Humberside

- In Yorkshire and Humberside, most of in-movers are from the North West, the North East, and the East Midlands.
- A fair number of moves are found between London and West Yorkshire sub-region, and between the Humber sub-region and the South East.

North East

- The majority of moves into the North East are from the Yorkshire and Humberside, North West, and West Midland;
- Movers out of the North East mainly go to the Yorkshire and Humberside, North West, and South East.

Generally there are no clear connections in terms of mobility between the high demand areas of the South and the low demand areas of the North. The number of moves between the South and North are very small and include moves:

- From London to East Lancashire;
- From some sub-regions in the North West to the South East;
- From the South East to Merseyside;
- From London and from the South East to the Yorkshire and Humberside.

It is very likely that what flows there reflects professional decisions about the need and the location of HA owned homes, more than anything to do with market pressures.

4. Mobility among those entering LCHO

We are able to examine mobility patterns of the population entering LCHO by analysing new sales data from CORE (2001/02)².

It is general policy that allocations to low cost home ownership should be made either to tenants in the social sector or housing register waiting lists. However, among the

² The data are based on the population of 2,738 who entered LCHO during the period 1 April 2001 to 30 March 2002.

households actually entering low cost home ownership a significant proportion - about 25% in London and 45% in the Northern regions - stated that they had been neither household in the social sector tenants nor on a waiting list.

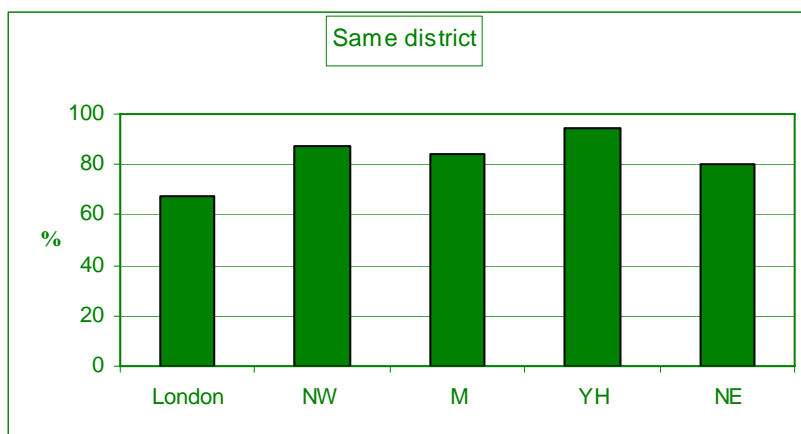
4.1 Regional patterns of mobility

The CORE new sales data for LCHO show a slightly differing pattern for the four regions (see Table 5 in Appendix).

Same district moves

- In London, 68 % of all moves into LCHO are within the same district;
- In all four Northern regions the proportion is higher (between 80% and 95%);
- Yorkshire and Humberside has the highest proportion of moves within the same district (nearly 95%);
- In the North East moves within the same district form a comparatively small proportion (80%) compared to the other Northern regions.

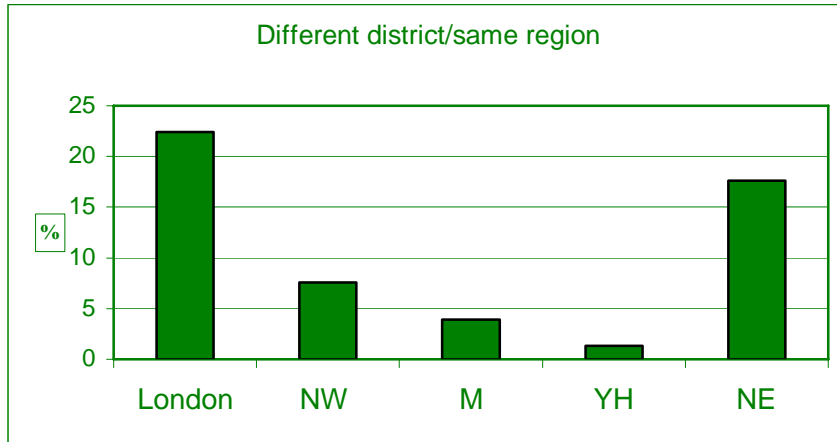
Figure 11 Movements in the same district



Different district/same region moves

- Within London almost 23% of moves are between different districts; 14 % within the same sub-region and 9% between sub-regions;
- In the Northern regions moves between districts, but within the same region are low in Yorkshire and Humberside (1%), Merseyside (4%) and the North West (6%);
- The North East however is relatively similar to London with 18% of moves being made between districts within the same region.

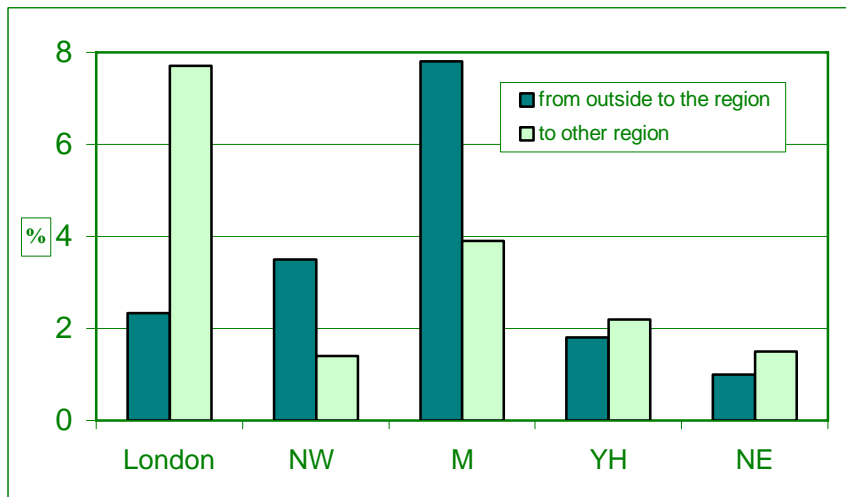
Figure 12 Movements across districts but within same region



Regional moves

- In London the proportion of moves that are made away from the region is relatively high (nearly 8%) compared to the Northern regions;
- Only 2% of moves into London are from other regions, reflecting the extreme difficulty of obtaining LCHO in London for households wishing to move into the region.

Figure 13 Movements across regional boundaries



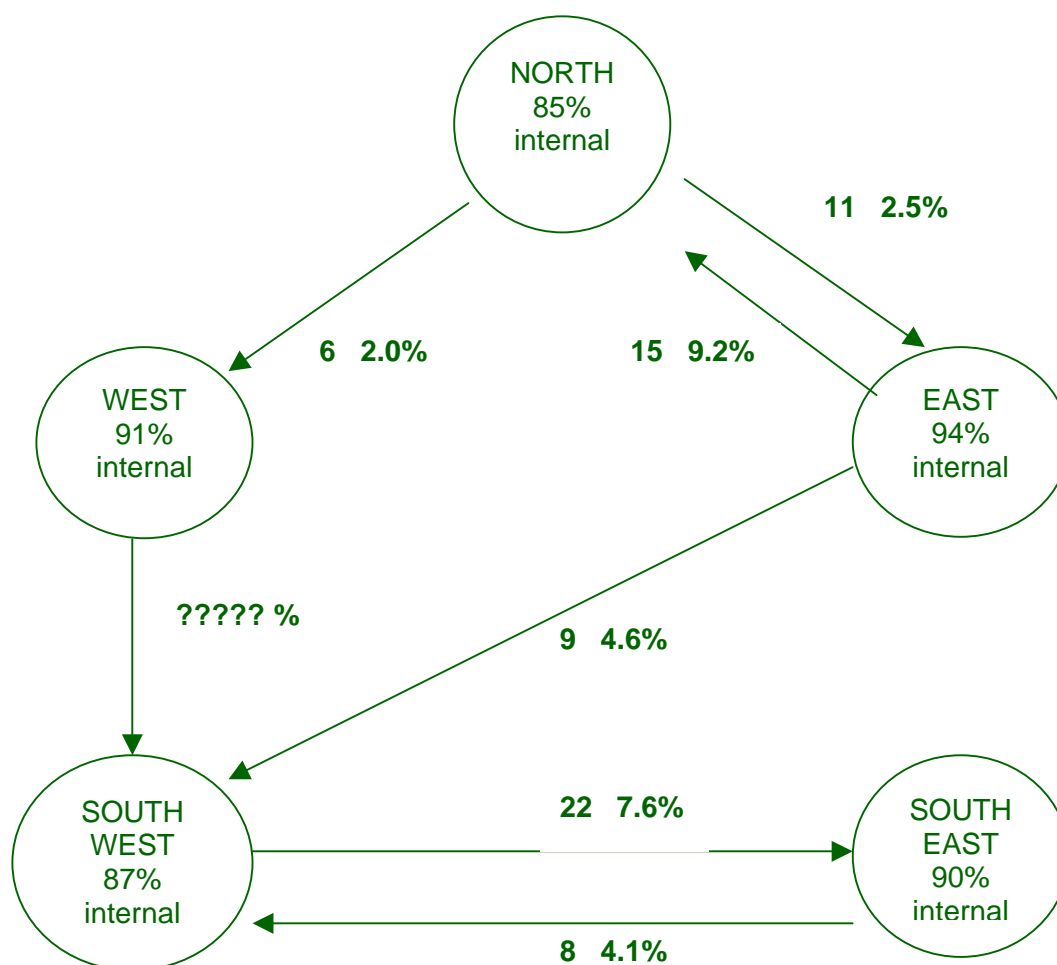
- In Yorkshire and Humberside and the North East both the proportion of moves made across regional boundaries, and the actual numbers are small (nine households in Yorkshire and Humberside and 5 households in the North East);
- In Merseyside the proportion of cross regional boundary moves are relatively high (8% moving into the region, 4% moving out), but actual numbers are small (twelve households);
- In the North West, as with Merseyside and in contrast to London, the proportion of moves made into the region (3.5%) is higher than the proportion of moves made are made out of the region ((1.4%).

4.2 Sub-regional analysis

Figure 14 summarises the mobility patterns between the London sub-regions for households entering LCHO.

- Patterns are similar to those of HA tenants, in that people tend to move to adjacent sub-regions;
- However, a considerably higher proportion of LCHO households cross sub-regional boundaries compared to HA tenants;
- Even so the proportion is still less than 10% and the numbers moving across boundaries are very small.

Figure 14. Main movements of LCHO movers between London sub-regions



Movements are:

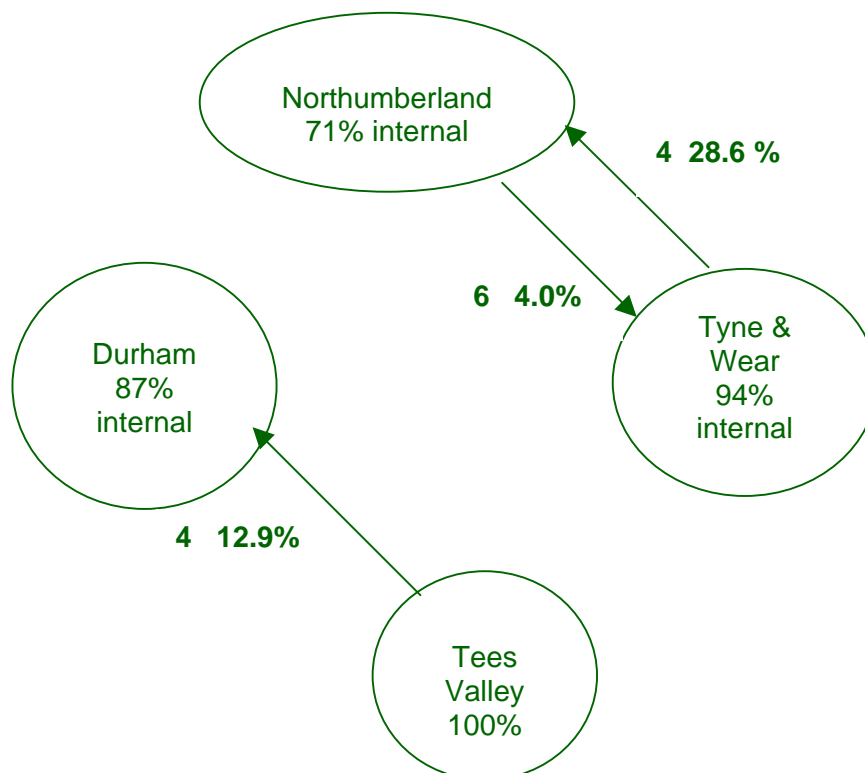
- From the North sub-region to the West sub-region;
- From the West sub-region to the South West sub-region;
- Between the North sub-region and the East sub-region;
- Between the South West and the South East sub-region;
- In particular the East sub-region appears to be connected with the South West

- sub-region;
- There is no connection between the North and the South sub-region;
- There is some slight evidence of movement towards lower cost areas;

The proportion of moves across sub-regions is far smaller in the northern regions than in London.

- In Merseyside none were made and the proportions for Yorkshire and Humberside and the North West are 0.4% and 1.7%, respectively;
- In the North East the proportion was 8.3%, a similar proportion to that of London, but actual numbers are very small (17 households).

Figure 15: Main movements of those entering LCHO between the North East sub-regions



4.3 Moves across regions

In London, only 2% of LCHO moves (36 households) are from other regions into London. Almost 85% of the out-movers go to surrounding areas.

- 48% to the South East region;
- 39% to the East;
- 7% move to the Midlands;
- Only 4% to the South West and 2% to the North;

Three quarters of the in-movers are also from surrounding areas.

- 53% from the South East;
- 25% from the East;
- 11% from the South West;
- The remaining 10% are from Midlands and the North West;

In all four of the Northern regions there is very small movement out from each region - only 21 households in total. The majority of such moves are to nearby regions.

In-movers across regions mainly come from nearby regions:

- From West Midlands and East Midlands to the North West;
- From West Midlands and north west to Merseyside;
- From East Midlands to the Yorkshire and Humberside.

There are only a very few moves from London to the North East, and from the South East to the North East.

For those entering LCHO, as with HA tenant movers, there are no clear connections between the high demand areas of the South and the low demand areas of the North. There are only (one or two) moves between Merseyside and the South East, between Yorkshire and Humberside and the South East, and between London and the North East. Thus there is no evidence of longer distant movement in the LCHO stock into the Northern regions.

5. Attributes of movers

5.1 General Picture

The Survey of English Housing shows a general picture of moving households.

Over the country as a whole:

- The majority of those who move are younger households;
- Those moving to private renting cite change of job and other personal reasons;
- The reasons for moving are those moving into and within the social sector and wanting a larger house or flat, other personal reasons or to move to a better neighbourhood;
- Those moving out of social renting to owner-occupation want to buy are looking for a better neighbourhood and a larger house or flat;
- Job-related reasons relate mainly to longer distance moves, whereas in short distance moves, house, area and family-related reasons are more important;

5.2 Attributes of HA movers

The main attributes of HA movers in London and Northern regions can be identified from the CORE analysis.

Movers within the same district

The attributes of HA tenants who move within the same district in both London and the Northern regions, in comparison to HA tenants who move out of district are summarised below.

	London	Northern regions
Common	<ul style="list-style-type: none"> • Lone parent families • Non-workers, but less likely to be retired • Households from black and minority ethnic (BME) groups • Homeless likely to obtain a larger dwelling • Major reasons for moving are 'overcrowding', 'the need for independent accommodation' and 'health and disability'. 	
Different	<ul style="list-style-type: none"> • Are more likely to be two parents families • Take-home pay is slightly above the regional average • A major reason for moving is 'permanent decant'. 	<ul style="list-style-type: none"> • Are more likely to be single adult households • Take home pay is about the regional average • A major reason for moving is 'family breakdown' (around 15%).

In London and the Northern regions, those who move within the same district tend to be larger households with children; economically inactive and higher proportions were previously living in temporary accommodation. 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 (75% plus of all moves). Work and employment status are not given any priority and the reasons for moving are housing specific.

Movers between districts

In comparison to other groups of HA tenant movers, the attributes of HA tenants who move between districts, but within the same regional boundary are as below:

	London	Northern regions
Common	<ul style="list-style-type: none"> • One-worker or job seeker households; • Working full-time; • Among minority ethnic groups; • Moving from temporary accommodation or living with family/friend; • Living in one-bed room dwellings. 	

Different	<ul style="list-style-type: none"> • Single adults; • Homeless reflecting London's generally high proportion of such households; • From the HA sector; • Their main reason for moving is 'the need for independent living' (although this is not reflected in a significantly younger average age). 	<ul style="list-style-type: none"> • Elderly households; • With higher take-home payment than regional average; • From the private rental sector; • Their main reasons for moving are 'to be near family' or 'wanting to buy a house' or 'family breakdown'.
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This group are smaller households with a slightly above average residual income to spend on rent. The pattern of between-district moves in part reflects the relative availability and turnover of smaller units, and the extent to which small units are concentrated in the HA sector, when movement between districts is more possible as much as the pressure of demand. It should however be reiterated that the numbers involved, at under 3,000 per annum, are small.

Movers across regional boundaries

The attributes of HA tenants who move across regional boundaries in comparison to other groups of HA tenant movers in both London and the North are summarised as below:

	London	Northern regions
Common	<ul style="list-style-type: none"> • Single households; • Older household heads (56+) or elderly households (65+); • Retired/non-working; • Without children; • White ethnic origin (British/European). 	
Different	<ul style="list-style-type: none"> • Previously living in temporary accommodation • The average income of out-movers is far lower (at around 60% of the average for those moving within London) • The average income of in-movers is similar to other types of movers in London. 	<ul style="list-style-type: none"> • Previously private rented tenants, owner-occupier or LA tenants • On lower incomes: take home pay of in-movers is lower than the average for those moving within the regions (except Merseyside in-movers) • Less likely to be homeless.

The main reasons given by this group for moving include the desire to move nearer family and the need for sheltered accommodation, as well as to a lesser extent health and disability. Thus the reasons given for moving are about household specific need as recognised by professionals – as compared to movement within districts, which is predominantly about inadequate housing. However, it has to be

stressed again that the numbers of households moving in and out of London and the North regions are small.

5.3 Attributes of Low Cost Home Ownership Movers

In comparison to HA tenant movers, the attributes of those who entered LCHO are as below:

	London	Northern regions
Common	<ul style="list-style-type: none"> For movers in the same district or same sub-region, single or two adult households with no children For out-movers across the regional boundary are traditional two parent families Working full time (with two incomes where there are two adults); On higher incomes (with monthly take home pay which is four to five times above that of the average tenant mover) Want to move to dwellings with at least two bedrooms. 	
Different	<ul style="list-style-type: none"> Younger - on average five years younger than tenants; Generally moving from private renting or living with family/friends rather than from the social sector. Ethnic minority households, especially among those moving within London. 	<ul style="list-style-type: none"> Slightly older – on average five years older than tenants, especially in Merseyside and Y and the Humber; Moving from HA social sector (nearly half) if they are moving within the same district or sub-region. Previous homeowners or living with family and friends if they are moving into the region.

As such, households benefiting from low cost home ownership are very different from those obtaining social rented housing. Moreover, to succeed in buying, households have to be in full time work with quite high incomes, many having two incomes.

5.4 Differences between households who obtain new-lets and re-lets

New let accommodation forms a much larger proportion of lettings in any one-year than it does 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 properties differ.

Transfer tenants may request specific types of property. Equally it is generally the case that smaller units and less desirable units turn over more often than larger and more desirable units. Further, HAs may aim to generate particular mixes of tenants in new developments to assist sustainability and to meet nomination criteria.

The CORE General Needs Survey allows us to examine differences between those moving into new lets and re-let accommodation, both in London and the Northern regions.

		London	Northern regions
New-lets	Common	<ul style="list-style-type: none"> Families with children Two or more members of household in work; Previous LA or private tenants BME households Slightly higher income than that of 're-let' households (reflecting age, household structure and the numbers of workers in the household). 	
	Different		<ul style="list-style-type: none"> Elderly single and couple households (especially in the North East region).
Re-let	Common	<ul style="list-style-type: none"> Elderly/ retired households (more than half (55-65%)) job-seekers; European/white; Previously HA tenants or those living with friends and family (exceptionally in the North East region, previous homeowner proportions appear significantly higher in re-let households). 	
	Different		<ul style="list-style-type: none"> Exceptionally in the North East regions, previously homeowner.

The differences between households obtaining new-let and re-let accommodation reflect both the particular pressures faced by local authorities and HAs in accommodating family households and the relative turnover of different types and sizes of properties.

5.5 Evidence from the Existing Tenants Survey³

Using the Existing Tenants Survey, we can make comparisons between the tenants who have moved within the previous 12 months and those who have stayed in their existing social sector accommodation.

The Existing Tenants Survey suggests that both movers in London and the Northern regions are more likely to be:

- Considerably younger households than non-movers (in the Northern regions, on average being between 40-42 years of age whereas non-movers are about 20 years older);
- From black or ethnic minorities (especially in the North West and Yorkshire and Humberside region, where the proportion of ethnic minority groups appear higher).
- On higher incomes (except existing tenants in Sutton, London, Yorkshire and Humberside where movers' incomes are slightly less than among non-movers. In the North East, on the other hand, the average movers' income level is more than double that of non-movers);
- In work (especially in London);

³ The Existing Tenants Survey includes four districts in London, three districts in the North West, three districts in Yorkshire and Humberside, three districts in the North East, and two districts in Merseyside. The total sample is 3,755.

- To give ‘overcrowding’, ‘problems with health/disabled’, ‘moving near family/ friends/ school/ work’ and ‘problems relating to relationship breakdown’ as their most important reasons for moving;

Movers in the Northern regions are more likely to be:

- Couple households-elderly and adult- and lone parent families;
- 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);

The evidence with respect to mobility thus supports the usual pictures of differences between movers and non-movers: they are younger, generally smaller households living in smaller dwellings, with a higher incentive to move because of existing conditions, but slightly better off than their non-moving counterparts.

6. Summary

Residential mobility

Households in the social sector in London are clearly far less mobile than those living in the northern regions (with the exception of Merseyside) and in the rest of the country. Social tenants in the northern regions, on the other hand, are more mobile than those in England as a whole.

When households do move, they generally move very short distances and this is particularly the case for social tenants. HA tenants are however, considerably more likely to move further than local authority tenants, partly because HA owned housing is more widespread.

The majority of moves of HA tenants are made within the same district (more than 85%). In London movement across sub-regional boundaries is higher than in the Northern regions and there are more out-movers than in-movers. In the Northern regions however, higher proportions of moves are made within the same districts, and the proportions of in-movers are slightly higher than the proportions of out-movers for all four regions, suggesting relative ease of entry.

There is evidence of some preparedness to move across boundaries where opportunities arise – particularly with respect to LCHO in London. Those moving into LCHO have a greater choice of locality than tenants and tend to move to lower cost areas. Even so, they are still most likely to move within the district.

Those entering LCHO in Northern regions show similar patterns to HA tenants in the same regions. The majority of moves are made within the same district. In the North West and North East region there are comparatively high proportions of mover across districts boundaries, whereas in Merseyside and Yorkshire and Humberside there are comparatively high proportions of interregional movements.

Attributes of movers

Movers in the HA sector, both tenants and those moving to LCHO, tend to be rather better off than non-movers. The difference is particularly marked in the case of moves into LCHO.

Movers within the same district are more likely to be families than other groups of moves and they usually obtain a large dwelling as a result of the move – reflecting the immense problems of overcrowding in London. However, those in the Northern regions are more likely to be single adults households.

There is evidence that people, especially those without children, are prepared to move away from their immediate locality if different opportunities are available. Those who move to accommodation across district boundaries are more likely to be single adult, full-time employed, ethnic minority group, and living in one-bed room units. This group of movers tend to be made up of smaller households with slightly more than average capacity to pay. Those in the North regions are more likely to be elderly households.

Those who move across regions both from London and the North regions are more likely to be single, older, retired/non-working households. The main reasons given by this group for moving are 'desire to move near family', 'need for sheltered accommodation', and to less extent 'health and disability'. The fact that Housing Associations own property across district and sub-regional boundaries clearly increases opportunities to move longer distances.

Compared to re-let households, new let households in both London and the northern regions are more likely to be families with children; with more working members in the household; to be previous LA tenants or private tenants; disproportionately Asian and African; with significantly higher income (13-28% point higher than that of re-let households). New-let household in the northern regions are however, more likely to be elderly single and couple households.

What is also clear is that the group entering LCHO are in no way a subset of tenant households. Rather they are younger (particularly in London) and better off, with greater capacity to afford their housing costs and to take on the risks associated with owner occupation.

Moving reasons

The reasons they give for moving both in London and the Northern regions suggest that the most important pressures for mobility are: inadequate current accommodation –because of homelessness / temporary accommodation / new household formation etc. or because of overcrowding and specific household requirements; household attributes, notably ill health and, to a lesser extent the need to be nearer family; and, especially for those entering LCHO, the expectation of achieving a better home.

The survey of Mutual Exchange Tenants also supports the evidence that social tenants are more likely to move for house- and area-related reasons. Nearly half of moving tenants stated that they moved house to obtain more suitably sized homes

and to move to a better area. Only 10% of tenants suggested that they moved for job-related moves.

Appendix

Table A1: Sub-region grouping in London

West	North	East	South West	South East
Brent	Barnet	Barking and Dagenham	Croydon	Bexley
Ealing	Camden	City of London	Kingston	Bromley
Hammersmith and Fulham	Enfield	Hackney	Lambeth	Greenwich
Harrow	Haringey	Havering	Merton	Lewisham
Hillingdon	Islington	Newham	Richmond	Southwark
Hounslow	Westminster	Redbridge	Sutton	
Kensington and Chelsea		Tower Hamlets	Wandsworth	
		Waltham Forest		

Table A2: Residential mobility: all tenure

	London		Northern regions								England	
			NW		M		YH		NE		Total	
		%		%		%		%		%		%
Owner occupiers	99	6.4	87	5.4	24	6.6	109	7.3	47	6.2	896	6.4
Private renters	129	42.3	64	45.4	21	42.9	64	44.4	23	43.4	685	43.4
HA tenants	24	11.2	26	21.7	2	5.1	17	21.8	12	16.7	168	13.7
LA tenants	30	6.8	44	13.3	7	7.6	46	11.2	31	10.5	274	9.9
Others-living with Relatives, friends	6	28.6	4	13.3			1	4.3	1	6.7	15	13.4
Total	288	11.4	225	10.0	54	9.8	237	11.1	114	9.6	2038	10.3

Source: Survey of English Housing 2001

Table A3: Distance moved by region: all tenure

	London		North								England	
			NW		M		YH		NE		Total	
		%		%		%		%		%		%
Under 5 miles	168	58.5	159	71.0	37	68.	156	65.8	80	69.6	1204	58.2
6-20 miles	64	22.3	28	12.5	8	14.8	37	15.6	18	15.7	380	18.4
21-50 miles	11	3.8	13	5.8			13	5.5	4	3.5	110	5.3
More than 51 miles	44	15.3	24	10.7	9	16.7	31	13.1	13	11.3	376	18.2
Total	587	100	224	100	54	100	237	100	115	100	2070	100

Source: Survey of English Housing 2001

Table A4: Distance moved by region: social tenants

	Moving distance		London	NW	M	YH	NE	England
HA tenants	Under 5 miles	Number	11	15	2	13	8	281
		%	45.83	57.69	100.00	76.47	66.67	66.75
	6-20 miles	Number	7	5		2	2	81
		%	29.17	19.23		11.76	16.67	19.24
	21-50 miles	Number	5	1		1	1	19
		%	20.83	3.85		5.88	8.33	4.51
	More than 51 miles	Number	1	5		1	1	40
		%	4.17	19.23		5.88	8.33	9.50
	Total	Number	24	26	2	17	12	421
		%	100	100	100	100	100	100.00
LA tenants	Under 5 miles	Number	26	34	6	36	24	566
		%	86.67	77.27	85.71	78.26	77.42	77.85
	6-20 miles	Number	2	5		5	4	98
		%	6.67	11.36		10.87	12.90	13.48
	21-50 miles	Number		2		1	1	9
		%		4.55		2.17	3.23	1.24
	More than 51 miles	Number	2	3	1	4	2	54
		%	6.67	6.82	14.29	8.70	6.45	7.43
	Total	Number	30	44	7	46	31	727
		%	100	100	100	100	100	100.00
Total Social Tenants	Under 5 miles	Number	37	49	8	49	32	847
	%	68.52	70.00	88.89	77.78	74.42	73.78	
	6-20 miles	Number	9	10		7	6	179
	%	16.67	14.29		11.11	13.95	15.59	
	21-50 miles	Number	5	3		2	2	28
	%	9.26	4.29		3.17	4.65	2.44	
	More than 51 miles	Number	3	8	1	5	3	94
	%	5.56	11.43	11.11	7.94	6.98	8.19	
	Total	Number	54	70	9	63	43	1148
	%	100	100	100	100	100	100.00	

Source: Survey of English Housing 2001

Table A5: Mobility among HA tenants in London and Northern regions

	London		NW		M		YH		NE	
	Movers	%	Movers		%	Movers	%		Movers	
Same district	15173	75.4	21400	86.0	7764	89.7	11197	87.3	10466	87.9
Different district/same sub region	1509	7.5	1618	6.5	295	3.4	454	3.5	560	4.7
Different district/different sub region	1510	7.5	478	1.9	101	1.2	245	1.9	343	2.9
From outside to the region	589	2.9	870	3.5	252	2.9	483	3.8	301	2.5
To other region	1347	6.7	529	2.1	241	2.8	449	3.5	241	2.0
Total	20128	100	24895	100.0	8653	100	12828	100	11911	100

Source: CORE General Needs Survey, 2001/2

Table A6: Mobility among those entering LCHO in London and Northern Regions

	London		NW		M		YH		NE	
	Movers	%	Movers		%	Movers	%		Movers	
Same district	1043	67.55	581	87.6	86	84.3	213	94.7	163	79.9
Different district/same sub region	213	13.80	39	5.9	4	3.9	2	0.9	19	9.3
Different district/different sub region	133	8.61	11	1.7			1	0.4	17	8.3
From outside to the region	36	2.33	23	3.5	8	7.8	4	1.8	2	1.0
To other region	119	7.71	9	1.4	4	3.9	5	2.2	3	1.5
Total	1544	100	663	100	102	100	225	100	204	100

Source: CORE New Sales Survey, 2001/02

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