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This is the **Halifax review of net internal migration and house price performance**. The Review covers 348 Local Authority District (LAD) areas between 2000 and 2010. The Review uses local migration estimates from the Office for National Statistics (ONS). Net internal migration equals immigration less emigration to and from other LADs in England and Wales. **These figures do not allow for the impact of international migration or natural population change (i.e. births and deaths)**. House price data has been extracted from the Halifax's own extensive house price database.

UK relocators push up house prices

£183 a week average price rise in the most popular places to relocate to

Homeowners in the most popular locations to move to in England and Wales have seen the value of their property double over a decade, according to new research by Halifax. Based on Halifax's own data, the average house price in the 20 local authority districts (LADs) that received the biggest lift from net internal migration (immigration less emigration to and from other England and Wales LADs) in England and Wales between 2000 and 2010¹ rose by 101% from £94,548 in 2000 to £189,641 in 2010 – equivalent to a weekly increase of £183. (**Table 1**)

House price rises in areas with the highest net internal migration were much higher...

The 101% rise in house prices in the 20 local areas that saw the biggest rise in net internal migration in England and Wales between 2000 and 2010 was significantly higher than the 79% increase in the average house price in the 20 areas that were the biggest net losers from internal migration over the period. Overall, house prices have risen by an average of 96% across all the LADs surveyed. (**Tables 1&2**)

...and also fared better during the downturn

What's more, house prices in the 20 locations with the highest level of net internal migration since 2000 fell by 16% during the downturn in the housing market between 2007 and 2009. This is smaller than the 19% drop in house prices among the 20 areas that saw the largest declines in net internal migration.

East Riding gets the biggest lift from net internal migration and a 127% house price rise

At a local level, the population of East Riding on the Yorkshire coast received the biggest lift from net internal migration in England and Wales between 2000 and 2010. Overall, 33,700 more people moved to the East Riding from elsewhere in England and Wales than left the area to live elsewhere in the country, equivalent to a tenth of the area's total population in 2010. House prices here rose by 127% (£82,856) over the same period, well above the national increase of 96%.

Three-quarters of the areas with the biggest increases in net internal migration are coastal

Fifteen of the 20 local authority districts in England and Wales with the highest levels of net internal migration between 2000 and 2010 are coastal areas such as East Riding. In contrast, eighteen of the 20 LADs that saw the largest net fall in internal migration are in major cities, including Birmingham and Leicester (**Tables 1&2**). Significantly, fourteen of the 20 areas that saw the largest fall in internal migration are London districts.

Major cities record the largest inflows and outflows from other areas

Thirteen of the 20 LADs with the highest number of internal migrants also feature among the twenty LADs with the largest number of people moving to other parts of England and Wales. These include many locations within the largest cities in England and Wales, including Birmingham, London, Manchester and Leeds. Birmingham recorded both the highest internal inflow (383,900) and the highest outflow of people (472,700) of any local authority district in England and Wales since 2000.

Home ownership higher in areas of high net internal migration

The rate of home ownership is typically higher in the areas that have seen the biggest net gains from internal migration over the past decade. Halifax estimates that the average rate of owner occupancy in the 20 local authority areas that received the biggest lift from net internal migration since 2000 is 76%. This is significantly higher than the average of 52% across the 20 biggest net losers from internal migration, which includes a number of areas within major cities such as London and Birmingham. These figures highlight the transient nature of the population, as well as housing affordability issues, in many of our major cities.

East Riding of Yorkshire, which recorded the biggest lift from net internal migration in England and Wales, has an owner occupancy rate of 80%, almost double the owner occupancy rate in Newham (41%), the biggest net loser from internal migration in the past decade. **(Tables 1&2)**

Suren Thiru, housing economist at Halifax, said:

"The substantial population shifts across England and Wales appear to have had a marked impact on the housing market over the past decade. House price growth has generally been stronger in the areas that have proved to be the most popular locations for people to move to from elsewhere in the country, reflecting the importance of population changes as a key driver of housing demand."

The figures also highlight the transient nature of the population in many of our major urban conurbations with the levels of home ownership much lower in the main cities compared to other parts of the country."

Editors' Notes:

¹Latest available data.

The Review covers 348 Local Authority District (LADs) areas between 2000 and 2010 and uses local migration estimates from the Office for National Statistics (ONS). Net internal migration equals immigration less emigration to and from other LADs in England and Wales. These figures do not allow for the impact of international migration or natural population change (i.e. births and deaths).

Mid year internal migration data are produced using administrative data provided by the NHS and published by the Office for National Statistics. Therefore they must be interpreted only as estimates. The net internal migration flows between 2000 and 2010 have been calculated by summing the net balances for all people from each year:

<http://www.ons.gov.uk/ons/taxonomy/search/index.html?nscl=Migration+within+the+UK&nscl-orig=Migration+within+the+UK&content-type=Dataset&content-type=Reference+table&sortDirection=DESCENDING&sortBy=pubdate>

To reflect Unitary Authority changes in 2009 and ensure consistency in totalling the migration figures across the time period studied, the nine unitary authorities created from 1 April 2009 (Cornwall, County Durham, Northumberland, Shropshire, Wiltshire, East Cheshire, Cheshire West and Chester, Bedford and Central Bedfordshire) have been recreated in the preceding years by summing the migration figures for the original local authorities: <http://www.places.communities.gov.uk/NewAuthorityGuidance.html>

Population data is based on mid-2010 population estimates published by the Office for National Statistics: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-231847>

All house price figures refer to the arithmetic average of house prices and cover the 12 months to December 2000 and 2010. These prices are not standardised and therefore can be affected by changes in the sample from year to year. The data has been extracted from the Halifax House Price database.

Owner occupation figures by local authority have been estimated using 2001 census data have been uplifted using CLG data to provide more up to date estimates.

Table 1: House prices in the 20 Local Authority Districts that were the biggest net gainers from internal migration within England and Wales, 2000-2010

Local Authority	Region	Net Internal Migration, 2000-2010 (000s)	Average house price £, 2000*	Average house price £, 2010*	House Price %Change 2000-2010	Owner occupation rate
East Riding of Yorkshire	Yorkshire and the Humber	34	65,379	148,235	127%	80%
North Somerset	South West	23	110,995	206,699	86%	78%
Tendring	East	21	81,452	166,240	104%	79%
East Lindsey	East Midlands	20	64,991	140,904	117%	74%
Arun	South East	19	112,882	206,123	83%	78%
East Devon	South West	18	97,977	225,734	130%	77%
North Kesteven	East Midlands	16	66,148	152,420	130%	78%
Shropshire	West Midlands	16	90,089	184,756	105%	74%
Isle of Wight	South East	15	91,966	173,506	89%	75%
Cheshire East	North West	15	104,598	177,696	70%	80%
Rother	South East	14	123,625	233,506	89%	76%
Braintree	East	13	111,073	207,816	87%	72%
Canterbury	South East	13	107,730	225,975	110%	71%
South Norfolk	East	13	89,058	194,288	118%	78%
Torbay	South West	13	82,245	177,459	116%	73%
New Forest	South East	13	139,177	232,027	67%	79%
West Dorset	South West	13	122,163	242,147	98%	71%
Suffolk Coastal	East	13	110,503	218,839	98%	74%
Carmarthenshire	Wales	13	54,761	132,756	142%	73%
West Lindsey	East Midlands	12	64,153	145,694	127%	75%
Average		16	94,548	189,641	101%	76%

Sources: Halifax, ONS
*12 months to December

Table 2: House prices in the 20 Local Authority Districts that were the biggest net losers from internal migration within England and Wales, 2000-2010

Local Authority	Region	Net Internal Migration, 2000-2010 (000s)	Average house price £, 2000*	Average house price £, 2010*	House Price % Change 2000-2010	Owner occupation rate
Newham	London	-90	97,379	204,341	110%	41%
Birmingham	West Midlands	-89	69,889	134,255	92%	61%
Brent	London	-75	165,554	343,840	108%	54%
Ealing	London	-62	190,897	280,229	47%	61%
Haringey	London	-57	181,259	312,443	72%	44%
Lambeth	London	-48	182,349	315,066	73%	35%
Southwark	London	-44	171,340	322,668	88%	29%
Cornwall	South West	-43	80,310	196,328	144%	71%
Waltham Forest	London	-42	110,942	225,158	103%	57%
Hackney	London	-39	162,977	304,837	87%	30%

Hounslow	London	-34	183,805	271,128	48%	58%
Lewisham	London	-34	120,527	237,294	97%	48%
Leicester	East Midlands	-32	57,394	125,358	118%	58%
Luton	East	-32	78,212	154,702	98%	70%
Croydon	London	-30	127,223	231,451	82%	67%
Bradford	Yorkshire and the Humber	-28	55,472	120,988	118%	73%
Wandsworth	London	-27	246,512	382,165	55%	50%
Hammersmith and Fulham	London	-25	291,336	422,441	45%	42%
Liverpool	North West	-24	58,041	126,576	118%	54%
Kensington and Chelsea	London	-22	371,531	663,874	79%	42%
Average		-44	150,148	268,757	79%	52%

Sources: Halifax, ONS
*12 months to December

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