

# Internal Migration and Housing

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# Population v. Households

- Evidence on population comes from moves between health areas;
- On households it comes from asking a sample of households in the English Housing Survey (now 50 years data)
- This shows that overall mobility increased during the 1990s as the economy improved. However this trend was reversed after 2000, down to an average of 9.7% between 2001 and 2005 even though the economy continued to grow. This is usually explained in terms of worsening affordability as prices/rents rose
- Thereafter against past expectations, which predict mobility are positively related to economic growth, mobility rates showed a big jump from the time of the financial crisis to an average of 14.4% between 2008 and 2013

# Mobility by Tenure

- Similar patterns for owner-occupation and private renting – although levels of course very different
- Between 2001 – 2005 movement among owner-occupiers was around 5.8% rising to 6.4% from 2008 – 13
- For private tenants the proportions were 40% and 47% respectively;
- Mobility in the social sector higher than owner-occupation and much lower than PRS
- Relatively little difference between tenures in terms of relative propensities by household characteristics

**Characteristics and mobility: order of importance among movers (all tenures)**

<i>1995-7</i>		<i>2005-7</i>	
Short distance	Long distance	Short distance	Long distance
Age	Tenure	Age	Tenure
Tenure	Age	Tenure	Age
Marital status	Social status	Marital status	Household type
Social status	Household type	Household type	Region
Household type	Marital status	Ethnic group	Social status
Economic status	Region	Social status	Marital status
Region	Economic status	Economic status	Economic status
Ethnic group	Ethnic group	Region	Ethnic group

### Reasons for moving – Short distance moves

		Home owner	Private tenants	Local authority tenants	HA tenants	Temporary
1995-97	neighbour/area related	15.5%	18.3%	16.5%	8.6%	8.7%
	job related	1.4%	4.6%			4.4%
	house/too large/small	39.1%	31.4%	37.9%	41.7%	21.9%
	want to buy a house/independent life	24.6%	9.6%	7.1%	6.6%	13.3%
	divorce/family/personal reason	12.5%	12.8%	19.5%	19.3%	38.1%
	affordability reason	1.7%	3.7%	3.0%	6.3%	
	other reason	5.2%	19.5%	16.0%	17.6%	13.7%
	Total	100.0%	100.0%	100.0%	100.0%	100.0%
2005-07	neighbour/area related	15.3%	13.5%	15.8%	2.8%	59.1%
	job related	1.0%	6.6%		1.7%	
	house/too large/small	30.7%	32.2%	23.5%	33.9%	
	want to buy a house/independent life	30.1%	12.8%	5.8%	25.2%	
	divorce/family/personal reason	14.1%	19.5%	22.7%	19.0%	40.9%
	affordability reason	.8%	2.7%	1.8%		
	other reason	8.0%	12.7%	30.5%	17.5%	
	Total	100.0%	100.0%	100.0%	100.0%	100.0%



### Reasons for Moving – Long distance moves

		Home owner	Private tenants	Local authority tenants	HA tenants	Temporary
1995-97	neighbour/area related	21.3%	12.8%	15.0%	16.6%	20.0%
	job related	11.0%	27.4%	6.7%	12.2%	8.6%
	house/too large/small	22.6%	9.2%	25.5%	25.8%	7.2%
	want to buy a house/independent life	19.3%	10.6%		8.6%	23.4%
	divorce/family/personal reason	21.1%	26.2%	36.0%	27.2%	32.9%
	affordability reason	.2%	1.4%	3.4%		
	other reason	4.5%	12.4%	13.4%	9.5%	7.9%
	Total	100.0%	100.0%	100.0%	100.0%	100.0%
2005-07	neighbour/area related	19.2%	18.3%	30.5%	10.7%	13.9%
	job related	9.2%	23.7%	4.9%	11.9%	10.3%
	house/too large/small	23.4%	8.8%	12.8%	8.3%	23.1%
	want to buy a house/independent life	21.5%	8.0%		24.4%	7.9%
	divorce/family/personal reason	17.9%	25.6%	26.9%	23.5%	30.9%

# Changing Behaviours?

- Is it that people are shifting categories – eg age/tenure and then behaving like that new category – or that the behaviour of the categories change?
- Younger single person households and households with no dependents are more likely to move than others household types.
- There are fundamental pressures around tenure mix and household type which appear to be driving significant changes in mobility and location choice.
- In addition the costs of moving have significantly increased in both the private rented and the owner-occupied sectors - suggesting that adjustment to fundamentals is likely to be slower.

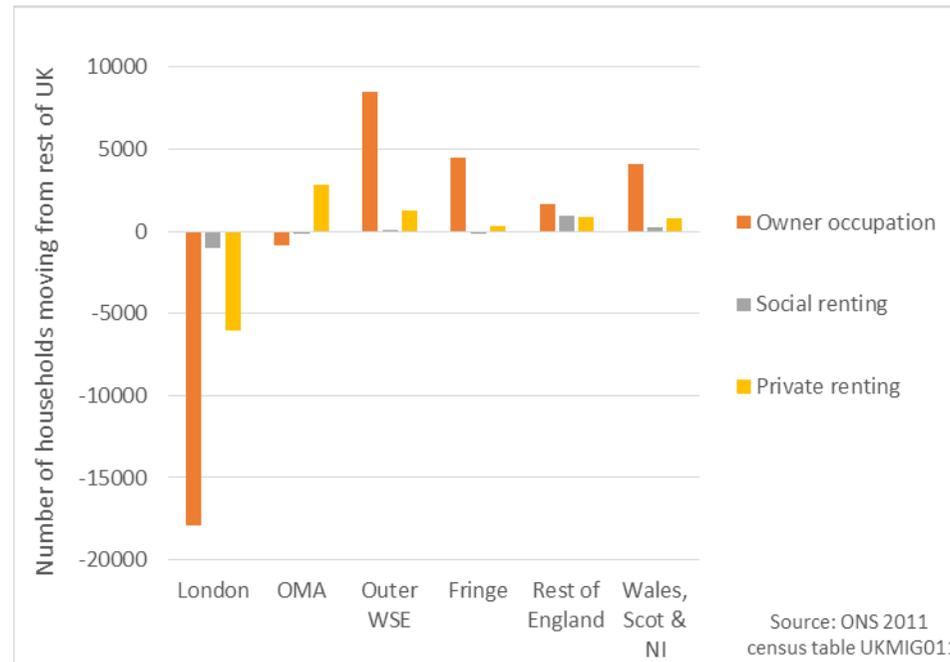
# Movement out of London

- Movement across rings out from London is relatively short distance but these moves result in little net change in the OMA (because outmigration is mainly offset by inmigration, and increasing numbers moving out to the outer south east.
- The rapid increases in prices (and rents) in London appear to arise as much from increased densities of occupation as from greater capacity to pay. This suggests that outmigration has been considerably less than in the past, for reasons to do with the nature of international migration, changing demographics and attitudes to urbanisation and job availability as well as worsening access to mortgage finance.

# Household net flows by age: 2010-11



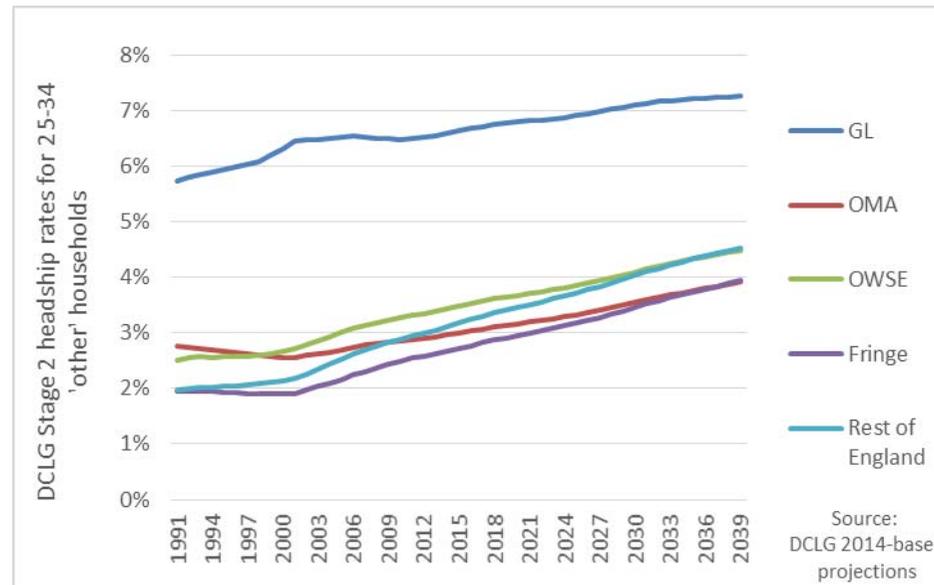
# Mobility by tenure: 2010-11



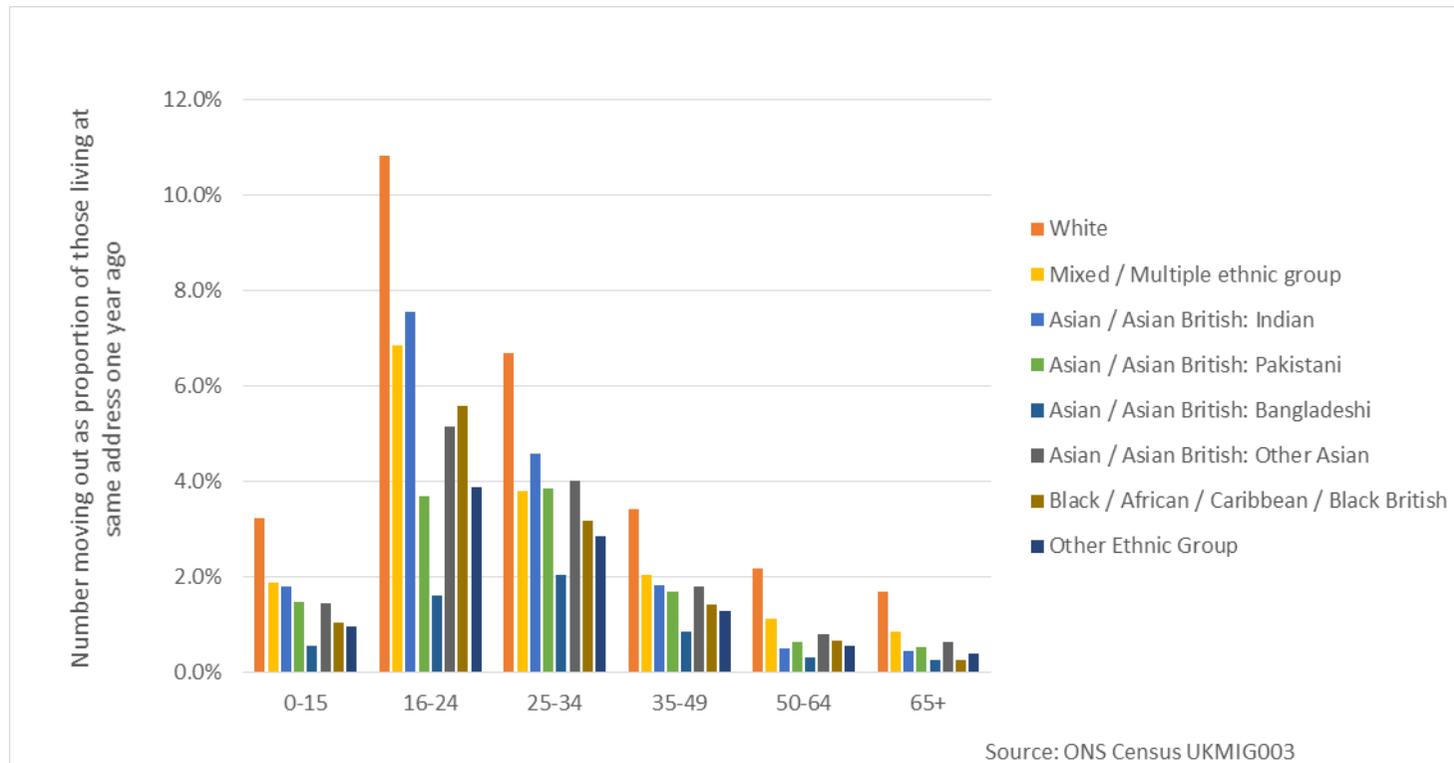
# Big changes in behaviour among younger people

The most striking feature is that the total headship rate fell from 48% in 1991 to 39% in 2011 and is projected to fall to 31%. This means that the chances of someone aged 25-34 in London living in a separate household has fallen substantially in the last 25 years and is projected to fall further until 2039.

# The growth of 'other' 25-34 households



# Movement out of London by Ethnicity



# Internal migration and housing

- Impact of international migrants;
- Importance of both relative and absolute prices/rents in terms of location and occupation;
- Impact on social mobility;
- Large scale changes in household composition and tenure but do the fundamentals of migration remain unchanged?