

Legal & General Group Plc  
For immediate release: 7<sup>th</sup> June 2021

## 3 million over fifties plan to relocate following pandemic

- 3 million people aged over 50 (12%) now plan to relocate in retirement, as a direct result of the pandemic
- A year of lockdowns has led these over 50s to want to move closer to family and friends, pursue a better quality of life or even move abroad

New research from [Legal & General Retail Retirement](#) has found that 3 million people in the UK aged over 50 are considering relocating, as a direct result of Covid-19<sup>1</sup>.

In 2020, the [Office for National Statistics](#)<sup>2</sup> revealed that people of retirement age in England were already leaving major urban areas and instead moving to rural areas, locations by the coast or to areas of ‘outstanding natural beauty’. The data demonstrated that Dorset, Shropshire and Wiltshire were ‘retirement migration hotspots’, while England’s largest cities saw net outflows of retirement age residents, with London, Birmingham and Bristol seeing the largest number of exits.

Nearly a year on, Legal & General’s research has found that the pandemic has influenced some over 50s to plan a move after a year of lockdowns. Over 50s want to relocate to somewhere that offers a better quality of life (7%), to move close to friends and family (4%) or to live abroad (3%).

When planning a move, many over 50s consider how the value of their current home plays a role in their long-term plans. 1.3 million pre-retirees over 50 (9%) see themselves as more likely to turn to their property wealth to fund their lifestyle than before the pandemic. In instances where people are relocating, they may downsize to free up property wealth. However, some may already have chosen to access the equity in their homes via a lifetime mortgage, which they may be able to port over to a new property in a different location.

**“Relocating in retirement was already a well-observed trend, with older people reprioritising their needs as they enter the next stage of their life. As with many aspects of our lives, the challenges of the pandemic seem to have led many people to take stock of their current living situation. There can be many benefits to relocation, whether it is a better quality of life, more space or even the opportunity to be closer to loved ones.**

**“One thing that is clear is that many people will also see their decision informed by how their property wealth factors into their long-term financial planning.”**

### Key things to consider before relocating to a new area:

- **Think about how you are currently using your home equity** – people who have already taken advantage of a lifetime mortgage can choose to move but there is a process to be mindful of and you may choose to take professional financial advice first. You may be able to transfer your existing equity release to your new property if it meets your provider’s lending criteria. If you choose to relocate to a less

expensive property you may also need to repay some costs to your provider, but this could be covered by savings made from the sale of your existing home.

- **Make sure your new home is as future proof as possible** – it's important to think carefully about the type of property you choose and whether it will suit you for the long term. Is it accessible or could it be easily renovated to meet your needs in the future? For people who need to update or adapt their home a retirement interest-only mortgage or lifetime mortgage may be options to consider. Consider whether local transport links will work for you now and in the future.
- **Understand how a new area might impact on your living costs** – it's important to consider any difference in living costs between areas and whether, over-all, you are likely to spend more money, or save money, in your new location.

**Claire Singleton, CEO, Legal & General Home Finance**

**The information contained in this press release is intended solely for journalists and should not be relied upon by private investors or any other persons to make financial decisions.**

**-ENDS-**

<sup>1</sup>Opinium Research ran a series of online interviews among a nationally representative panel of 2,009 over 50s from the 19<sup>th</sup> to the 23<sup>rd</sup> February 2021. 242 over 50s plans to relocate out of 2009 UK over 50s - 242 / 2009 \* 25,197,069 over 50s = 3,035,187 or 3 million.

<sup>2</sup>[Office for National Statistics](#), Living longer: trends in subnational ageing across the UK, July 2020

- \* Lifetime mortgages are available to homeowners aged 55 or over and are a type of equity release, a loan secured against the customer's home that allows them to release tax-free cash without needing to move out. They can take the money as a lump sum, series of lump sums or as a regular income. No repayments are required until they die or move out of their home into long-term care. Optional Payment Lifetime Mortgages allow the customer to pay off some, or all of the interest, to prevent their debt increasing. The Retirement Interest Only Mortgage, again available to people over 55, is a loan secured against the value of the home which can be used for most purposes, including paying off an existing mortgage. The customer pays interest each month, which means the amount owed doesn't increase over time, and the full loan does not need to be repaid until the last remaining borrower dies or moves into permanent long-term care. As a last resort, the client's home may be repossessed if they do not keep up with payments.

## Notes to Editors

### About Legal & General

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with international businesses in the US, Europe, Middle East and Asia. With almost £1.3 trillion in total assets under management\*, we are the UK's largest investment manager for corporate pension schemes and a UK market leader in pension risk transfer, life insurance, workplace pensions and retirement income. Through inclusive capitalism, we aim to build a better society by investing in long-term assets that benefit everyone.

\* at 31 December 2020

### About Legal & General Retail Retirement (LGRR)

Legal & General Retail Retirement's mission is to help its customers lead longer, healthier, happier lives. We believe everyone should be able to have a 'more colourful retirement'. The Division comprises the Group's retirement savings and income, later life lending and care solutions businesses. In 2020, LGRR wrote £910 million of annuity premiums and issued £791 million of lifetime and retirement interest only mortgages.

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