

Housing in the South East

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Impact of Migration on Housing in the South East

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South East Region

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Alison Breese & Michelle Chivunga

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Introduction

Bigger picture-Housing

Past trends -Migration

New trends-Migration

Migration in the SE

Geographical distribution

Economic Contribution

Implications for Housing

Future Prospects

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Data Sources

**CIH South East report, Housing & Economic Linkages
by Oliver Kamm & Michelle Chivunga**

**Institute for Public Policy Research: Migration Review
2010/11**

**Joseph Rowntree Foundation, HACT & Metropolitan
Housing Partnership Migration partnership report:
Migrants' need for housing & their use of the
private rented sector.**

CIH Housing Rights information website

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The Bigger Picture-Housing

Strengthen Financial markets
Develop Investment skills
Localism that delivers
Financial Innovations
Invest in Private Rented Sector
Tenure Innovation and balance
Build up right Partnerships
The cross-sector offer
Monitor demographics
Minimise the barriers

Housing and economic linkages



Oliver Kamm and Michelle Chivunga



Housing as a catalyst for sustainable economic growth

www.ch.org

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Past trends –International Migration

CLG- UK had 3.5m migrant workers in early 2009,1.5 (42%) arrived since 2004

**Immigration to UK at 590,000 in 2008 up from 574,000 in 2007
of the 590,000 , 86% were non British citizens**

Net Migration was 163,000 in 2008, 70,000 lower than 2007, lowest since A8 accession.

Emigration rose in 2008, 427,000 up from 341,000 in 2007.

emigration of A8 citizens up from 25,000 in 2007 to 69,000 in 2008.

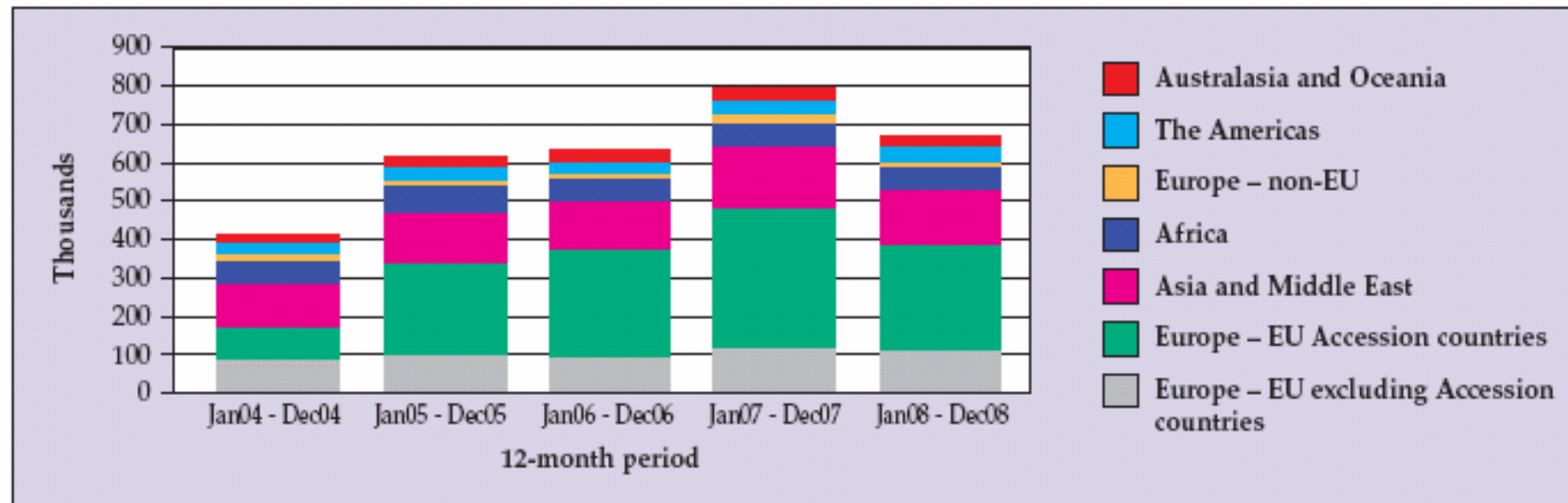
Increase in migrants seeking employment

670,000 NINOs overseas registrations to Dec 2008, 62% higher than 2004.



Trends - NiNo registration

Figure 8: NiNo registrations and immigrants to the UK



Source: DWP, National Insurance Number allocations to adult overseas nationals.

Note: EU Accession countries here include the A8, the A2 (Bulgaria and Romania) and Cyprus and Malta.

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New Trends- Migration

Immigration to March 2010 at 580,000

Net Migration to March 2010 at 215,000

Emigration to March 2010 at 364,000

Net emigration by British Citizens just over 30,000 to March 2010 Vs 80,000 to March 2009(IPS)

Non EU migration fuelled by students and skilled labour

UK market less attractive to economic migrants due to weakened pound and economy

Radical government policy and caps in the numbers

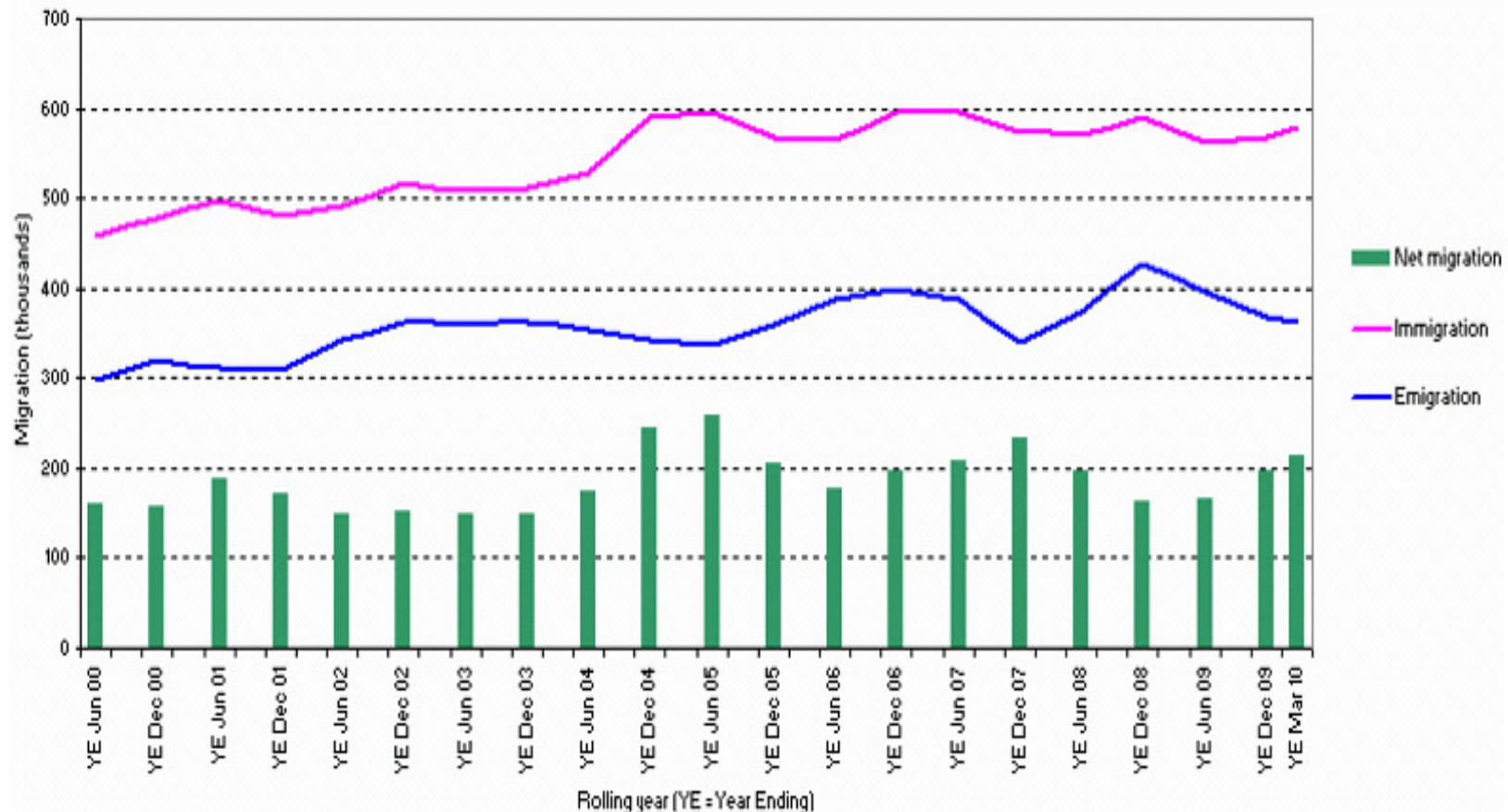
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New Trends-International Migration



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Migration in the South East

Diverse population

Projected SE will see 7.8% population growth

Estimated 32,000 migrants on average each year.

Required to fill hard to fill vacancies.

Implications for the public sector in care & the service industry.

Contribute to economic growth.

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Geographical distribution

Urban areas

Some coastal areas

Skills: Surrey, high skills

Highest current International group, Polish

Projected growth, Lithuania, Latvia & Ireland

Students, implications for fees

Increase in NiNo registrations

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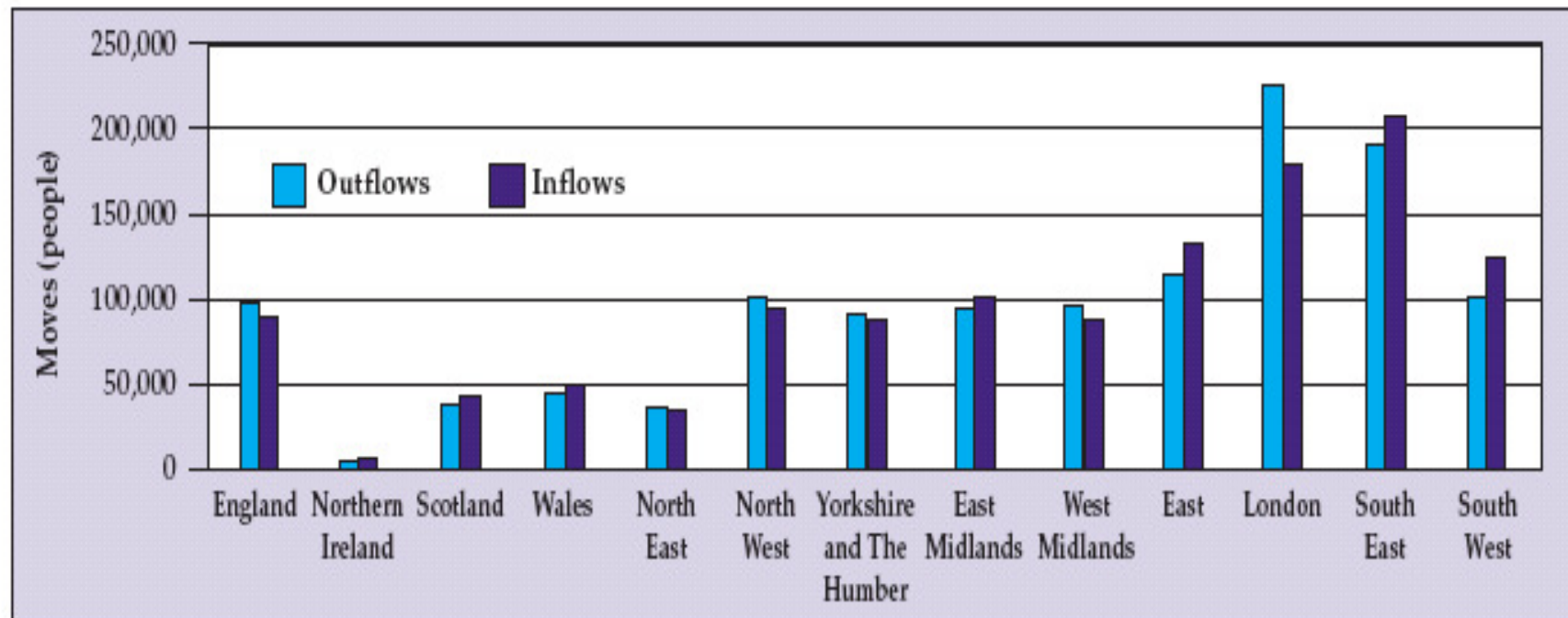
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Trends-Internal Migration

Figure 9: Internal migration by country/region for the UK



Source: Internal migration by country/region for the UK, year to December 2008.

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Internal Migration

Net SE inflow 21,900 in 2008

Highest rise in SE & SW

Impact on other regions

Regional markets

Infrastructure

Housing

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Economic Contribution

Migrant workers account for about 15% of English output.

15.6% of SE output in 2007.

Migrant contribution to GVA in SE rose by 48% from 2002 to 2007.

Contribute quickly to economic recovery with little investment required.

Over dependency on migrant workers makes us vulnerable as they move as markets change.

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Migration & Housing

Demand for private lettings will increase

Stimulate growth in private lettings

Increase rent levels

Reduce supply for low cost housing for sale

Overcrowding

New Migrant Penalty

Population churn

Impact on the community

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Migration & Housing

Cultural differences

Right to Buy properties used for private lets

Perception: jumping the housing queue

Small but growing no. of migrants applying for social housing and or making a homeless application

CIH & HACT Housing Rights website

Social cohesion

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Implications

Social cohesion.

Lack of investment in local labour.

Pressure on services.

Shortage of suitable housing.

Distortions in the private rented market

Specific local skills gaps.

**Tighter immigration control could slow down
SE growth.**

Plan for the transition.

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<http://www.housing-rights.info/>

Housing rights information

England

▲ New arrivals ▲ Housing advisors



Welcome to the Housing Rights website provided by the Chartered Institute of Housing

The Housing Rights website aims to provide accurate information to recent arrivals and to advisers about entitlements to housing, based on people's immigration status.

If you're a **housing adviser** and you want information about the housing rights of new arrivals, please look first at the relevant pages below and the links to the legal provisions. For further help on common problems met by advisers, [please click here](#).

The website has detailed information for different categories of new arrival. Please note:

- a 'new arrival' may fall into more than one category so you may need to check different pages
- we have tried to keep the language as simple as possible - but you can find the



Background Topics

- [Housing in England explained](#)
- [Who is eligible for a housing allocation or homelessness assistance?](#)
- [Obtaining a rented home through the local council](#)
- [Applying as homeless to local councils](#)
- [Housing associations and new migrants](#)
- [Who is eligible for housing](#)

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Future Outlook

Policy drives-controlling the numbers

British/EU migration-no control

Likely to focus on minimising migration from countries outside EE

If Govt. to meet target-need cut 80% by 2015

New immigrants from Lithuania/Latvia/ Irish

Net immigration of 200,000 in 2011 approx

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