



PRESS RELEASE

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POSITIVE BRITS HAPPIER WITH HOMES AND NEIGHBOURS DURING LOCKDOWN

- **A third of adults feel more positive about their home following lockdown**
- **36% feel a greater sense of community with their neighbours**
- **1 in 10 Brits (8%) living through lockdown with no outdoor space**

25th May 2020: Almost a third (31%) of Brits feel an increased sense of pride in their home now than prior to lockdown and a further third (36%) feel a greater sense of community with their neighbours.

With socially distanced VE day parties held across the nation, and communities coming together weekly to Clap for Carers, lockdown has led to people feeling closer to those around them.

People living in detached houses have felt the greatest increase in ties to their community and neighbours (43%), followed by those in semi-detached houses (41%), bungalows (36%), terraced houses (31%) and flats/apartments (26%). People aged 55 and over are also more likely to have noticed an improved sense of community (38%) compared to the younger generation of those aged 18 to 24 (31%).

This positive trend is seen despite two thirds of Brits (66%) living through the Covid-19 lockdown in a home without a dedicated space to work or study, rising to 70%, for those under 25.

Some people are also living with minimal, or no, outdoor area of their own, with almost a tenth (8%) seeing out lockdown in a property with no outside space or garden. A further 14% either share a garden or outdoor space (7%) or have a balcony or terrace (7%).

Whilst the type of home has been no barrier to adorning windows with rainbows, and other cheerful decorations for the NHS, almost a fifth of Brits surveyed for Halifax, in partnership with YouGov, are seeing out lockdown in a flat (18%), and a further fifth (22%) in a terraced house. In addition, whilst many are waiting out lockdown in a property with 3 bedrooms (40%), almost a tenth only have one (9%). A further 6% are living in a property with a spacious five bedrooms or more.

However, most people (71%), say they have no plans to move from their current property, post lockdown. Those in bungalows are most inclined to stay put (86%), compared to 75% in semi-detached properties, 71% in terraced houses, and 53% of those in flats and apartments.

Of the very small number who were planning on moving, but have since reconsidered (3%), the most common reason is due to a change in financial circumstances (37%), whilst over a fifth (21%) have fallen back in love with their property, after spending an increased amount of time in it over the past months.

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For those who are planning on pushing ahead with a move when possible, the main driver was needing more space (30%), whilst over a fifth (22%) said spending so much time at home had made them see faults with their current property.

When asked more generally about moving, UK adults agreed indoor and outdoor space would be the main factors (13% and 15%) in making them want to move, and almost a tenth (9%) said they'd like to move to a less populated part of the country.

When it comes to working from home, something a great many Brits have had to do a lot more of recently, almost a quarter (24%) now have a greater desire to do it, although 10% have found their desire to work from home has decreased since lockdown.

Russell Galley, Managing Director, Halifax, said: “Lockdown will have been a difficult time for many, particularly for the 1 in 10 who don’t have access to outdoor space. However, it’s cheering to see that almost a third of people feel more positive about their home following lockdown, and a greater sense of community with their neighbours, a testament to our ability to keep optimistic, and come together, in the face of challenging circumstances.”

Reece Jones, 27, from Manchester, works as a Bank Manager for Halifax, and has seen his neighbours “interacting like never before” since lockdown began.

“I moved in to my house in August last year and hadn’t really got to know any of my neighbours. Since lockdown began, my girlfriend and I have been supporting the people who live in my street, picking up shopping for neighbours who are shielding. Given the current circumstances, I really value the opportunity to check on them and just have a chat – something I never would have done prior to lockdown.



“My girlfriend Kirsty is a key worker – on the front line in the NHS – and the relationships we’ve forged in our community have been amazing. It’s been a lot of change in a very short amount of time and we’ve been juggling childcare for our 4 year old son – usually our mums would help out – but haven’t been able to do so because of social distancing. We’ve had to get comfortable with home-schooling pretty quickly although one benefit is the garden - which has had a complete re-vamp!”

Miriam Jama, 40, from Stretford, works as a Banking Consultant for Halifax, and says “people are a lot friendlier now - I keep stopping when I am out to have a socially distanced chat!



“People have been so generous since lockdown began. I have seen a lot of people leaving books and toys outside their house for people to take for free. When I’ve been out for a walk I’ve seen such lovely things – people making fairy doors, or decorated pebbles – for children to spot.

“I’ve dusted off my old sewing machine as I was asked to make some face masks for a local school. I hadn’t sewn since I was at school so there were a lot of broken needles to start with!

“My family is very lucky to have a garden – but with three small children there isn’t a huge amount of space. It would be lovely to have a separate space for home-schooling but overall we are very fortunate.”

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Property priorities

Our attitudes to location, location, location may also be shifting. Whilst Brits continue to believe the local area is the most important consideration when choosing a home, the proportion of people saying this is their top consideration, fell from 39% to 31%, when asked for their views before and after lockdown. Comparably, people viewing the amount of external space as their primary concern when moving house, rose from 8% prior to lockdown, to 18% after lockdown had been in place for several weeks.

Property popularity

When Brits do feel the time to move is right, they will find that the growth in house prices, depends very much on the type of property.

Over a five year period, terraced houses have grown in value by 45%, while flats have grown by just under two fifths (39%). Detached houses have gained the least value overall growing 29%.

The house price growth of different property types varies across the UK, with semi-detached properties in the North (27%), Yorkshire (33%), and South East (35%) all increasing in value the most over the last five years, when compared to other property types.

Terraced houses have seen the greatest gains in the North West (35%), East Anglia (41%), and Greater London (54%).

In the West Midlands and South West, it is bungalows which have increased in value the most, both by 36%. In Scotland, flats have seen the greatest price increase (22%) in the last five years, and in Wales, semi-detached and detached properties, have both seen the greatest increase in value (34%).

First-time buyers are primarily buying terraced housing (35%) followed by semi-detached properties (30%). A fifth (21%) choose flats and one in 10 (10%) purchase detached properties.

ENDS

Notes to the editor:

All figures, unless otherwise stated, are from YouGov Plc. Total sample size was 2072 adults. Fieldwork was undertaken between 15th - 17th May 2020. The survey was carried out online. The figures have been weighted and are representative of all GB adults (aged 18+).

All property prices are based on the crude average prices from the Halifax House Price database in quarter one 2015, and quarter one 2020.

This report is prepared from information that we believe is collated with care, however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other

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Tables

Table 1: Average house price (£) by property type, 2015-2020

(Source: Halifax)

Property Type	Q1 2015 (£)	Q1 2019 (£)	Q1 2020 (£)	1 year % Change	5 year % Change
Terraced	179,890	234,803	260,603	11%	45%
Bungalows	210,718	257,357	275,899	7%	31%
Semi-Detached	197,869	245,681	263,752	7%	33%
Detached	316,728	389,647	409,679	5%	29%
Flats	209,882	266,630	292,135	10%	39%
All Properties	215,303	271,790	296,495	9%	38%

Table 2: Average House Price by property type and region, % change 2015-2020

(Source: Halifax)

Region	Terraced	Semi-Detached	Detached	Bungalows	Flat & Mais.	All Properties
North	23%	27%	25%	18%	25%	27%
North West	35%	33%	25%	25%	18%	34%
Yorkshire & the Humber	26%	33%	25%	31%	21%	30%
West Midlands	35%	30%	29%	36%	34%	37%
East Midlands	35%	37%	38%	26%	27%	40%
East Anglia	41%	29%	37%	38%	14%	35%
Greater London	54%	36%	24%	16%	35%	40%
South East	29%	35%	31%	31%	31%	36%
South West	29%	32%	27%	36%	31%	31%
Wales	31%	34%	34%	23%	23%	34%
Scotland	21%	8%	4%	10%	22%	14%
UK (excl GL)	33%	35%	28%	32%	26%	35%
UK	45%	33%	29%	31%	39%	38%

Table 3: Property Types by buyer and property type 2015-2020

(Source: Halifax)

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Property Type	Buyer Type	12 months to March 2015	12 months to March 2019	12 months to March 2020
Terraced	First Time Buyer	38%	36%	35%
	Home Mover	26%	23%	23%
	All Buyers	32%	30%	30%
Semi Detached	First Time Buyer	29%	30%	30%
	Home Mover	29%	29%	28%
	All Buyers	29%	29%	29%
Flats	First Time Buyer	23%	22%	21%
	Home Mover	11%	10%	10%
	All Buyers	17%	16%	16%
Detached	First Time Buyer	7%	9%	10%
	Home Mover	26%	29%	30%
	All Buyers	17%	19%	19%
Bungalows	First Time Buyer	3%	3%	3%
	Home Mover	9%	8%	9%
	All Buyers	6%	6%	6%

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