

# Using the British Household Panel Survey to explore changes in housing tenure in England

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## **Editorial Note and Acknowledgements**

Tom Sefton is a Research Fellow at CASE at the London School of Economics. The analysis reported in this paper was supported by Communities and Local Government in support of the review of social housing being carried out by John Hills, Director of CASE. It is designed to augment existing data on short-term tenure change by taking a longer perspective, using the British Household Panel Study. The conclusions of that review, drawing on some of the results reported here, are presented in CASEreport 34 (*Ends and Means: The future roles of social housing in England*). The author is grateful for support from Communities and Local Government for the project, and to the Economic and Social Research Council for their general support for CASE.

## **Abstract**

Very little information exists about households' longer-term movements between tenures. Some cross-section datasets include information on length of stay in any residence but we have no systematic study of movement over time. This study uses the British Household Panel Study to examine movements by households over a ten-year period – 1994/5 and 2004/5. Changes in tenure are related to key life events – leaving home, marriage, having children, widowhood and retirement. The great majority of owner-occupiers remained in that tenure. This was somewhat less for those experiencing divorce or unemployment. Most public housing tenants remained in that tenure over the ten-year period especially the elderly and the unemployed or those outside the labour market. About a quarter moved into owner-occupation and half of those through the right to buy their dwelling. The analysis looks at the associations between moving into work and residential mobility, in particular the slower rate at which social tenants move back into employment.

JEL classification: R31

Keywords: housing tenure; residential mobility; social housing

## Data

The British Household Panel Survey is a longitudinal representative survey of individuals living in Britain. Fourteen waves of data are currently available, allowing detailed analysis of changes in housing tenure over an extended period in a way that is not feasible with other household surveys. Some cross-sectional data sets, such as the Survey of English Housing, include questions on length of residence at the current address and previous tenure, which provide useful information on the turnover of the housing stock. But, the BHPS is unique in tracking year-on-year movements between and within tenures over a period of up to fourteen waves, providing a much more detailed and longer-term picture of individuals' housing trajectories over time.

The analysis in this paper is based on following individuals (including children where appropriate), rather than households as in other sources. The main variables used in this analysis are tenure, landlord, and whether the individual has moved home since the previous survey. This is used to examine the turnover of the housing stock by tenure and also to identify individuals who remained in the same tenure, but have moved intra- or inter-regionally (this being the smallest geographical area available to us). In addition, the BHPS collects detailed information on a range of demographic and socio-economic characteristics that are used to examine sub-group differences in housing trajectories (e.g. by age group, household type, or employment status).

The initial BHPS sample in wave one (1991/92) consisted of a representative sample of 13,840 individuals living in Britain, who have been followed up since at roughly one-year intervals. Children subsequently born to original sample members are automatically added to the sample. Some sample members drop out during the course of the panel, either because they refuse to answer the survey or because they move into institutional accommodation, emigrate or die. The longitudinal samples used in this analysis are, therefore, substantially smaller than the initial sample. The unit of analysis is the individual, rather than the household, as households are not a stable unit over time. It is worth noting that a change in tenure or "house move" may consist of a young adult moving out of the family home and need not entail a change of householder(s).

Most of the Tables in this note are based on the sample of individuals who appear in waves 4 and 14 (1994/95 and 2004/05). Given the remit of the Social Housing Review, the sample is restricted to individuals living in England in the base year for each analysis (usually wave 4). This yields a total sample of 6,828 individuals, comprising 5,214 owner-occupiers, 1,156 social sector tenants, and 458 private sector tenants. For certain analyses, we include original sample members who are known to have died during the intervening period, because mortality is an important factor in the turnover of the housing stock. This increases the total sample size to 7,612.

Other types of analysis use the data set in different ways to exploit the length and longitudinal nature of the BHPS panel. Tables 4a, 4b and 5 compare stock turnover

over different periods (for example, waves 1-7 as compared to waves 8-14). Table 8 examines housing trajectories over a ten year period, including intervening changes in tenure (for example, distinguishing individuals who switched from the social rented to the owner-occupied sector and those who had made the same transition but with a period spent in the private rented sector), requiring non-missing data in all eleven waves. Tables 9a and 9b look at changes in tenure following certain key life events, such as leaving home, getting married, or divorce. The samples consist of individuals who experienced each of these ‘events’ at some point between waves 1 and 11 and who are still in the panel three waves later. Tables 11a and 11b carries out a similar kind of analysis, focusing on persons who became unemployed at some point in the panel and comparing the housing trajectories of those who had found a job three waves later and those who remained unemployed.

The weights used in this analysis are the cross-sectional enumerated weights derived by the providers of the data set.<sup>1</sup> These weights adjust for differential responses rates in wave one and differential rates of attrition up to the base year (wave 4 for most of our analyses), but not for any further attrition that occurs after the base year. The reason for using cross-sectional weights, rather than longitudinal weights, is that respondents who have died in the intervening period do not have longitudinal weights attached to them. As many of the Tables specifically include deceased respondents, we have chosen to use cross-sectional weights throughout all our analysis for the sake of consistency. Sensitivity analysis shows that the results are not substantively affected by the choice of weights, especially for the owner-occupied and social rented sectors.<sup>2</sup>

## Results

The results are presented in Tables 1-12 and outlined briefly in this section. The Social Housing Review by John Hills (CASEreport 34) discusses some of the key findings and considers the policy implications in more depth.

*Table 1a* looks at movements between tenures over a ten year period between wave 4 (1994/95) and wave 14 (2004/05). This highlights the much greater turnover of stock in the private rented sector and, to a lesser extent, the social rented sector, compared with the owner-occupied sector. Including deaths as a separate ‘destination’ category, only a quarter of all private sector tenants and just over a half of all social sector tenants in wave 4 were still in the same tenure in wave 14. By contrast, 83 per cent of owner-occupiers in wave 4 were in the owner-occupied sector ten years later. Around

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<sup>1</sup> The variable name is “xewght”.

<sup>2</sup> For example, we replicated the estimates in the bottom panel of Table 1a using longitudinal weights in place of cross-sectional weights. The results for tenure change over ten years differed by less than two percentage points for the owner-occupied and social rented sectors and by five percentage points or less for the private rented sector. Comparable results are obtained when replicating other analyses.

a fifth of social sector tenants had become owner-occupiers, a small proportion (c5 per cent) were in the private rented sector, and a fifth had died. The proportion of deaths in the social rented sector is substantially higher than in the other tenures, reflecting the older age profile of social sector tenants (see Table 12). Excluding those who died during the period, around two thirds of social sector tenants remained in the same tenure, compared with 93 per cent of owner-occupiers.

*Table 1b* presents the same data as in Table 1a, but showing the tenure of ‘origin’ of those individuals currently in each tenure. For example, of those who are social sector tenants in wave 14, 82 per cent were social sector tenants in wave 4, 11 per cent were previously owner-occupiers and 7 per cent were in the private rented sector.

*Table 2* examines the turnover of the stock over successively longer periods of time, broken down by tenure. The base year is wave 4 as in the preceding analysis (hence, the figures after 10 waves match those in Table 1a). The turnover of the private rented stock is especially rapid in the short-term; by the third wave, almost half of all private sector tenants have already changed tenures, suggesting that for many this tenure is a temporary situation prior to moving into other tenures (see also Table 8 below). Movement out of the social rented sector, on the other hand, appears to be more gradual over time with a fairly stable flow of tenants leaving the sector in each successive wave.

*Table 3* examines the turnover of the social housing stock by region, which is considerably lower in London (78 per cent of social sector tenants remain in the same tenure between waves 4-14) than in the rest of the South East (64 per cent) and the rest of England (64 per cent). Rates of turnover in Scotland and Wales are comparable to those in the rest of England.

*Tables 4a and 4b* look at the stock turnover of the housing stock over successive 6-wave periods to see if this has changed over the period. There is some evidence that the turnover of the social housing stock has increased slightly since the early 1990s with little change in the owner-occupied sector and no stable trend in the private rented sector. Including deaths, 71 per cent of social sector tenants remained in the same tenure between waves 1-7, falling to 66 per cent between waves 8-14, even though the proportion of tenants who died fell marginally (from 14 to 12 per cent). The difference is accounted for by an increase in the proportion of social sector tenants who moved into the owner-occupied sector (from 11 to 18 per cent of all social sector tenants or 13 to 20 per cent of ‘surviving’ tenants). *Table 5* shows that the apparent increase in the turnover of social housing occurred gradually over this period.

*Tables 6a and 6b* examines changes in tenure by a range of socio-economic characteristics. When deceased respondents are included (Table 6a), then rates of turnover are generally highest among the oldest age group and single pensioners. Excluding deaths, turnover is lowest among older age groups and pensioners and highest among young adults (aged 16-29), many of whom either leave home and/or

buy their first home. Patterns also vary somewhat between tenures. By household type, couples with children are most likely to leave the social rented sector, whilst single parents are the most likely to leave the owner-occupied sector. By employment status, employed individuals are most likely to move out of the social rented sector, whilst unemployed individuals are most likely to move out of the owner-occupied sector. Stock turnover is lower in London across all tenures, but the difference is more marked in the social rented sector than in other tenures.

*Table 7* provides a more detailed breakdown of intra- as well as inter-tenure movements. This requires more detailed information than in previous Tables and so the sample is somewhat smaller, which explains why the figures do not precisely match those in other Tables (though the differences are relatively small). This shows, for example, that over half of all moves between the social rented and owner-occupied sectors were via the Right To Buy scheme. House moves within the same tenure are more common in the private rented sector than other tenures. Inter-regional moves are relatively more prevalent in the owner-occupied sector.

*Table 8* examines housing trajectories over the same ten year period, but includes intermediate changes in tenure. This shows, for example, that a significant minority of individuals experience a spell in the private rented sector as a stop-gap between periods in the owner-occupied sector (mostly young adults who leave home and live in private rented accommodation prior to purchasing their first home). However, the private rented sector is rarely used as a ‘stepping stone’ from the social rented to the owner-occupied sector (in less than 1 per cent of cases). It is more common, though still rare, for individuals to have a spell in the private rented sector and return to the social rented sector. Most social sector tenants who have become owner-occupiers by the end of the period moved directly between these tenures.

*Tables 9a and 9b* look at changes in tenure following key life events, such as leaving home, getting married or losing a job. For this analysis, we look at changes in tenure over a shorter period (3 waves) and pool observations over the whole panel in order to achieve a sufficient sample of individuals experiencing each event. Movements out of the social rented sector are most common among home-leavers (almost half have left the sector within three waves) and among individuals who get married (around 40 per cent have left the sector). In both cases, the majority of individuals have moved to the owner-occupied sector, though a substantial proportion of home-leavers also move into the private rented sector. Tenure change among social sector tenants is lowest among widow(er)s and retirees – less than 10 per cent in each case have left the sector three waves later. Among owner-occupiers, changes in tenure are most common among home-leavers (mostly to the private rented sector) and, to a lesser extent, those who experienced divorce or unemployment. Among private sector tenants, the highest rate of turnover is among those who get married (only 21 per cent stay in the sector) or have children (37 per cent). In the former case, the vast majority move to the owner-occupied sector; in the latter case, a significant minority move into the social rented sector.

*Tables 10a and 10b* examine changes in employment status by tenure, as opposed to changes in tenure. Again, the analysis is repeated with and without those individuals who died between waves 4 and 14. The sample of private sector tenants was too small to analyse as a sub-group, but they are included in the totals for all tenures. Of children aged 11-15 in wave 4 (and, therefore 21-25 in wave 14), those who were initially in the owner-occupied sector were more likely to be employed and less likely to be unemployed than those who started out in social rented accommodation. And, of the individuals who were initially unemployed, those who started in owner-occupied housing were much more likely to be employed at the end of the period than those who started in the social rented sector. This does not necessarily mean that differences in employment outcomes are causally linked to (initial) tenure, but there is clearly an association between the two.

*Tables 11a and 11b* looks at changes in tenure among individuals who were initially unemployed, comparing those who were still unemployed three waves later with those who had found employment. The purpose of this analysis is to explore whether ‘job-finders’ are more mobile than the long-term unemployed and, if so, whether this effect is stronger in some tenures than others. At best, this analysis can show whether there is an association between these variables, not the direction of causality. Moving home and/or tenure may assist in finding employment; alternatively, finding employment may provide the financial wherewithal to move home. Across all tenures, those who have recently moved from being unemployed to being employed (the top panel in Table 10a) are more likely to have moved to a different region than those who remained unemployed (the middle panel) and compared to the population as a whole (the bottom panel), though it is still a rare occurrence (less than 5 per cent of cases). In the owner-occupied and social rented sectors, the vast majority of individuals do not move home over a three year period, whether they are unemployed or not (see Table 11a). Among job-finders who have moved home over a three year period, there is some evidence that unemployed individuals in the social rented sector are more likely to have moved intra-regionally and within the same tenure, whereas unemployed individuals in the owner-occupied sector are more likely to have moved inter-regionally within the same tenure.

## Tables

**Table 1a: Changes in housing tenure in England, 1994-2004**

All individuals

*Column percentages*

		<b>Tenure in wave 4:</b>		
<i>Including deaths</i> <sup>1</sup>	Owner-occupied	Social rented	Private rented	<b>Total</b>
<b>Tenure in wave 14:</b>				
Owner-occupied	83.4	22.0	47.0	<b>68.9</b>
Social rented	2.0	53.1	13.9	<b>12.9</b>
Private rented	4.4	5.2	25.3	<b>5.8</b>
Deaths	10.3	19.8	13.8	<b>12.4</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

  

		<b>Tenure in wave 4:</b>		
<i>Excluding deaths</i> <sup>2</sup>	Owner-occupied	Social rented	Private rented	<b>Total</b>
<b>Tenure in wave 14:</b>				
Owner-occupied	93.0	27.4	54.5	<b>78.7</b>
Social rented	2.2	66.2	16.1	<b>14.7</b>
Private rented	4.9	6.4	29.4	<b>6.6</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

1. Based on sample of 7,614 individuals with non-missing tenure in wave 4 and who appear in the sample in wave 14 and/or are known to have died in the interim period, excluding cases with missing or unknown tenure in either wave. Weights used are cross-sectional enumerated weights for wave 4.

2. Based on sample of 6,830 individuals with non-missing tenure in waves 4 and 14. Weights used are cross-sectional enumerated weights for wave 4.

**Table 1b: Changes in housing tenure in England, 1994-2004**

All individuals

*Row percentages*

		<b>Tenure in wave 4:</b>			
<i><b>Including deaths<sup>1</sup></b></i>	Owner-occupied	Social rented	Private rented	<b>Total</b>	
<b>Tenure in wave 14:</b>					
Owner-occupied	89.5	6.4	4.2	<b>100.0</b>	
Social rented	11.3	82.1	6.6	<b>100.0</b>	
Private rented	55.5	17.7	26.8	<b>100.0</b>	
Deaths	61.2	31.9	6.9	<b>100.0</b>	
<b>Total</b>	<b>73.9</b>	<b>20.0</b>	<b>6.2</b>	<b>100.0</b>	

  

		<b>Tenure in wave 4:</b>			
<i><b>Excluding deaths<sup>2</sup></b></i>	Owner-occupied	Social rented	Private rented	<b>Total</b>	
<b>Tenure in wave 14:</b>					
Owner-occupied	89.5	6.4	4.2	<b>100.0</b>	
Social rented	11.3	82.1	6.6	<b>100.0</b>	
Private rented	55.5	17.7	26.8	<b>100.0</b>	
<b>Total</b>	<b>75.7</b>	<b>18.3</b>	<b>6.1</b>	<b>100.0</b>	

1 Based on sample of 7,614 individuals with non-missing tenure in wave 4 and who appear in the sample in wave 14 and/or are known to have died in the interim period, excluding cases with missing or unknown tenure in either wave. Weights used are cross-sectional enumerated weights for wave 4.

2. Based on sample of 6,830 individuals with non-missing tenure in waves 4 and 14. Weights used are cross-sectional enumerated weights for wave 4.

**Table 2: Turnover of housing stock over time by tenure, England<sup>1</sup>**

*% remaining in same tenure after 1-10 waves*

	<i>Including deaths:</i>			<i>Excluding deaths:</i>		
	Owner-occupied	Social rented	Private rented	Owner-occupied	Social rented	Private rented
Base	100.0	100.0	100.0	100.0	100.0	100.0
1 wave	96.6	92.8	77.4	97.5	94.2	78.4
2 waves	94.5	88.6	65.1	96.0	91.4	66.1
3 waves	92.9	83.0	53.4	95.1	87.6	54.9
4 waves	91.5	78.1	50.1	94.6	84.2	52.2
5 waves	89.9	74.4	45.9	94.0	81.2	48.2
6 waves	88.4	68.0	37.9	93.5	76.3	40.8
7 waves	87.7	64.3	33.8	93.6	73.8	37.2
8 waves	87.0	61.1	30.2	94.0	71.3	33.7
9 waves	85.6	58.3	30.4	93.6	69.4	34.8
10 waves	83.4	53.1	25.3	93.0	66.2	29.4

Includes observations with non-missing tenure in wave 4 and in subsequent waves. The total sample declines from 9,769 individuals (or 9,687 ‘survivors’) after one wave to 7,612 individuals (or 6,828 ‘survivors’) after ten waves. Uses cross-sectional enumerated weights for wave 4.

1. Sample comprises all individuals living in England in wave 4, some of whom may not be living in England in subsequent waves.

**Table 3: Turnover of social housing stock by region<sup>1</sup>**

*% of individuals remaining in social housing after 1-10 waves, excluding deaths*

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	London	Rest of South East	Rest of England	<b>England</b>	Wales	Scotland
Base	100.0	100.0	100.0	<b>100.0</b>	100.0	100.0
1 wave	97.2	92.0	93.9	<b>94.2</b>	96.1	97.2
2 waves	97.4	92.8	89.6	<b>91.4</b>	93.8	85.7
3 waves	93.6	90.4	85.5	<b>87.6</b>	91.0	82.6
4 waves	87.6	82.6	83.7	<b>84.2</b>	90.4	79.3
5 waves	89.1	77.8	80.0	<b>81.2</b>	80.8	79.5
6 waves	84.9	70.8	75.5	<b>76.3</b>	80.2	73.8
7 waves	83.5	72.1	71.9	<b>73.8</b>	73.8	69.8
8 waves	82.8	70.4	68.6	<b>71.3</b>	67.5	69.5
9 waves	83.5	71.3	65.8	<b>69.4</b>	63.8	67.7
10 waves	78.0	63.5	64.4	<b>66.2</b>	64.7	64.4

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Includes observations with non-missing tenure in wave 4 and subsequent waves. Uses cross-sectional enumerated weights for wave 4.

1. Based on region of residence in wave 4.

**Table 4a: Changes in housing tenure between waves 1-7 and waves 8-14, England***Including deaths*

	<b>Tenure in wave 1:</b>			
	Owner-occupied	Social rented	Private rented	<b>Total</b>
<b>Tenure in wave 7:</b>				
Owner-occupied	88.0	11.3	39.5	<b>69.2</b>
Social rented	2.2	70.7	14.4	<b>16.8</b>
Private rented	4.7	4.4	38.7	<b>7.0</b>
Deaths	5.1	13.6	7.4	<b>7.0</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<hr/>				
	<b>Tenure in wave 8:</b>			
	Owner-occupied	Social rented	Private rented	<b>Total</b>
<b>Tenure in wave 14:</b>				
Owner-occupied	89.7	17.8	39.5	<b>73.6</b>
Social rented	1.2	66.4	11.2	<b>13.6</b>
Private rented	3.5	4.1	42.0	<b>6.1</b>
Deaths	5.6	11.7	7.3	<b>6.8</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on sample of individuals with non-missing tenure in initial wave and who appear in the sample six waves later and/or are known to have died in the interim period, excluding cases with missing or unknown tenure in either wave. Weights used are cross-sectional enumerated weights in the initial waves. Analysis comprises 9,022 individuals in waves 1-7 and 8,124 individuals in waves 8-14

**Table 4b: Changes in housing tenure between waves 1-7 and waves 8-14, England***Excluding deaths*

	<b>Tenure in wave 1:</b>			<b>Total</b>
	Owner-occupied	Social rented	Private rented	
<b>Tenure in wave 7:</b>				
Owner-occupied	92.7	13.1	42.7	<b>74.4</b>
Social rented	2.3	81.9	15.5	<b>18.1</b>
Private rented	5.0	5.1	41.8	<b>7.6</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
	<b>Tenure in wave 8:</b>			<b>Total</b>
	Owner-occupied	Social rented	Private rented	
<b>Tenure in wave 14:</b>				
Owner-occupied	95.0	20.2	42.6	<b>79.0</b>
Social rented	1.3	75.2	12.1	<b>14.6</b>
Private rented	3.7	4.7	45.3	<b>6.5</b>
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on sample of individuals with non-missing tenure in initial wave and who appear in the sample six waves later, excluding cases with missing or unknown tenure in either wave and those who died in the interim period. Weights used are cross-sectional enumerated weights in the initial waves. Analysis comprises 8,471 individuals in waves 1-7 and 7,679 individuals in waves 8-14

**Table 5: Turnover of housing stock by period and tenure, England***% remaining in same tenure over successive 6 wave periods*

	<i>Including deaths:</i>			<i>Excluding deaths:</i>		
	Owner-occupied	Social rented	Private rented	Owner-occupied	Social rented	Private rented
Waves 1-7	88.0	70.7	38.7	92.7	81.9	41.8
Waves 2-8	88.0	71.3	37.3	92.9	82.0	40.5
Waves 3-9	88.3	70.4	39.3	93.3	79.4	41.8
Waves 4-10	88.4	68.0	37.9	93.5	76.3	40.8
Waves 5-11	89.0	67.6	35.1	93.9	76.6	38.2
Waves 6-12	90.0	65.8	34.6	95.0	73.2	37.6
Waves 7-13	89.7	66.5	41.3	95.0	74.5	43.8
Waves 8-14	89.7	66.4	42.0	95.0	75.2	45.3

Includes observations with non-missing tenure in both waves. The total samples decline from 9,022 (including deaths) and 8,471 (excluding deaths) in waves 1-7 to 8,124 (including deaths) and 7,679 (excluding deaths) in waves 8-14. Weights used are cross-sectional enumerated weights in initial wave.

**Table 6a: Turnover of housing stock between 1994-2004 by tenure and individual characteristics, England**

% of individuals remaining in the same tenure in waves 4 and 14

*Including deaths*

<b>Characteristics in wave 4:</b>	Owner-occupied	Social rented	Private rented	<b>Total</b>
<b>All individuals</b>	83.4	53.1	25.3	<b>73.8</b>
<b>Age:</b>				
Under 16	86.3	56.5	24.2	<b>75.9</b>
16-29	86.7	47.5	18.0	<b>70.8</b>
30-44	94.4	59.8	26.4	<b>85.8</b>
45-64	90.3	70.6	41.4	<b>85.4</b>
65+	50.9	38.6	22.3	<b>45.6</b>
<b>Sex:</b>				
Male	82.8	50.9	26.2	<b>73.7</b>
Female	84.0	54.7	24.5	<b>73.8</b>
<b>Household type:</b>				
Single with no children	91	65.1	23.9	<b>71.6</b>
Couple, no children	91.3	54.1	13.8	<b>83.6</b>
Single with children	82.7	62.4	[31.9]	<b>71.2</b>
Couple with children	89.8	54.6	29.2	<b>81.1</b>
Single pensioner	47.5	38.0	[15.3]	<b>41.1</b>
Pensioner couple	64.6	55.3	[37.7]	<b>62.0</b>
<b>Region:</b>				
London	85.6	63.6	26.2	<b>76.3</b>
Rest of South East	84.4	52.8	22.8	<b>75.4</b>
Rest of England	82.7	51.1	26.4	<b>72.8</b>
<b>Employment status:</b>				
Employed	92.6	51.5	27	<b>84.2</b>
Unemployed	81.8	62	32.6	<b>68.8</b>
Other inactive (<SPA)	85.8	67.4	22.1	<b>76.5</b>
Other inactive (>SPA)	52.5	42.2	23.0	<b>47.8</b>

Based on cross-sectional enumerated sample of 7,614 individuals with non-missing tenure in waves 4 and 14 or who died in the intervening period. Weights used are cross-sectional enumerated weights in wave 4.

**Table 6b: Turnover of housing stock between 1994-2004 by tenure and individual characteristics, England**

% of individuals remaining in the same tenure in waves 4 and 14

*Excluding deaths*

<b>Characteristics in wave 4:</b>	Owner-occupied	Social rented	Private rented	Total
<b>All individuals</b>	<b>92.9</b>	<b>66.2</b>	<b>29.4</b>	<b>84.2</b>
<b>Age:</b>				
Under 16	86.5	56.8	24.2	76.2
16-29	87.1	48.3	18.3	71.4
30-44	96.2	60.7	26.8	87.4
45-64	97.5	81.7	46.7	93.3
65+	94.6	91.1	[65.6]	92.6
<b>Sex:</b>				
Male	92.9	63.7	29.4	84.3
Female	93.0	68.0	29.3	84.1
<b>Household type:</b>				
Single with no children	97.1	71.6	24.3	76.2
Couple with no children	95.8	59.2	14.8	88.1
Single with children	88.7	66.6	[36.1]	76.5
Couple with children	92	56.8	29.5	83.2
Single pensioner	95	95.2	[44.8]	92.1
Pensioner couple	95.5	92.9	[100.0]	95.1
<b>Region:</b>				
London	94.8	78.0	29.4	86.5
Rest of South East	92.8	63.5	26.1	84.0
Rest of England	92.7	64.4	31.2	83.8
<b>Employment status:</b>				
Employed	96.0	54.0	28.2	87.4
Unemployed	85.1	65.9	[36.2]	72.7
Other inactive (<SPA)	90.4	73.0	23.3	81.2
Other inactive (>SPA)	94.9	90.2	[63.1]	92.4

Based on cross-sectional enumerated sample of 6,830 individuals with non-missing tenure in waves 4 and 14. Weights used are cross-sectional enumerated weights in wave 4.

**Table 7: House moves by tenure in England, 1994-2004**

	Owner-occupied	Social rented	Private rented	Total
<b>Including deaths:<sup>1</sup></b>				
Same property, same landlord	53.3	29.2	12.6 <sup>3</sup>	<b>47.2</b>
Same property, different landlord		4.4		
Same tenure, intra-regional move	24.2	19.6	9.6	<b>22.4</b>
Same tenure, inter-regional move	7.4	1.6	2.9	<b>6.0</b>
Right To Buy <sup>4</sup>	0.5	11.7	0.2	<b>2.7</b>
Move to owner-occupation	n/a	10.3	52.1	<b>5.0</b>
Move to social rented sector	1.6	n/a	11.0	<b>1.8</b>
Move to private rented sector	3.5	4.2	n/a	<b>3.4</b>
Died between waves 4-14	9.5	19.2	11.6	<b>11.5</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Excluding deaths:<sup>2</sup></b>				
Same property, same landlord	58.9	36.1	14.3 <sup>3</sup>	<b>53.3</b>
Same property, different landlord		5.4		
Same tenure, intra-regional move	26.7	24.2	10.9	<b>25.4</b>
Same tenure, inter-regional move	8.2	2.0	3.3	<b>6.8</b>
Right To Buy <sup>4</sup>	0.6	14.5	0.2	<b>3.0</b>
Move to owner-occupation	n/a	12.7	58.9	<b>5.6</b>
Move to social rented sector	1.8	n/a	12.4	<b>2.1</b>
Move to private rented sector	3.9	5.2	n/a	<b>3.9</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

1. Based on sample of 6,560 individuals with non-missing tenure in waves 4 and 14 and those who are reported as having died during this period and who provided complete information on changes of address in each of the intervening waves (or up to the point of death). Weights used are cross-sectional enumerated weights in wave 4.

2. Based on sample of 5,924 individuals with non-missing tenure in waves 4 and 14 and who provided complete information on changes of address in each of the intervening waves, excluding individuals who are reported as having died over this period. Weights used are cross-sectional enumerated weights in wave 4.

3. Information on private sector landlords was not considered to be reliable to identify genuine changes in landlords, as opposed to changes in the way the same landlord was described.

4. Right To Buy purchasers are identified as individuals that have moved from the social rented sector in one wave to the owner-occupied sector in the following wave without having changed address.

**Table 8: Housing trajectories by tenure in England, 1994-2004**

<b>Housing trajectory:</b>	<b>Owner-occupied</b>	<b>Social rented</b>	<b>Private rented</b>	<b>Total</b>
o/o - o/o	84.1	-	-	<b>62.0</b>
o/o - rsl - o/o	1.3	-	-	<b>0.9</b>
o/o - prs - o/o	7.6	-	-	<b>5.6</b>
o/o - rsl	1.8	-	-	<b>1.3</b>
o/o - prs - rsl	0.5	-	-	<b>0.3</b>
o/o - prs	4.5	-	-	<b>3.3</b>
o/o - rsl - prs	0.3	-	-	<b>0.2</b>
rsl - rsl	-	58.7	-	<b>10.8</b>
rsl - o/o - rsl	-	1.3	-	<b>0.2</b>
rsl - prs - rsl	-	6.6	-	<b>1.2</b>
rsl - o/o	-	20.8	-	<b>3.8</b>
rsl - prs - o/o	-	4.8	-	<b>0.9</b>
rsl - prs	-	6.7	-	<b>1.2</b>
rsl - o/o - prs	-	1.2	-	<b>0.2</b>
prs - prs	-	-	17.8	<b>1.4</b>
prs - o/o - prs	-	-	8.8	<b>0.7</b>
prs - rsl - prs	-	-	3.2	<b>0.3</b>
prs - o/o	-	-	54.2	<b>4.3</b>
prs - rsl - o/o	-	-	5.1	<b>0.4</b>
prs - rsl	-	-	9.9	<b>0.8</b>
prs - o/o - rsl	-	-	0.9	<b>0.1</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

o/o = owner-occupied sector; rsl = registered social landlord; prs = private rented sector

Based on sample of 5,728 individuals (4,445 owner-occupiers, 927 social sector tenants, and 356 private sector tenants) with non-missing tenure in waves 4 -14. Weights used are longitudinal enumerated weights for wave 14. Abbreviations: o/o = owner-occupier; rsl = registered social landlord; prs = private rented sector.

**Table 9a: Changes in tenure following key life events in England, 1991-2004**

% remaining in same tenure three years after each event

	<i>Initial tenure:</i>			
	Owner-occupied	Social rented	Private rented	<i>Base</i>
<b>All individuals</b>	<b>95.8</b>	<b>86.8</b>	<b>57.1</b>	<b>97,985</b>
Leaves home	57.6	51.7	53.6	1,108
Marries	92.9	60.3	21.0	841
Has child	93.1	79.6	36.8	2,217
Divorces	86.0	74.9	59.5	604
Widowed	95.3	90.8	68.2	285
Becomes unemployed	88.1	84.7	58.6	888
Retires	98.6	94.7	59.8	1,324

Based on sample of individuals experiencing each event at some point during the first 11 waves and with non-missing tenure in the wave prior to the event occurring and three waves later. Weights used are cross-sectional enumerated weights in the wave prior to the event.

**Table 9b: Changes in tenure following key life events in England, 1991-2004**

*Column percentages*

<i>Tenure three waves later:</i>	<i>Initial tenure:</i>		
	Owner-occupied	Social rented	Private rented
<b><i>Leaves home</i></b>			
Owner-occupied	57.6	28.8	37.3
Social rented	9.6	51.7	9.1
Private rented	32.8	19.5	53.6
	100.0	100.0	100.0
<b><i>Marries</i></b>			
Owner-occupied	92.9	34.7	74.9
Social rented	1.4	60.3	4.1
Private rented	5.8	5.0	21.0
	100.0	100.0	100.0
<b><i>Has child</i></b>			
Owner-occupied	93.1	15.3	44.1
Social rented	2.9	79.6	19.2
Private rented	4.0	5.1	36.8
	100.0	100.0	100.0
<b><i>Divorces</i></b>			
Owner-occupied	86.0	14.4	29.3
Social rented	6.6	74.9	11.1
Private rented	7.4	10.7	59.5
	100.0	100.0	100.0
<b><i>Widowed</i></b>			
Owner-occupied	95.3	9.2	8.1
Social rented	1.3	90.8	23.7
Private rented	3.5	0.0	68.2
	100.0	100.0	100.0
<b><i>Becomes unemployed</i></b>			
Owner-occupied	88.1	9.6	29.9
Social rented	4.7	84.7	11.5
Private rented	7.2	5.7	58.6
	100.0	100.0	100.0
<b><i>Retires</i></b>			
Owner-occupied	98.6	3.4	19.0
Social rented	1.0	94.7	21.2
Private rented	0.4	1.9	59.8
	100.0	100.0	100.0

**Table 10a: Changes in employment status by tenure in England, 1994-2004**

*Including deaths*

	<b>Employment status in wave 4:</b>					<b>Total</b>
	<b>Aged 11-15</b>	<b>Employed</b>	<b>Un- employed</b>	<b>Other inactive (&lt;SPA)</b>	<b>Other inactive (&gt;SPA)</b>	
<b>ALL TENURES</b>						
<b>Employment status in wave 14:</b>						
Employed	72.3	71.7	51.0	42.4	0.3	<b>49.4</b>
Unemployed	7.2	1.7	8.9	1.8	0.0	<b>1.9</b>
Other inactive (<SPA)	20.3	9.8	20.0	25.7	0.0	<b>11.0</b>
Other inactive (>SPA)	0.0	13.3	15.0	24.6	51.6	<b>23.4</b>
Died	0.3	3.6	5.1	5.6	48.2	<b>14.3</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>OWNER-OCCUPIED</b>						
<b>Employment status in wave 14:</b>						
Employed	75.7	71.8	55.8	44.9	0.1	<b>53.4</b>
Unemployed	4.4	1.3	5.9	1.0	0.0	<b>1.3</b>
Other inactive (<SPA)	19.6	9.8	15.3	21.2	0.0	<b>10.2</b>
Other inactive (>SPA)	0.0	13.6	19.2	27.8	55.8	<b>23.4</b>
Died	0.3	3.4	3.8	5.0	44.1	<b>11.7</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>SOCIAL RENTED</b>						
<b>Employment status in wave 14:</b>						
Employed	59.0	66.9	44.9	29.9	0.7	<b>31.2</b>
Unemployed	18.5	3.9	14.3	3.7	0.0	<b>4.1</b>
Other inactive (<SPA)	22.5	9.3	24.3	37.2	0.0	<b>13.8</b>
Other inactive (>SPA)	0.0	15.2	10.8	21.7	47.0	<b>27.6</b>
Died	0.0	4.7	5.8	7.5	52.2	<b>23.3</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on sample of 6,438 individuals aged 11+ (including 4,842 owner-occupiers and 1,098 social sector tenants) with non-missing tenure and employment status in waves 4 and 14 and/or are known to have died in the interim period. The sample of private sector tenants by employment status was too small to carry out the same analysis for this tenure. Weights used are cross-sectional enumerated weights for wave 4.

**Table 10b: Changes in employment status by tenure in England, 1994-2004**

*Excluding deaths*

	<b>Job status in wave 4:</b>					Total
	Aged 11-15	Employed	Un- employed	Other inactive (<SPA)	Other inactive (>SPA)	
<b>ALL TENURES</b>						
<b>Job status in wave 14:</b>						
Employed	72.4	74.4	53.7	44.9	0.6	<b>57.6</b>
Unemployed	7.2	1.7	9.4	1.9	0.0	<b>2.2</b>
Other inactive (<SPA)	20.4	10.2	21.1	27.2	0.0	<b>12.9</b>
Other inactive (>SPA)	0.0	13.8	15.8	26.0	99.4	<b>27.3</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>OWNER-OCCUPIED</b>						
<b>Job status in wave 14:</b>						
Employed	76.0	74.4	58.0	47.3	0.2	<b>60.5</b>
Unemployed	4.4	1.4	6.1	1.1	0.0	<b>1.5</b>
Other inactive (<SPA)	19.7	10.2	15.9	22.3	0.0	<b>11.6</b>
Other inactive (>SPA)	0.0	14.1	19.9	29.3	99.8	<b>26.5</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>SOCIAL RENTED</b>						
<b>Job status in wave 14:</b>						
Employed	59.0	70.2	47.6	32.3	1.5	<b>40.8</b>
Unemployed	18.5	4.1	15.2	4.0	0.0	<b>5.3</b>
Other inactive (<SPA)	22.5	9.8	25.8	40.2	0.0	<b>18.0</b>
Other inactive (>SPA)	0.0	15.9	11.4	23.4	98.5	<b>35.9</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on sample of 5,665 individuals aged 11+ (including 4,359 owner-occupiers and 875 social sector tenants) with non-missing tenure and employment status in waves 4 and 14. The sample of private sector tenants by employment status was too small to carry out the same analysis for this tenure. Weights used are cross-sectional enumerated weights for wave 4.

**Table 11a: House moves among job finders, all unemployed individuals, and all individuals in England, 1991-2004**

	Owner-occupied	Social rented	Private rented	Total
<b>Unemployed in year t and employed in year t+3</b>				
Same property	86.7	79.9	50.1	81.3
Same tenure, same region	6.0	12.8	11.2	8.2
Different tenure same region	2.9	4.9	26.3	5.8
Same tenure, different region	2.5	0.5	9.3	2.7
Different tenure, different region	1.8	2.0	3.0	2.0
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Unemployed in year t and in year t+3</b>				
Same property	89.3	82.9	59.4	83.6
Same tenure, same region	5.4	12.9	13.7	9.5
Different tenure same region	3.7	3.0	20.4	5.0
Same tenure, different region	1.0	0.5	4.1	1.1
Different tenure, different region	0.6	0.8	2.4	0.9
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>All individuals in year t</b>				
Same property	92.5	88.7	59.0	89.8
Same tenure, same region	4.9	7.2	9.4	5.6
Different tenure same region	0.9	3.0	20.2	2.4
Same tenure, different region	1.2	0.3	4.5	1.2
Different tenure, different region	0.5	0.7	6.9	0.9
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on pooled sample of 82,632 individuals with non-missing tenure and employment status in waves 1-11, including 778 individuals who were unemployed in year t and employed in year t+3, 1,385 individuals who were unemployed in year t and in year t+3.

**Table 11b: House moves among job finders, all unemployed individuals, and all individuals in England, 1991-2004, excluding those who did not move home**

	Owner-occupied	Social rented	Private rented	Total
<b>Unemployed in year t and employed in year t+3</b>				
Same tenure, same region	45.1	63.4	22.5	44.0
Different tenure same region	22.0	24.1	52.7	30.9
Same tenure, different region	19.0	2.4	18.7	14.4
Different tenure, different region	13.9	10.1	6.1	10.8
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Unemployed in year t and in year t+3</b>				
Same tenure, same region	50.9	75.2	33.8	57.8
Different tenure same region	34.4	17.5	50.3	30.6
Same tenure, different region	8.9	2.8	10.0	6.4
Different tenure, different region	5.8	4.5	5.9	5.2
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>All individuals in year t</b>				
Same tenure, same region	65.6	63.9	23.0	55.1
Different tenure same region	11.7	26.6	49.2	23.6
Same tenure, different region	16.0	3.0	11.0	12.2
Different tenure, different region	6.7	6.5	16.9	9.1
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on pooled sample of 9,331 individuals with non-missing tenure and employment status in waves 1-11 and who were not living in same property in year t and year t+3, including 158 individuals who were unemployed in year t and employed in year t+3, 258 individuals who were unemployed in year t and in year t+3.

**Table 12: Individual characteristics by tenure in England, 1994-2004**  
All individuals

*Column percentages*

	Owner-occupied	Social rented	Private rented	Total
<b>Age:</b>				
Under 16	19.3	24.9	17.2	20.1
16-29	15.2	16.5	35.7	17.0
30-44	22.7	16.3	21.1	21.4
45-64	27.1	16.8	14.2	24.3
65+	15.8	25.6	12.0	17.3
<b>Sex:</b>				
Male	49.2	44.1	49.1	48.3
Female	50.8	55.9	51.0	51.8
<b>Household type:</b>				
Single with no children	4.1	5.7	19.3	5.5
Couple with no children	14.7	5.0	16.5	13.1
Single with children	7.2	21.8	12.9	10.3
Couple with children	54.1	39.8	28.8	49.6
Single pensioner	5.2	15.9	8.0	7.4
Pensioner couple	12.4	10.4	5.0	11.5
Other	2.3	1.4	9.5	2.7
<b>Region:</b>				
London	11.3	17.6	14.1	12.6
Rest of South East	24.4	15.4	26.2	22.9
Rest of England	64.3	67.0	59.7	64.5
<b>Employment status:<sup>1</sup></b>				
Employed	61.5	32.9	60.3	56.4
Unemployed	2.2	6.9	4.9	3.2
Other inactive (<SPA)	15.4	23.5	20.4	17.2
Other inactive (>SPA)	21.0	36.6	14.5	23.2
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Based on pooled sample of 112,466 individuals with non-missing tenure in waves 4-14. Weights used are cross-sectional enumerated weights in each wave.

1. Excluding children aged under 16.