

The bridge to your retirement: Survey results on downsizing for retirement

March 2019

Market Harbour Building Society commissioned a survey of 500 people aged 54+ who are planning to move as part of their retirement plans in the next five years.

The results can be found in this summary document and in the [News & Views article](#).

The survey was conducted through independent provider Pollfish.



What are the top criteria for purchasing a property as part of retirement plans?*

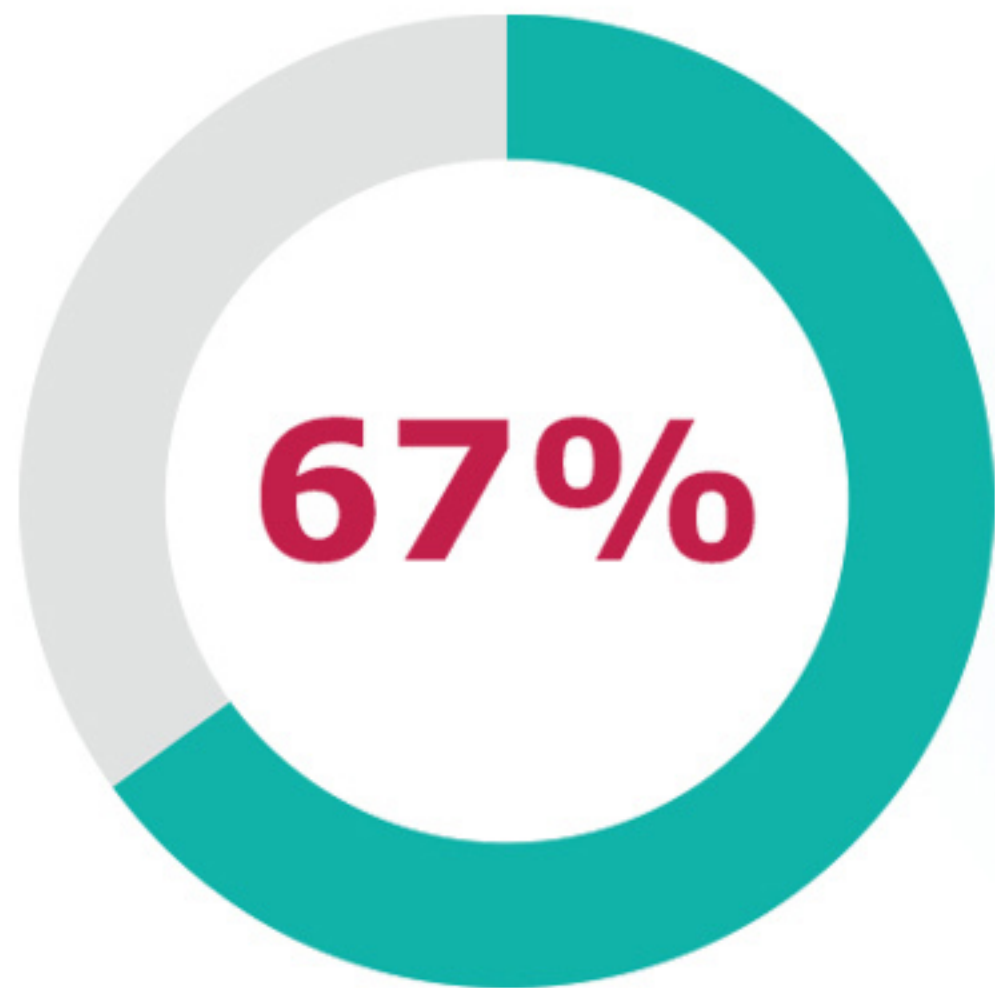
The key reason for people wanting to move for their retirement is to be close to amenities that they consider important. **73%** of respondents want to be close to shops, pubs and cafés.

Second most important is single level living which is an issue given that bungalows are in short supply.

Close to local amenities including shops, pubs & cafés	73%
Single level living	40%
Rural/Urban location	39%
Closer to family	36%
Modern property/Property with character or original features	35%
Part of a strong community including activities and groups	31%
On-site support such as housekeeping or concierge services	14%

Downsizing a property

67% of respondents are considering downsizing as part of their retirement plans.



Why are people looking to downsize?*

The key reasons are practical and financial:

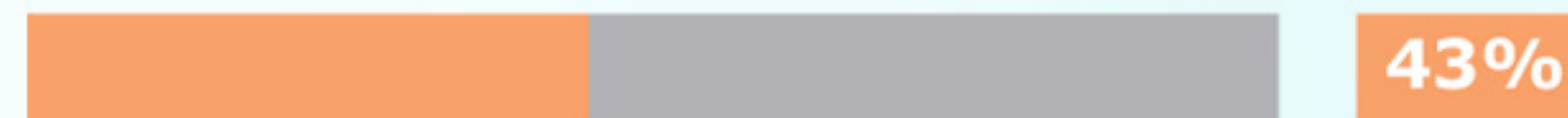
82% want a property that is easier to maintain



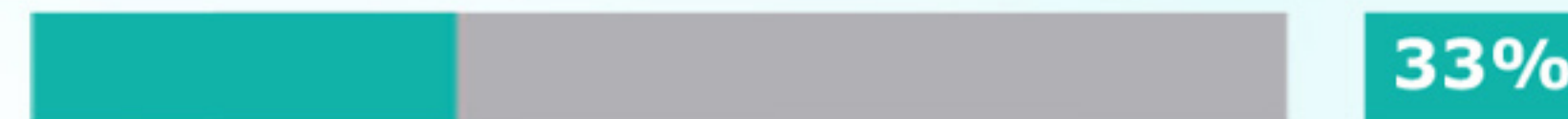
56% want lower bills



43% want to release capital to enjoy their retirement



33% want a property with a smaller garden



* These were multiple choice questions with the respondent able to pick more than one answer.

We asked people 'If you released equity through downsizing, what would you spend it on?'

Travel and holidays came out top with **77%** of respondents saying they planned to travel/go on holidays during their retirement. Family came second with over **43%** and hobbies was in third place with **34%**.

WANT TO FIND OUT MORE?

Call our friendly Bridging Finance Team directly on **01858 412610** or email bridging@mhbs.co.uk to find out how we can help you.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Barriers to moving house for retirement

The survey revealed that there are two key obstacles to people downsizing to achieve their dream retirement.

Lack of suitable housing available was identified as the top barrier to people achieving their ideal retirement plans (**45% of respondents**).

The lack of supply of bungalows and smaller houses makes this an extremely competitive area. **23%** of the population is currently aged over 60 and this figure is likely to rise to **29%** over the next 20 years further increasing demand for smaller homes (source; Knight Frank, Residential Research, Retirement Housing Report 2016).

Bridging finance from Market Harborough Building Society can put purchasers in the position of a cash buyer, allowing them to move quickly.

The second barrier identified was that prices for smaller properties are too high (**44% of respondents**). The lack of suitable properties is a factor in pushing up prices for retirement properties.

"The elevated price of single storey homes and cost of stamp duty can come as a surprise," explains **William Edwards, Lending Specialist at Market Harborough Building Society.**

"We're here to help you plan as far ahead of retirement as possible so you can assess the potential costs, budget accordingly and arrange funding for your move. Our bridging loans can also help finance any renovation work on your newly purchased property."

Bridging loans as a solution

Short term bridging loans, such as those provided here at Market Harborough Building Society, can be a solution to buying your dream home quickly before selling your existing house. Our survey found that **44%** of respondents may consider bridging.

Would you consider a short-term bridging loan to help you make the next step in moving to your dream retirement home?

✓ YES 20%

✗ NO 56%

? MAYBE 24%

What are the barriers to moving house?

This was a multiple choice question with the respondent able to pick more than one answer.

