



NOT FOR BROADCAST OR PUBLICATION BEFORE 00.01 HRS MONDAY 5TH SEPTEMBER 2016

This Lloyds Bank House Prices and Schools Review examines house prices in the postal districts of the 30 top performing secondary state schools in England and the top ten performing secondary state schools in each region. The school rankings has been compiled using 2015 GCSE performance data from the Department for Education and reflects the percentage of pupils achieving 5+ A*-C GCSEs (excluding equivalents) including A*-C in both English and Maths GCSE and the percentage of A-A* grades awarded. The review is based on house price data from the Land Registry.

Parents willing to pay £53,000 more to live near a top school

- **Average property prices have reached £366,744 in areas closest to England's Top 30 state schools - 17% above the county average of £313,318**
- **Homes near Beaconsfield High School in Buckinghamshire pay the highest premium of £629,021 (171%) compared to the average house price in neighbouring areas**
- **State schools in areas including London, Buckinghamshire, Cheshire, Warwickshire, Kent and Lancashire all ranked in the Top 10 for 2016**
- **Three areas with a top state school record an increase of over £225,000 since 2011**

With schools across England opening their doors to pupils again this week after the summer break, new research by Lloyds Bank has revealed that parents are willing to pay an average of £53,000 more to live in an area close to a top performing state school – an increase of £13,000¹ (31%) from last year.

Average property prices have now reached £366,744 in the postal districts of the Top 30 state schools in England which achieved the strongest GCSE results in 2015, with homes typically trading at a premium of £53,426 - or 17% - compared to the county average of £313,318.

Six areas command a price premium of over £150,000

The postal districts of six of the 30 top state schools command a house price premium in excess of £150,000, compared to their surrounding areas. Properties in the postal district of Beaconsfield High School have the largest premium, with homes trading at £629,021 (171%) above the county average house price (£367,191), at almost £1 million.

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House prices in the postal district of The Henrietta Barnett School trade at a premium of £429,506 (74%) compared to the whole of Barnet - the second highest premium; followed by Sir William Borlase's Grammar School in Buckinghamshire (premium of £220,082) and the Tiffin Girls School in Kingston upon Thames (£192,011 premium). (See Table 1)

Average house price grows by £76,000 since 2011 in areas with a leading state school

In addition to securing a place for their children at one of England's current Top 30 state schools, buying a home nearby is also proving to be a shrewd investment. Parents who bought a home near one of the Top 30 schools just before their child first entered secondary school in 2011 have seen an average house price rise of £76,000, from £290,683 to £366,744, in 2016 – an increase of 26%. This is a significantly faster rise than in England as a whole, where the average house price has grown over the same period from £240,208 to £282,353 – an increase of £42,145 or 18%.

Andrew Mason, Lloyds Bank Mortgage Products Director, said: "Schools with the best exam performance are proving to be an increasingly strong draw for homemovers, as we've seen house prices rise sharply in locations close to such schools.

"Our analysis shows that since 2011 average house prices in areas with the best state schools have increased by £76,000, compared to a national increase of £42,145. And seven of the areas covered in this survey have seen house prices rise by over £100,000 in the last five years.

"The popularity of areas close to high performing schools may mean that homes remain unaffordable for buyers on average earnings"

The average price increase is significantly higher in several individual postal districts with a top performing state school. In the postal district of The Henrietta Barnett School in Barnet (NW11), the average price has grown by £234,386 in the past five years – the highest rise in cash terms - to £1,011,016. The next largest increases are in the postal districts that have Tiffin Girls School in Kingston upon Thames (KT2), with an average increase of £232,953, and Beaconsfield High School (HP9) in Beaconsfield (£228,829). (See Table 2)

Over half of the areas in the top 30 have seen average house prices grow by at least £50,000 since 2011. They include Newstead Wood School in Bromley (£160,482), Sir William Borlase's Grammar in Marlow (£110,727), Sutton Grammar in south London (£108,432) and The Skinners'

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School in Tunbridge Wells (£104,403).

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Table 1: House prices in postal districts of the highest ranked* secondary state schools in England 2016 – House prices above county/borough average

School	Postal District	County/borough	Average House Price 2016* (£)	Average House Price in County 2016 (£)	Premium to County 2016 £	Premium to County 2016 %
Beaconsfield High School	HP9	Buckinghamshire	£996,212	£367,191	629,021	171%
The Henrietta Barnett School	NW11	Barnet**	£1,011,016	£581,510	429,506	74%
Sir William Borlase's Grammar School	SL7	Buckinghamshire	£587,272	£367,191	220,082	60%
The Tiffin Girls' School	KT2	Kingston upon Thames**	£721,078	£529,066	192,011	36%
Dr Challoner's High School	HP7	Buckinghamshire	£535,498	£367,191	168,308	46%
Altrincham Grammar School for Girls	WA14	Cheshire	£380,847	£229,127	151,720	66%
Stratford Girls' Grammar School	CV37	Warwickshire	£344,502	£256,777	87,725	34%
King Edward VI School	CV37	Warwickshire	£344,502	£256,777	87,725	34%
The Skinners' School	TN4	Kent	£394,904	£308,286	86,618	28%
Clitheroe Royal Grammar School	BB7	Lancashire	£232,694	£153,238	79,455	52%
Top thirty State Schools average			£366,744	313,318	53,426	17%

Sources: Lloyds, Land Registry and Department for Education * Average price for 12 months to May

** Local Authority data has been used for schools located in London

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Table 2: Five Year House price change in postal districts of the highest ranked* secondary state schools in England

School	Postal District	Average House Price 2016* (£)	Average House Price 2011* (£)	Price change in 5 years	% change in 5 years
The Henrietta Barnett School	NW11	£1,011,016	£776,630	£234,386	30%
The Tiffin Girls' School	KT2	£721,078	£488,125	£232,953	48%
Beaconsfield High School	HP9	£996,212	£767,383	£228,829	30%
Newstead Wood School	BR6	£509,385	£348,902	£160,482	46%
Sir William Borlase's Grammar School	SL7	£587,272	£476,545	£110,727	23%
Sutton Grammar School	SM1	£336,412	£227,980	£108,432	48%
The Skinners' School	TN4	£394,904	£290,501	£104,403	36%
Wilson's School	SM6	£355,046	£257,659	£97,387	38%
Wallington County Grammar School	SM6	£355,046	£257,659	£97,387	38%
Dr Challoner's High School	HP7	£535,498	£441,998	£93,501	21%
Top thirty State Schools average		£366,744	£290,683	£76,061	26%

Sources: Lloyds, Land Registry and Department for Education * Average price for 12 months to May

EDITORS' NOTES:

¹This compares the Top 30 schools in 2015 and the Top 30 schools in 2014, the list of schools may not be the same.

The ranking has been compiled using 2015 GCSE performance data from the Department for Education and reflect the percentage of pupils achieving 5+ A*-C GCSEs (excluding equivalents) including A*-C in both English and Maths GCSE and the percentage of A-A* grades awarded. National analysis is based on the 30 top performing state schools in England

The review covers secondary state schools covering Academies, Academy Converter, City Technology Colleges, Community schools, Community special schools, Foundation schools, Foundation special schools, Voluntary aided and Voluntary controlled schools.

Registered Independent schools (any school which provides full time education for 5 or more pupils of compulsory school age, which is not maintained by a local authority, and which normally charge fees) have been excluded from the research.

A number of the top 30 schools are grammar schools which also require an exam to be passed to allow entry. School's postal districts have been used in the report as they typically provide the best possible chance of attending the school on the basis of location. Although the catchment area of a state school -

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comprehensive and grammar – can vary, schools usually have an 'oversubscription' criterion, which means that those living closest to the 'school door' will get priority if the number of successful applications exceeds the number of available places.

House Prices:

The prices used in this research are simple arithmetic ('crude') averages. These prices are not standardised and therefore can be affected by changes in the sample from period to period. The review is based on data from the Land Registry. The data covers the 12 months to May. The house price premiums have been calculated using the postal district of each school and the relevant average county house price. Local authority data has been used for schools located in London.

Data produced by Land Registry © Crown copyright 2016.

For further information

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