



**Greater Norwich Housing Market  
Assessment  
Patterns of Migration**

**Draft 9 February 2007**

## **1 SUMMARY AND CONCLUSIONS**

For Greater Norwich net migration increases the population. Without migration the population would plateau and might even begin to fall. So migration is a key factor that increases the housing requirement. The other factor is the decline in average household size.

So for Greater Norwich understanding migration patterns is vital to an understanding of changes in the housing requirement.

### **1.1 DEFINITIONS**

#### Population Change

The two components of population change are net migration and natural growth. Natural growth is the difference between births and deaths.

For the Greater Norwich districts the 2004 based population projections show natural change to be zero between 2005 and 2009.

This means that migration is the only factor producing population growth.

#### Migration

There are two components of migration...

1. Internal migration – migration to and from other districts in England and other countries in the United Kingdom.
2. International migration – migration to and from other countries outside of the United Kingdom.

### **1.2 KEY FINDINGS**

The key findings for migration...

1. There is net in migration for all three Greater Norwich districts.
2. Most net internal migration is from Greater London, the South East and the rest of the East Region. There is very little net migration from other English regions or from Wales.
3. There are a lot of migrants moving to and from Greater Norwich and the rest of the East Region. Only Breckland District has significant net migration from Greater Norwich. All other nearby districts have net migration to Greater Norwich.
4. Between mid 2000 and mid 2005 over 35,000 migrants moved between the three Greater Norwich districts. Net movements are from Norwich to the other two districts.
5. Broadland and South Norfolk districts have net internal in migration for all age groups except for the 16 to 24 age group. For Norwich only the 16 to 24 age group has net internal in migration.

6. International migration is small for Broadland and South Norfolk districts with net migration of less than 200 per year.
7. For Norwich there is significant net international in migration. Most international migrants are aged from 16 to 44. So international migration will add to the growth of population in the 16 to 24 age group.

### **1.3 CONCLUSIONS**

Household numbers establish the housing requirement. In turn household numbers depend on the size of the population and average household sizes. For greater Norwich projected changes in the population are entirely due to migration. So, migration is a key driver of the housing markets in the sub-region.

The 2004 population projections used in this report are trend based. This means that the district predictions are based on recent trends for each district. Recent trends are not always good predictors of the future. So when we monitor and update our housing market assessment we will need to look closely at migration.

Available housing is one factor affecting migration. It follows that increasing the supply of housing may lead to increased in migration. The amount of new housing in nearby districts will affect migration patterns between Greater Norwich and those nearby districts.

Migration is contributing to the aging population profiles of Broadland and South Norfolk districts. An older population will have specific housing demand and need.

### **1.4 CONTENTS OF THE REMAINDER OF THIS REPORT**

The rest of the report provides detailed information on migration...

- Section 2 looks at the relative impact of migration and natural change on population trends.
- Section 3 looks at the internal migration by age band.
- Section 4 looks at internal migration by origin/destination of migrants.
- Section 5 considers the impact of international migration.

## 2 MIGRATION AND NATURAL CHANGE

Population change occurs as a result of natural change and net migration. Natural change is the difference between the number of births and deaths. Net migration is the difference between the number of in migrants and out migrants.

We can subdivide migration into two elements - internal and international. An internal migrant moves within the United Kingdom. An international migrant moves to/from the United Kingdom from/to another country.

The following table shows the components of population change for the Greater Norwich districts for 2005 to 2009.

### Projected Population Change by District (000's)

		2004	2005	2006	2007	2008	2009
<b>Broadland</b>	Population	120.5	121.5	122.5	123.4	124.3	125.2
	Natural Change		-0.2	-0.2	-0.3	-0.3	-0.3
	All Migration Net		1.2	1.2	1.2	1.2	1.2
<b>Norwich</b>	Population	125.0	126.1	127.0	127.9	128.7	129.5
	Natural Change		0.3	0.3	0.4	0.4	0.4
	All Migration Net		0.8	0.6	0.5	0.4	0.4
<b>South Norfolk</b>	Population	114.3	115.4	116.5	117.5	118.5	119.5
	Natural Change		-0.1	-0.1	-0.1	-0.1	-0.1
	All Migration Net		1.2	1.2	1.1	1.1	1.1
<b>Greater Norwich</b>	Population	359.8	363.0	366.0	368.8	371.5	374.2
	Natural Change		0.0	0.0	0.0	0.0	0.0
	All Migration Net		3.2	3.0	2.8	2.7	2.7

Source: Office for National Statistics – 2004 based Sub national population projections

### Projected Migration by District (000's)

		2005	2006	2007	2008	2009
<b>Broadland</b>	Internal Migration into area	6.5	6.5	6.6	6.6	6.7
	Internal migration out of area	5.1	5.2	5.2	5.2	5.2
	International migration into area	0.5	0.5	0.4	0.4	0.4
	International migration out of area	0.6	0.6	0.6	0.6	0.6
	All Migration Net	1.2	1.2	1.2	1.2	1.2
<b>Norwich</b>	Internal Migration into area	8.5	8.6	8.7	8.8	8.8
	Internal migration out of area	8.9	9.0	9.1	9.2	9.3
	International migration into area	1.9	1.7	1.7	1.6	1.6
	International migration out of area	0.8	0.8	0.8	0.8	0.8
	All Migration Net	0.8	0.6	0.5	0.4	0.4
<b>South Norfolk</b>	Internal Migration into area	6.7	6.7	6.7	6.8	6.8
	Internal migration out of area	5.4	5.5	5.5	5.5	5.6
	International migration into area	0.5	0.5	0.5	0.5	0.5
	International migration out of area	0.6	0.6	0.6	0.6	0.6
	All Migration Net	1.2	1.2	1.1	1.1	1.1
<b>Greater Norwich</b>	Net Internal Migration	2.3	2.1	2.2	2.3	2.2
	Net International Migration	0.9	0.7	0.6	0.5	0.5
	All Migration Net	3.2	3.0	2.8	2.7	2.7

Source: Office for National Statistics – 2004 based Sub national population projections

It is clear that in the Greater Norwich sub-region migration is far more important in determining population change than natural change.

For Broadland and South Norfolk districts internal migration is the most significant form of migration. For Norwich city international migration is an important element of net migration.

For the Greater Norwich sub-region internal migration is more important than international migration and the relative importance of international migration declines between 2005 and 2009.

### **3 MIGRATION TRENDS BY DISTRICT AND AGE**

The Office for National Statistics (ONS) provides information on internal<sup>1</sup> migration by age and local authority district annually. The following sections look at the patterns of migration for the three Greater Norwich districts...

- In July 2004 to June 2005 – the most recent year for which data is available.
- In July 2001 to June 2002 – for comparison with the most recent data.

The ONS dataset uses information from the NHS Central Register and takes registration and deregistration with GPs as a proxy for population movements. Not everyone registers with a new GP soon after moving home. Young people, young men especially, tend to defer registering with a new GP.

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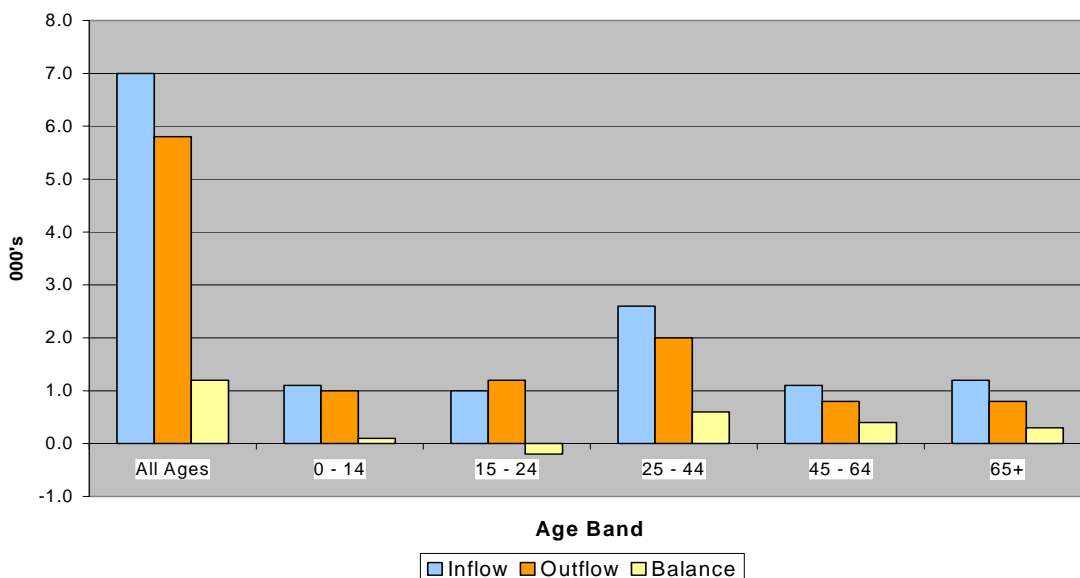
<sup>1</sup> Internal migration is migration within the UK.

### 3.1 BROADLAND – TRENDS IN INTERNAL MIGRATION 2001/02 TO 2004/05

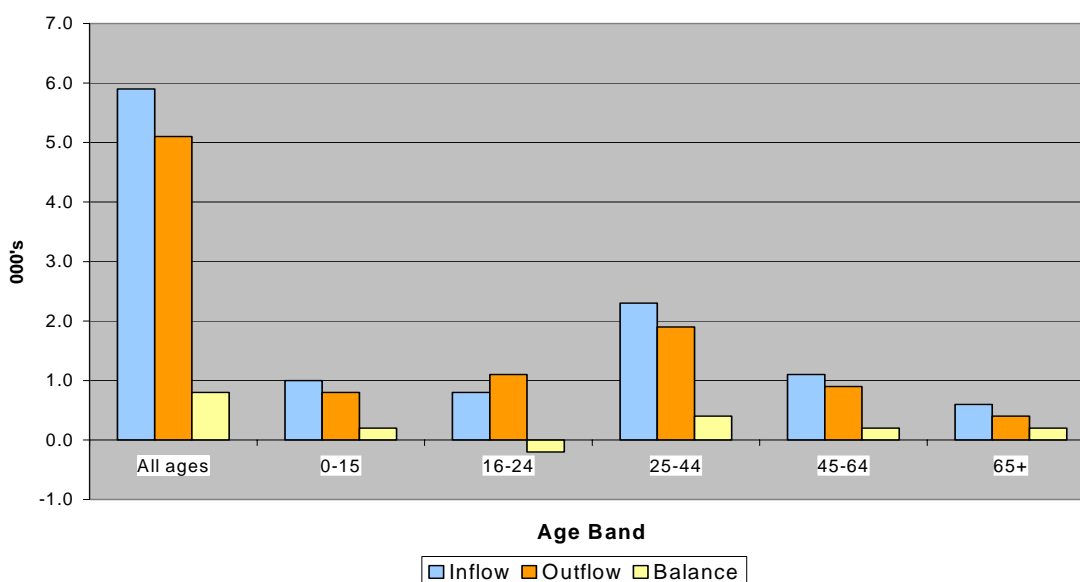
The patterns and level of internal migration in Broadland district have not changed significantly between 2001/02 and 2004/05.

There is net in internal migration. Only the 16 – 24 (15 – 24 in 2001/02) age group show net out migration.

**Broadland - Migration 2001/02**



**Broadland - Migration 2004/05**



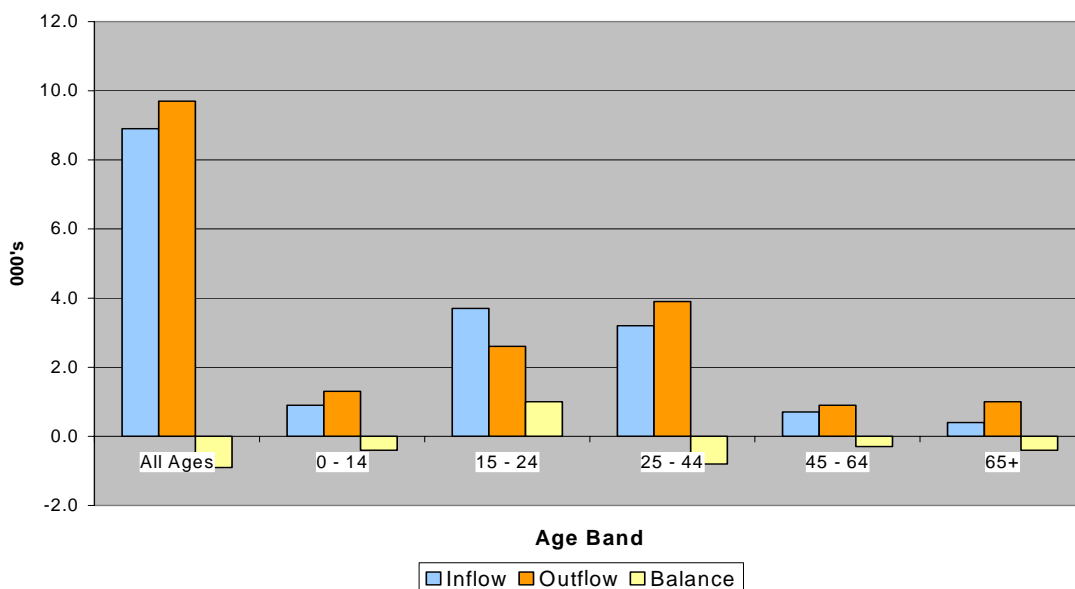
Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

### 3.2 NORWICH – TRENDS IN INTERNAL MIGRATION 2001/02 TO 2004/05

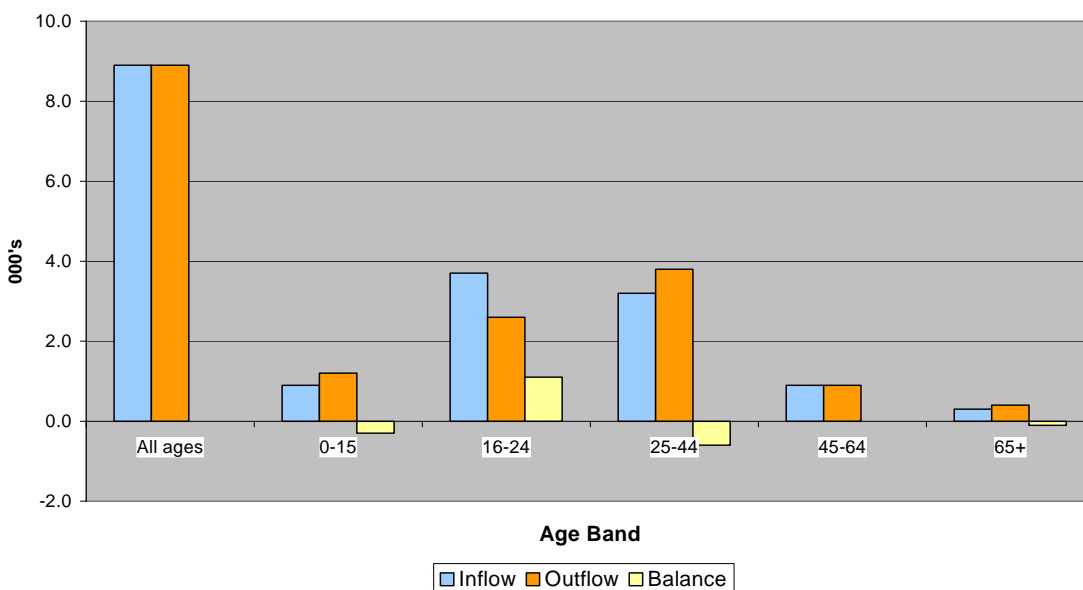
In Norwich in 2001/02 there was net out migration by 2004/05 there was no net migration.

The changes occur at older ages. Fewer people in the age band 65+ are moving from the city. In the age band 45 – 64 there are as many in migrants as out migrants.

Norwich - Migration 2001/02



Norwich - Migration 2004/05



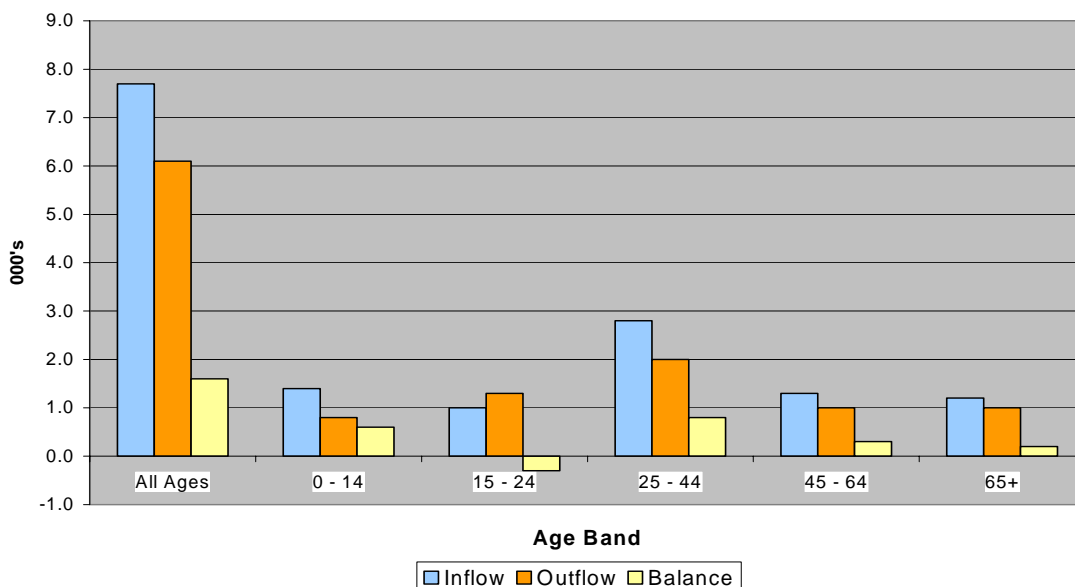
Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

### 3.3 SOUTH NORFOLK – TRENDS IN INTERNAL MIGRATION 2001/02 TO 2004/05

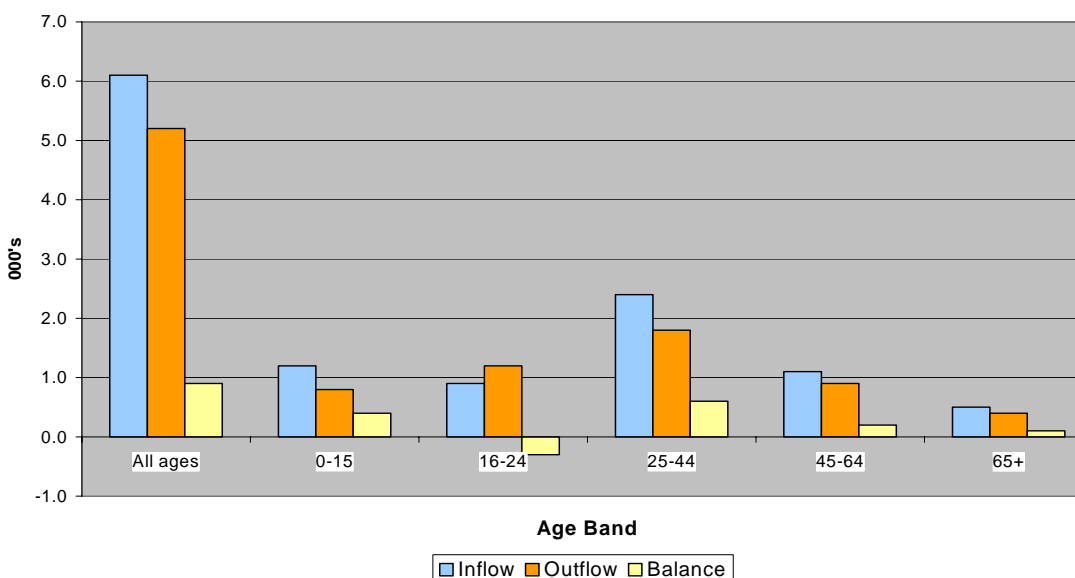
In South Norfolk the pattern of internal migration has remained broadly unchanged between 2001/02 and 2004/05. Both in and out migration levels are a little lower in 2004/05 than in 2001/02.

Only in the age band 16 – 24 (15 – 24 in 2001/02) is there net out migration.

South Norfolk - Migration 2001/02



South Norfolk - Migration 2004/05



Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

## 4 INTERNAL MIGRATION TRENDS BY SOURCE AND DESTINATION

### 4.1 REGIONAL MIGRATION

The table shows the origin of in migrants and destination of out migrants by region for the five years July 2000 to June 2005. The table gives results for each of the three Greater Norwich districts and for the sub-region as a whole.

#### Origin/Destination of Internal Migrants – Five Years mid 2000 to Mid 2005

	North of England	Midlands, Wales and South West	East	Greater London	South East	Overall
To Greater Norwich	5440	9730	36380	8880	9090	69520
From Greater Norwich	5770	9480	30070	6130	6240	57690
<b>Net Greater Norwich</b>	<b>-330</b>	<b>250</b>	<b>6310</b>	<b>2750</b>	<b>2850</b>	<b>11830</b>
<b>Net Greater Norwich Annual Average</b>	<b>-66</b>	<b>50</b>	<b>1262</b>	<b>550</b>	<b>570</b>	<b>2366</b>
To Broadland	1120	2050	23390	1950	1920	31300
From Broadland	1530	2000	18790	860	1130	25700
<b>Net Broadland</b>	<b>-410</b>	<b>50</b>	<b>4600</b>	<b>1090</b>	<b>790</b>	<b>5600</b>
<b>Net Broadland Annual Average</b>	<b>-82</b>	<b>10</b>	<b>920</b>	<b>218</b>	<b>158</b>	<b>1120</b>
To Norwich	2950	5080	25690	4380	4550	43300
From Norwich	2830	4690	27640	4310	3690	44100
<b>Net Norwich</b>	<b>120</b>	<b>390</b>	<b>-1950</b>	<b>70</b>	<b>860</b>	<b>-800</b>
<b>Net Norwich Annual Average</b>	<b>24</b>	<b>78</b>	<b>-390</b>	<b>14</b>	<b>172</b>	<b>-160</b>
To South Norfolk	1370	2600	22630	2550	2620	32700
From South Norfolk	1410	2790	18970	960	1420	26700
<b>Net South Norfolk</b>	<b>-40</b>	<b>-190</b>	<b>3660</b>	<b>1590</b>	<b>1200</b>	<b>6000</b>
<b>Net South Norfolk Annual Average</b>	<b>-8</b>	<b>-38</b>	<b>732</b>	<b>318</b>	<b>240</b>	<b>1200</b>

Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

Notes to Table...

1. The Greater Norwich total excludes moves between districts within the sub-region. For this reason the Greater Norwich figures are not simply the sum of the three district figures. During the five year period nearly 38,000 people moved between districts in the sub-region.
2. The Office for National Statistics records data for moves between districts to the nearest 10 people. This means that combined figures do not always add to the overall figures. Usually the sum of the sub-totals is less than the overall figure. We assume this is because each year many districts in England and Wales provide/take five or fewer migrants to/from Greater Norwich and are therefore recorded as 0 in ONS tables.

The following table looks at migration patterns for the most recently available year July 2004 to June 2005 and compares these with the annual average for July 2000 to June 2005

Origin/Destination of Internal Migrants – Mid 2004 to Mid 2005

	North of England	Midlands, Wales and South West	East	Greater London	South East	Overall
To Greater Norwich	1050	1980	7130	1600	1650	13700
From Greater Norwich	1030	1930	5820	1180	1290	12000
<b>Net Greater Norwich</b>	<b>20</b>	<b>50</b>	<b>1310</b>	<b>420</b>	<b>360</b>	<b>1700</b>
<b>Net Greater Norwich Annual Average 00/05</b>	<b>-66</b>	<b>50</b>	<b>1262</b>	<b>550</b>	<b>570</b>	<b>2366</b>
To Broadland	170	360	4430	290	310	5800
From Broadland	270	390	3640	170	270	5000
<b>Net Broadland</b>	<b>-100</b>	<b>30</b>	<b>790</b>	<b>120</b>	<b>40</b>	<b>800</b>
<b>Net Broadland Annual Average 00/05</b>	<b>-82</b>	<b>10</b>	<b>920</b>	<b>218</b>	<b>158</b>	<b>1120</b>
To Norwich	600	1040	5210	910	950	8700
From Norwich	520	960	5440	860	720	8700
<b>Net Norwich</b>	<b>80</b>	<b>80</b>	<b>-230</b>	<b>50</b>	<b>230</b>	<b>0</b>
<b>Net Norwich Annual Average 00/05</b>	<b>24</b>	<b>78</b>	<b>-390</b>	<b>14</b>	<b>172</b>	<b>-160</b>
To South Norfolk	280	550	4290	400	390	6000
From South Norfolk	240	610	3540	150	300	5100
<b>Net South Norfolk</b>	<b>40</b>	<b>-60</b>	<b>750</b>	<b>250</b>	<b>90</b>	<b>900</b>
<b>Net South Norfolk Annual Average 00/05</b>	<b>-8</b>	<b>-38</b>	<b>732</b>	<b>318</b>	<b>240</b>	<b>1200</b>

Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

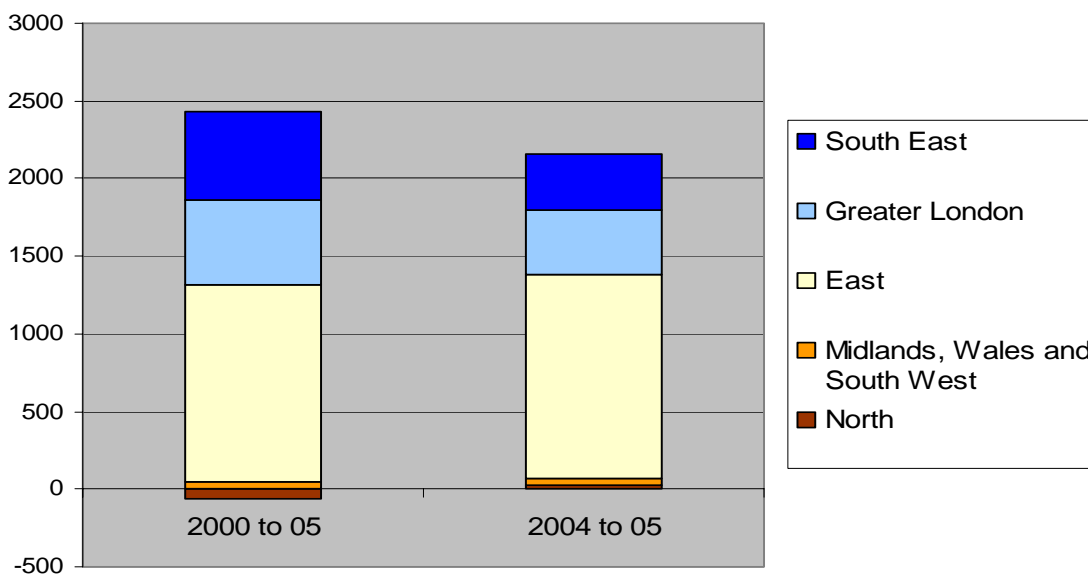
There is very little net migration from the North of England or from the Midlands, Wales and the South West<sup>2</sup>. There is net migration from remaining three regions, Greater London, the South East and the East into the sub-region.

<sup>2</sup> The North of England combines the North West, North East and Yorkshire and the Humber regions. The Midlands, Wales and the South West combines the East Midlands, West Midlands and South West regions with Wales.

In general migration is lower in 2004/05 than the average for the period 2000/05. The graphs give more detail on internal migration patterns.

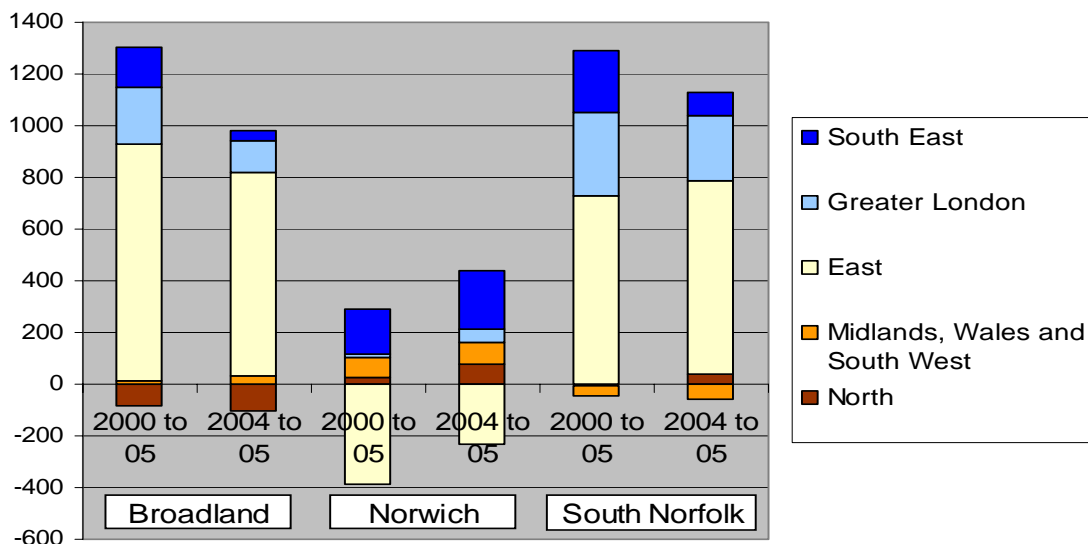
Greater Norwich - Internal Migration

**Net Migration to/from Greater Norwich Sub-region**



Net Migration

**Net Migration to/from Greater Norwich Districts**



## 4.2 INTERNAL MIGRATION – THE EAST REGION

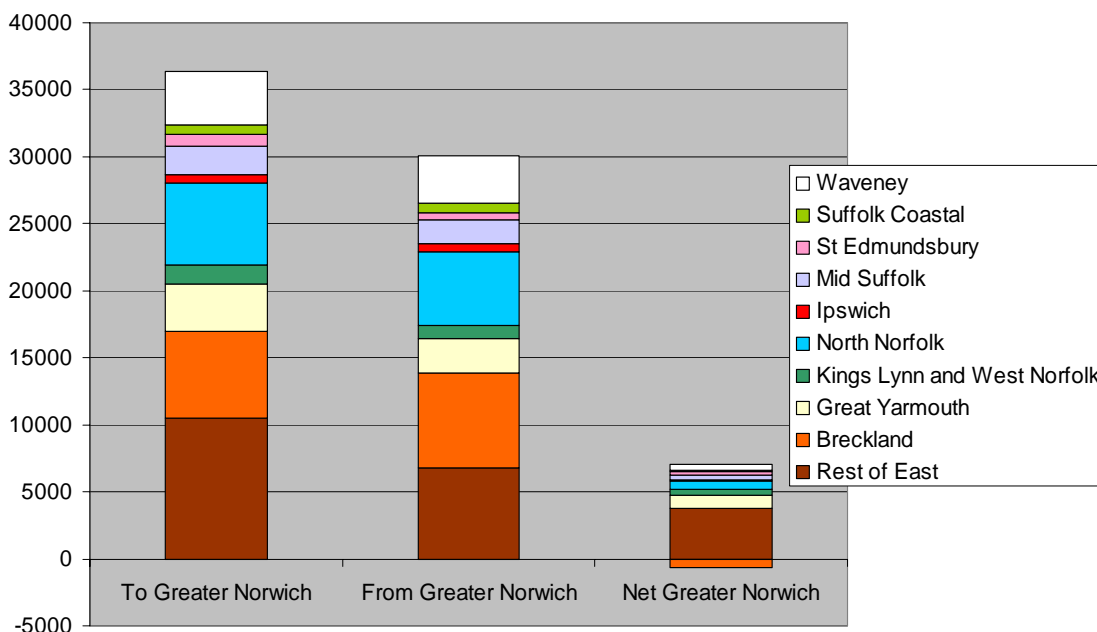
For Greater Norwich there are small amounts of net in migration from all nearby districts except Breckland. There was net out migration of 700 to Breckland district in the five-year period. Other East of England districts combined account for nearly 4000 in migrants but no single district accounts for more than 150. The Greater Norwich graph does not show movements between Broadland, Norwich and South Norfolk districts as these are internal to the sub-region.

The three district graphs show migration between the Greater Norwich districts. These demonstrate the importance of migration between the districts. There are large numbers of moves between all three districts. The largest numbers of net moves are...

- From Norwich to Broadland – 3,860.
- From Norwich to South Norfolk – 1,630.
- From Broadland to South Norfolk – 480

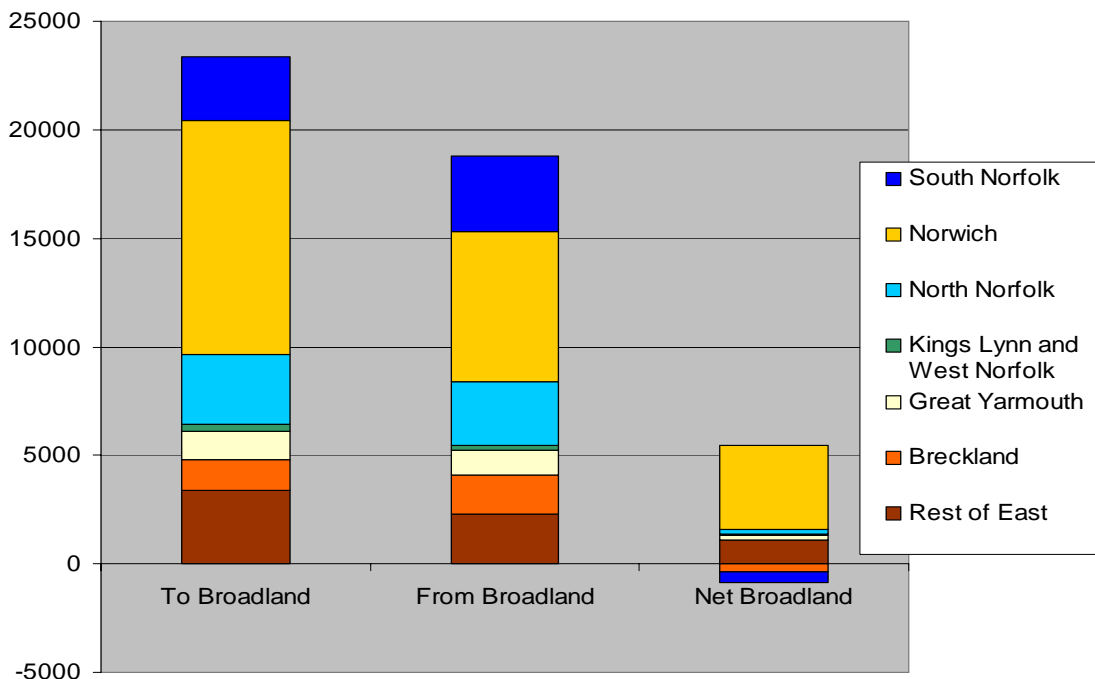
The following graphs show the pattern of internal migration to and from Greater Norwich districts between July 2000 and June 2005.

Greater Norwich – Migration To/From Other East Region Districts 2000/01 to 2004/05



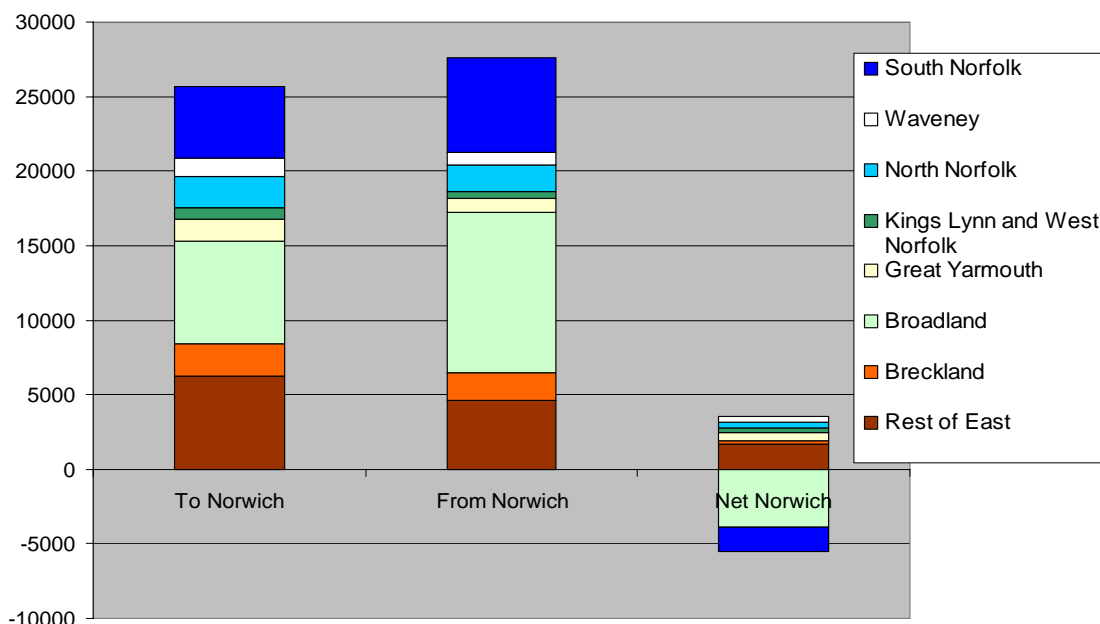
Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

**Broadland – Migration To/From Other East Region Districts 2000/01 to 2004/05**



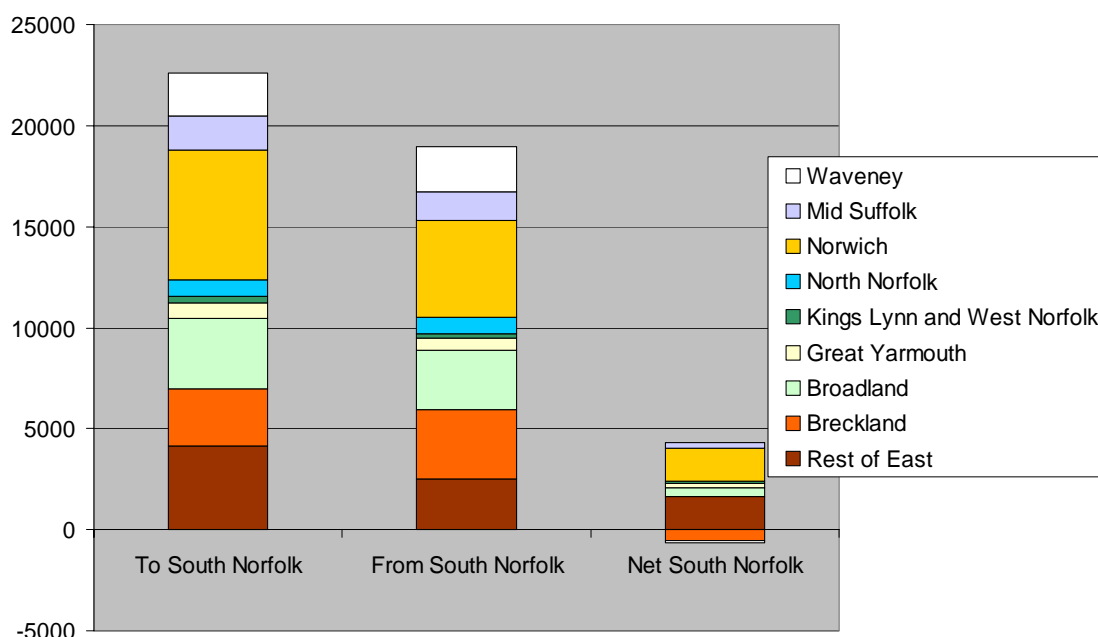
Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

**Norwich – Migration To/From Other East Region Districts 2000/01 to 2004/05**



Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

South Norfolk – Migration To/From Other East Region Districts 2000/01 to 2004/05



Source: Office for National Statistics Migration Statistics Unit using data from the NHS Central Register.

## 5 INTERNATIONAL MIGRATION

The Office for National Statistics projects net international migration into Norwich district of 1,100 in 2005 falling to 800 by 2009. There is very little projected net international migration to or from Broadland and South Norfolk districts. See section 2 for further detail.

An analysis of migration figures by the Office for National Statistics for 2004 shows that most international migrants are young. Nearly 63% of net migrants are aged 16 to 24. The table shows what would happen to migration into Norwich if the United Kingdom percentages were applied to Norwich

Age Band	International Migration		Internal Migration 2004/05	All migrants
	National %ages	Applied to Norwich 2005		
All Ages	100.0	1,100	100	1,200
0 – 15	4.4	0	-300	-300
16 – 24	62.9	700	1100	1,800
25 - 44	41.7	500	-600	-100
45 – 64	-8.6	-100	0	-100
65+	-0.4	0	-100	-100

Source: Office for National Statistics – Migrants entering or leaving the United Kingdom and England and Wales, 2004.