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# Chapter 6

## Housing flows

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### Overview

This final chapter of the report focuses on households that moved into their current home in the preceding 12 months<sup>1</sup>. The first section 'Recent movers' includes the prevalence of moving, demographic characteristics of recent movers, how many miles away their previous property was and reasons for moving. The chapter then looks at movement between sectors, and in particular those who left the owner occupied sector to become private renters. It focuses on the reasons why households' previous tenancies had ended and factors restricting movement between sectors. The chapter concludes by considering aspirations to buy among renters (see also Chapters 3 and 4).

### Recent movers

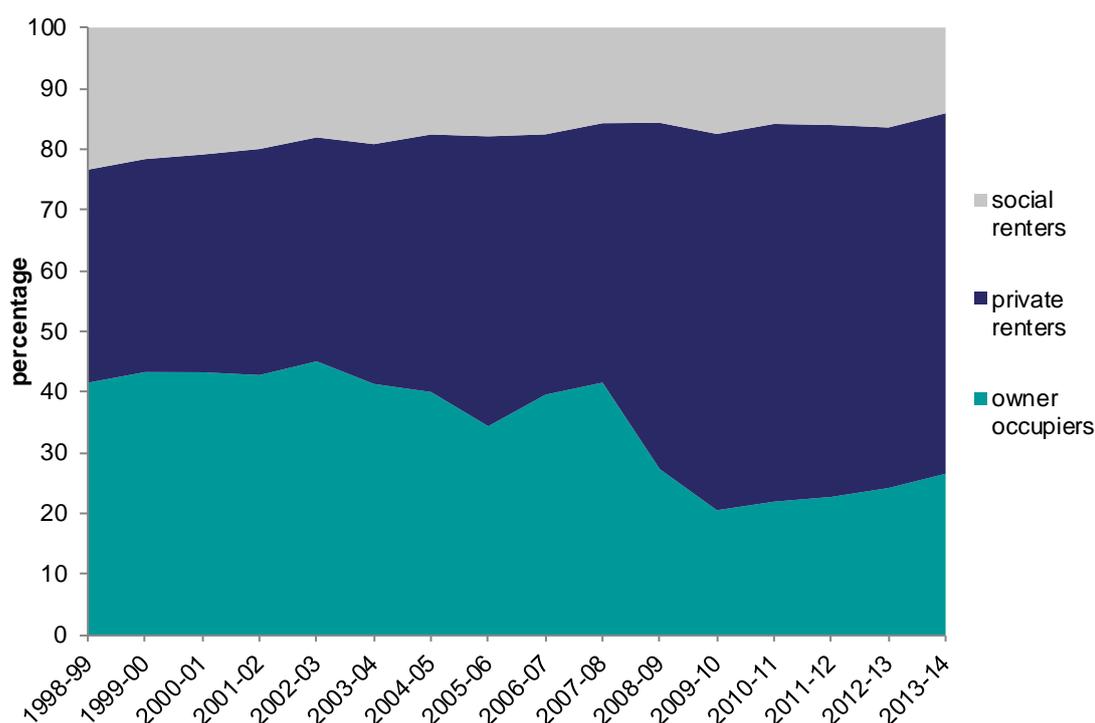
- 6.1 In 2013-14, there were 2.6 million households reporting that they were recent movers, which was the highest number since our records began in 1984<sup>2</sup>. Around three fifths (59%) of recent movers moved into private rented properties, 27% moved into owner occupied homes and 14% moved into social housing, Annex Table 6.2.
- 6.2 Moving households as a percentage of all households was 11%, the highest proportion since 2007-08. In 2008-09, the proportion of moving households as a percentage of all households was 9%. Between 2007-08 and 2008-09, the proportion of all movers who entered owner occupation dropped from 42% to 27%, which coincided with the banking crisis of 2007-08 and subsequent crash of the housing market. This proportion fell further to 20% in 2009-10. The 27% of movers who entered owner occupation in 2013-14 represents a slight increase since then, Figure 6.1.
- 6.3 In contrast to the owner occupied sector, an increasing proportion of households chose to move into the private rented sector, rising from 43% in 2007-08 to 62% in 2009-10. The percentage decreased slightly to 59% in 2013-14, Figure 6.1.

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<sup>1</sup> This includes both new and continuing households but excludes sitting tenant purchasers. For definitions of these terms, please refer to the glossary.

<sup>2</sup> 1984 to 1991: ONS Labour Force Survey Housing Trailer.

**Figure 6.1: Recent movers, by current tenure, 1998-99 to 2013-14**



**Base:** households resident less than a year

**Note:**

1) underlying data are presented in Annex Table 6.1

2) a small number of cases with inconsistent responses have been omitted

**Sources:**

up to 2007-08: Survey of English Housing;

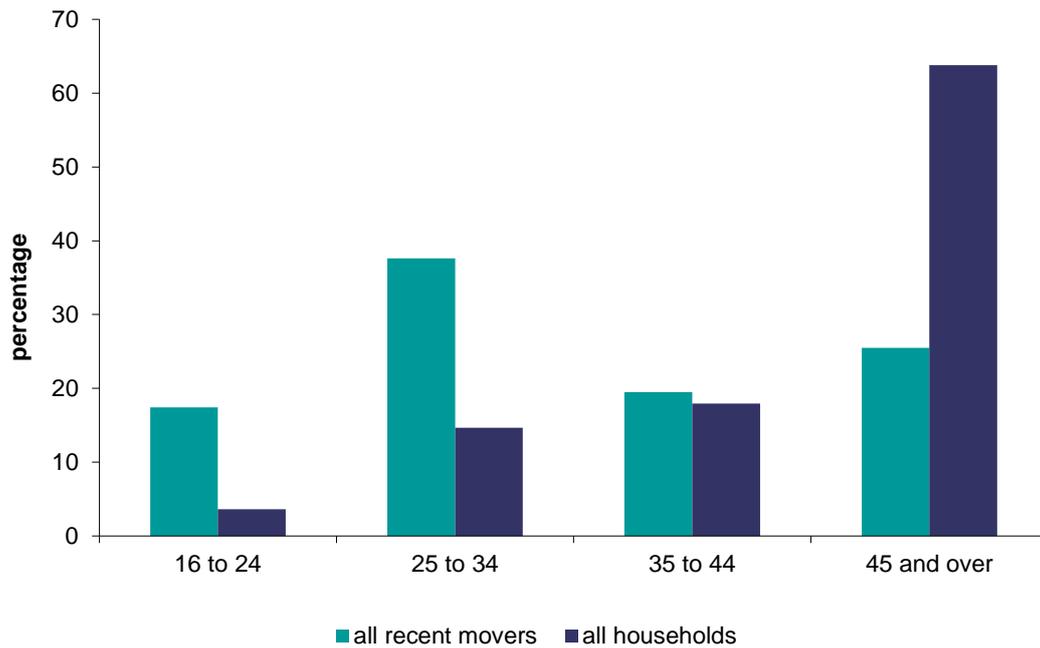
2008-9 onwards: English Housing Survey, full household sample

6.4 In 2013-14, recent movers tended to be comparatively young: 55% had a HRP aged less than 35 and 17% had a HRP aged less than 24 compared with 18% and 4% in the population as a whole, Figure 6.2.

6.5 Looking at all recent movers, there were more couples with no dependent children (28%) that had moved than couples with dependent child(ren) (22%), Annex Table 6.2. However, this is because there were more couples with no dependent children represented in the general population. When looking at all households, couples with dependent children (12%) were more likely to have moved in the past year than couples with no dependent children (9%).

6.6 There were 70% of recent movers working full or part-time (compared with 59% of all households). A further 7% were retired, much lower than the 28% among all households, suggesting that people are much more settled in their accommodation by retirement age, Figure 6.3.

**Figure 6.2: Age of HRP of recent movers, 2013-2014**

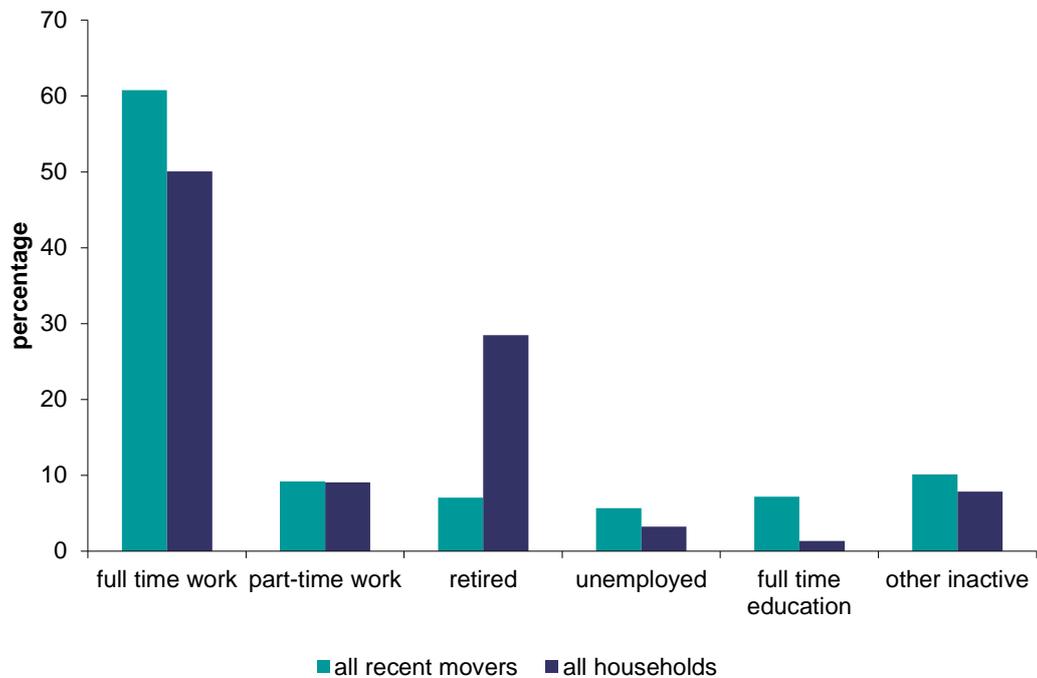


**Base: all households/households resident less than a year**

**Note: underlying data are presented in Annex Table 6.2**

**Source: English Housing Survey, full household sample**

**Figure 6.3: Economic status of recent movers, 2013-2014**



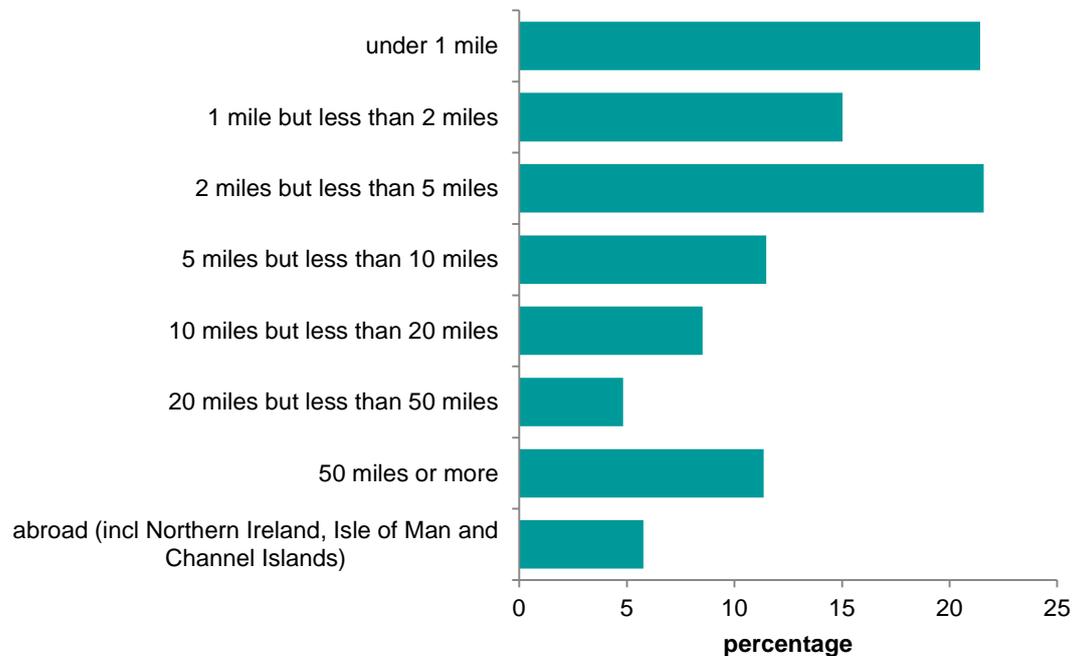
**Base: all households/households resident less than a year**

**Note: underlying data are presented in Annex Table 6.2**

**Source: English Housing Survey, full household sample**

6.7 Most recent movers (58%) had moved less than 5 miles from their previous home and 21% had moved less than 1 mile. A quarter (25%) had moved more than 5 miles but less than 50 miles. Only 11% had moved 50 miles or more within the country and 6% had moved from abroad, Figure 6.4.

**Figure 6.4: Number of miles moved from previous property, 2013-14**



**Base: households resident less than a year**

**Note: underlying data are presented in Annex Table 6.13**

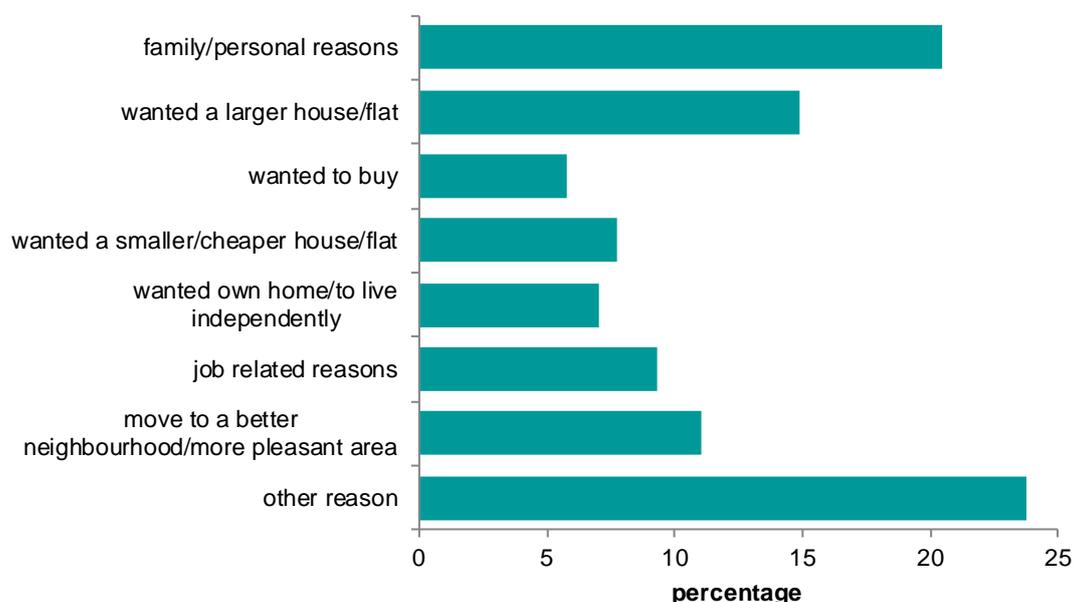
**Source: English Housing Survey, full household sample**

6.8 The most common reasons<sup>3</sup> for moving in the past three years were family or personal reasons (20%), wanting a larger home (15%), wanting to move to a better neighbourhood or a more pleasant area (11%) and job related reasons (9%), Figure 6.5<sup>4</sup>.

<sup>3</sup> This was a multi-code question so respondent could say more than one reason.

<sup>4</sup> For these analyses we have looked at people who have moved in the past three years as the sample size of cases who moved in just the previous year is too small for a reliable estimate.

**Figure 6.5: Reasons for moving home, 2013-14**



**Base: households who have moved in the past three years**

**Note: underlying data are presented in Annex Table 6.3**

**Source: English Housing Survey, full household sample**

## Movement between and within sectors

6.9 This section explores the number of household moves within and between tenures, and the number of new households created in the 12 months prior to interview, Box 1 and Figure 6.6.

6.10 In 2013-14, a total of 2.6 million households had moved home in the previous 12 months. Of these, 372,000 (15%) were new households, 1.7 million (65%) were moves within tenure and the remaining 528,000 (21%) were moves between tenures, Annex Table 6.4.

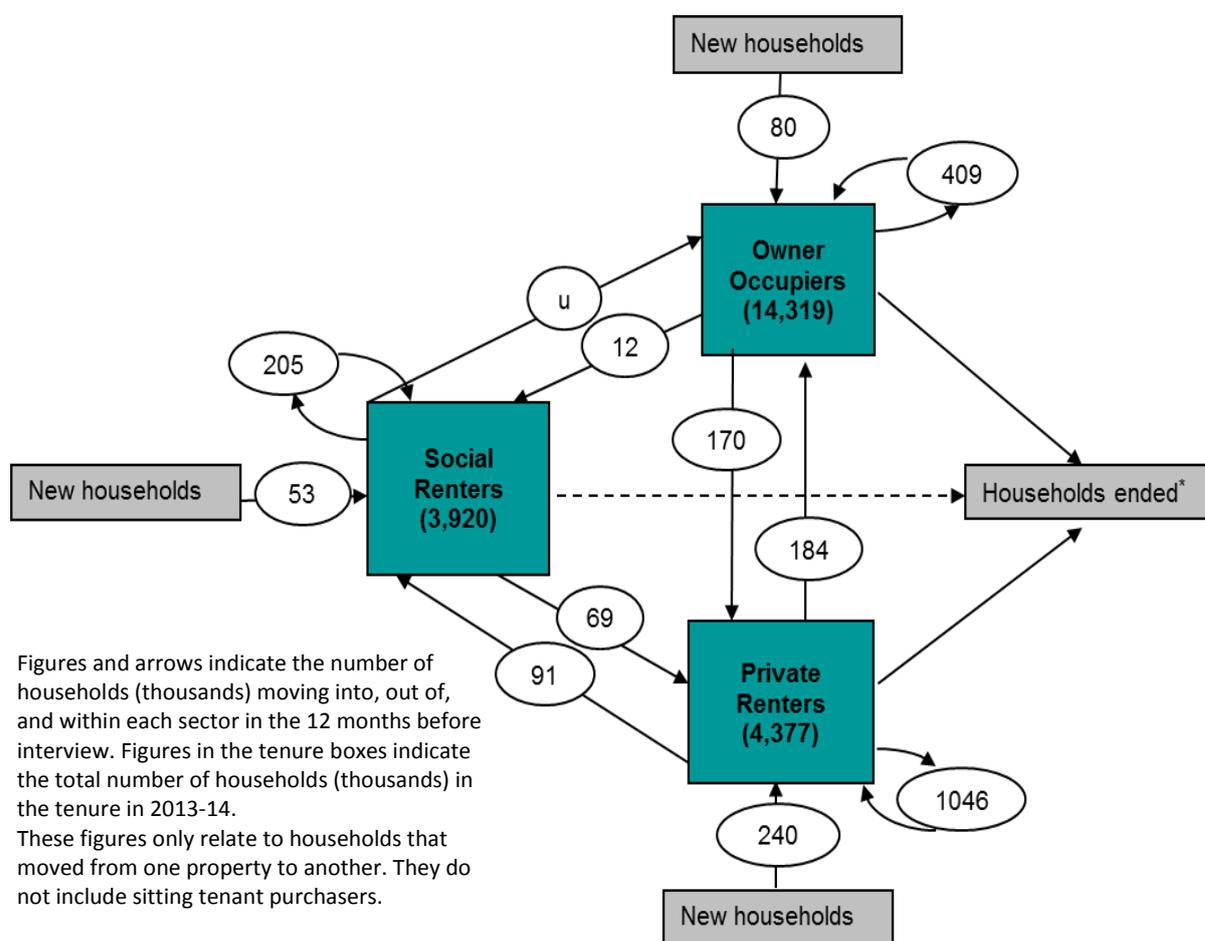
### **Box 1: New households**

A 'new household' is classified in this report as one where neither the household reference person (HRP), nor their spouse/partner, occupied the HRP's previous permanent accommodation in either of their names.

Previous accommodation refers to the HRP's previous permanent accommodation and does not include any accommodation considered by the HRP to be temporary. If someone had moved more than once, then information was collected only about the last move from permanent accommodation.

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- 6.11 The greatest number of household moves occurred within, into or out of the private rented sector. In total, 1.0 million households moved within the tenure (i.e. from one privately rented home to another) and 240,000 new households were created. There were 239,000 moves into the sector, of which 71%, (170,000) were from owner occupation. There were 275,000 moves out of the sector, with 67% (184,000) of these moving to owner occupied accommodation. Across the private rented sector as a whole, one third (36%) of households had moved within the past year, Figure 6.6.
- 6.12 There was much less movement in the social rented sector. In 2013-14, 205,000 households moved from one social rented property to another and 53,000 new households were created. There were 103,000 households that moved into the sector, with 91,000 households moving from the private rented sector. Around 69,000 households left the social rented sector to move to the private rented sector, Figure 6.6.
- 6.13 In the owner occupier sector, 409,000 households moved within the tenure and 80,000 new households were created. There were 184,000 households that moved into the tenure from the private rented sector. Around 182,000 households moved out of the sector, with 93% of these (170,000) moving to the private rented sector, Figure 6.6.
- 6.14 Looking just at the 372,000 new households, most had an HRP aged under 35: 47% had an HRP aged under 25, and 39% were aged 25-34. Correspondingly, most new households consisted of one person (33%) or couples with no dependent children (33%), Annex Table 6.2.
- 6.15 The new households were most likely to enter the private rented sector (64%), which is expected given that the majority of the HRPs in these households are younger. Around a seventh (14%) of new households entered the social rented sector and a fifth (21%) became owner occupiers, Annex Table 6.2.

**Figure 6.6: Households moving into and out of sectors, 2013-14**



Figures and arrows indicate the number of households (thousands) moving into, out of, and within each sector in the 12 months before interview. Figures in the tenure boxes indicate the total number of households (thousands) in the tenure in 2013-14. These figures only relate to households that moved from one property to another. They do not include sitting tenant purchasers.

**Base: households resident less than a year**

**Notes:**

- 1) underlying data are presented in Annex Table 6.4
- 2) excludes a small number of cases where previous landlord type was unknown
- 3) u indicates sample size too small for reliable estimate
- 4) \* The survey cannot identify the number of households which have ended.

**Source: English Housing Survey, full household sample**

6.16 It is not possible to estimate the number of households that ended in the past year as changes to the weighting strategy means the figures are not comparable with the previous year.

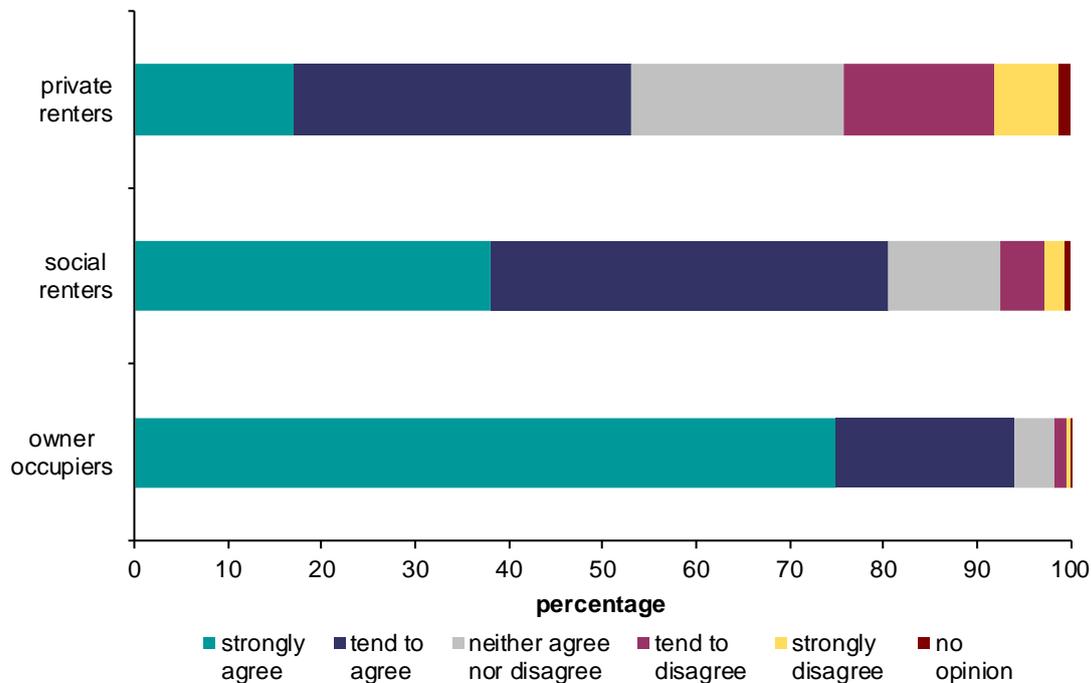
## Factors restricting movement between sectors

6.17 This section looks at factors which restrict movement between sectors. If households are dissatisfied with their current tenure, then this may be indicative of a desire to switch tenures.

6.18 All households were asked how satisfied they were with their current tenure status, e.g. being an owner occupier, social renter, or private

renter. Private renters (23%) were more likely to be dissatisfied with their tenure than owner occupiers (2%) or social renters (7%), Figure 6.7.

**Figure 6.7: Satisfaction with current tenure, 2013-14**



**Base: all households**

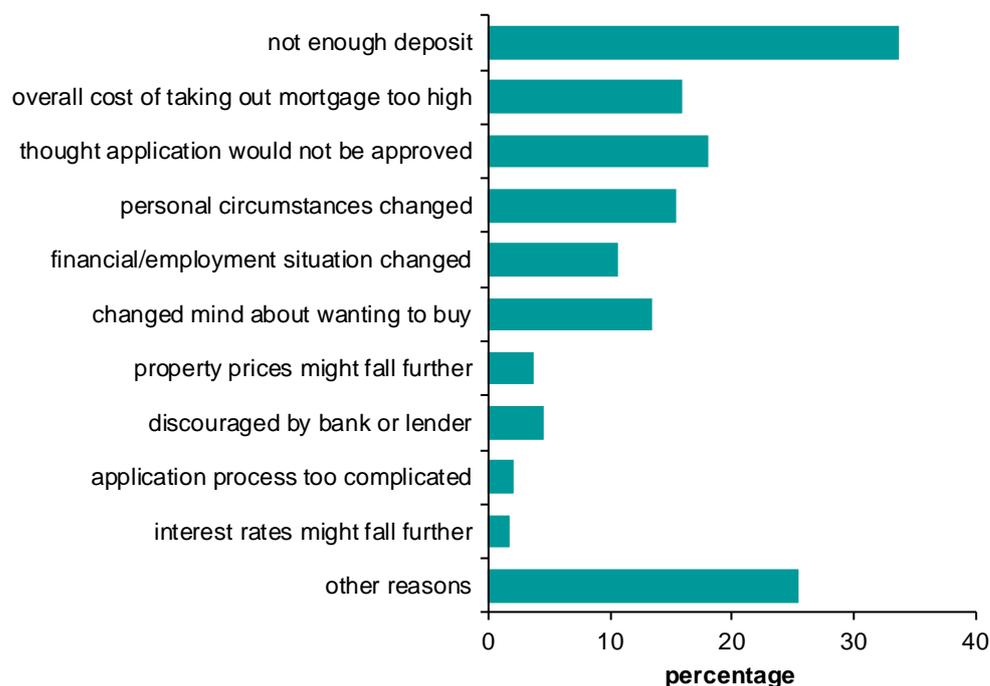
**Note: underlying data are presented in Annex Table 6.5**

**Source: English Housing Survey, full household sample**

6.19 Private and social renters were asked whether they had considered applying for a mortgage or loan to buy a property as their main home in the past year. Just over 800,000 renting households (10%) had considered applying for a mortgage, Annex Table 6.11. Of these, only around 28% reported that they had actually applied for a mortgage, Annex Table 6.12.

6.20 The remaining households who had considered applying for a mortgage but did not apply were asked the reasons why they did not apply. As might be expected, the main factor preventing people from applying for a mortgage was financial: 34% thought they did not have a large enough deposit and 16% felt the overall cost of taking out a mortgage was too high. Other commonly cited reasons for not applying were thinking that the application would not be approved (18%), a change in personal circumstances (15%), and changed mind about wanting to buy (14%), Figure 6.8.

**Figure 6.8: Reason why not applied for a mortgage, 2013-14**



**Base: social and private renters who had considered applying for a mortgage but had not done so**

**Note: underlying data are presented in Annex Table 6.6**

**Source: English Housing Survey, full household sample**

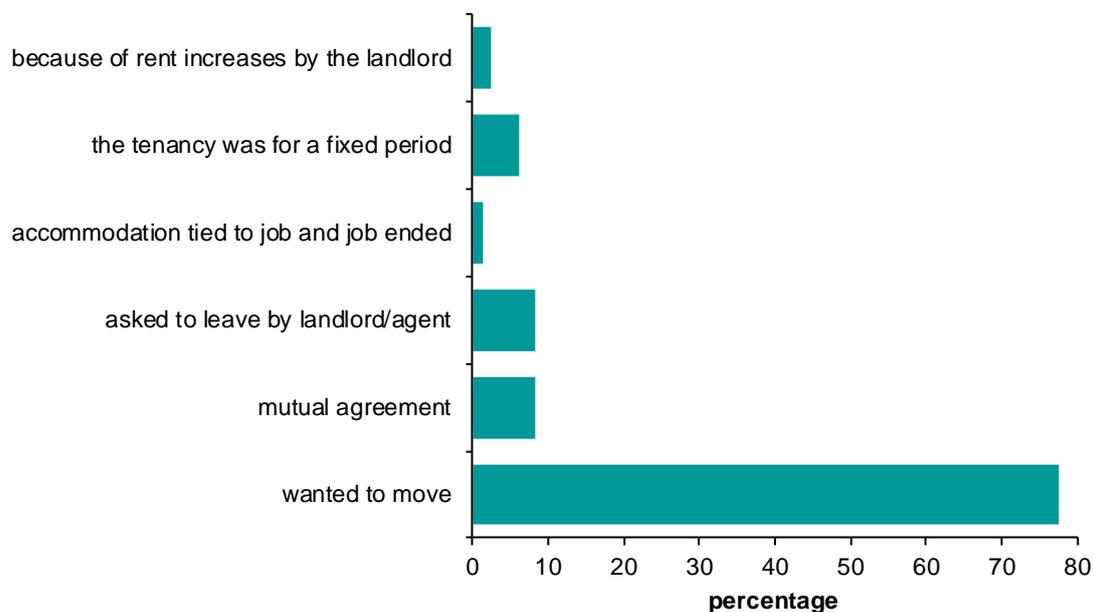
## Reasons for previous tenancy ending

6.21 Private renters who had moved in the last three years were asked why their last tenancy had ended<sup>5</sup>. Around three quarters (78%) said their tenancy ended because they had wanted to move, 8% said it was by mutual agreement and 8% because they had been asked to leave by their landlord or agent. Only a very small percentage moved because of rent increases by the landlord (2%). There were two new categories added to the questionnaire in 2013-14: because the tenancy was for a fixed period (6%) and because the accommodation was tied to a job and job had ended (2%), Figure 6.9.

6.22 Of those respondents who said they were asked to leave their previous accommodation by their landlord/agent, the majority (62%) said this was because the landlord wanted to sell or use the property, Annex Table 6.8.

<sup>5</sup> they were allowed to give multiple answers

**Figure 6.9: Reasons why previous tenancy ended, 2013-14**



**Base:** private renters who had moved to current accommodation in the past 3 years

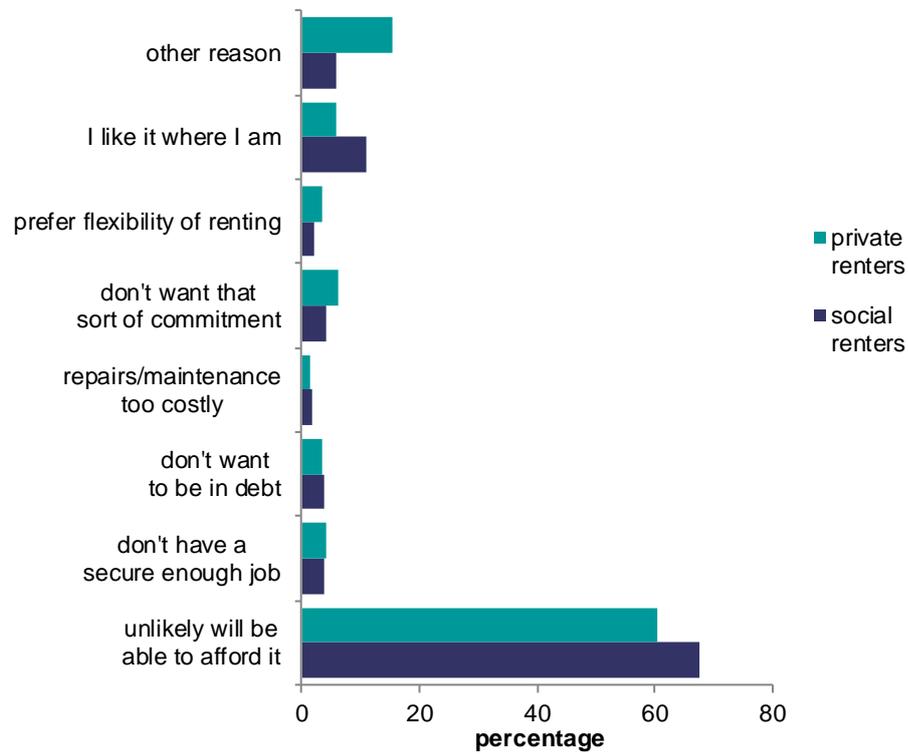
**Note:** underlying data are presented in Annex Table 6.7

**Source:** English Housing Survey, full household sample

## Aspirations to buy

- 6.23 As reported in Chapter 4, three fifths (61%) of private renters think they will eventually buy their own home in the UK. This compares to around a quarter (25%) of social renters who think they will eventually buy their own home in the UK, Annex Table 6.9.
- 6.24 Overall, the proportion of private renters expecting to buy a home in the future remained relatively constant between 2011-12 and 2013-14. Among social renters, the proportion expecting to buy increased from 20% in 2011-12 to 25% in 2013-14, Annex Table 6.9.
- 6.25 Respondents who did not think they would buy their own home were asked the reason why not. Around two thirds of social renters (68%) and three fifths (60%) of private renters stated that their main or only reason was that they could not afford to. A further 11% of social renters and 6% of private renters did not want to buy because they liked it where they were currently living, Figure 6.10.

**Figure 6.10: Reason for not expecting to buy own home, 2013-14**



**Base: all renters who do not think they will eventually buy a home in the UK**

**Note: underlying data are presented in Annex Table 6.10**

**Source: English Housing Survey, full household sample**