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HOUSE PRICE GROWTH NEARLY TWICE AS FAST NEAR TOP STATE SCHOOLS IN LAST 5 YEARS

- *House prices grow by 35% in areas with top performing state schools compared to the average of 20% over last five years*
- *The average house price in these areas is now over £400k, compared to the average of £293,824*
- *House prices in the postal areas of the top 30 state schools are nearly 10 times average local earnings compared to 7.9 across England*

House price growth in areas with top performing state schools has significantly outpaced the rest of the country in the last five years, according to the latest research from Lloyds Bank.

House prices near top schools grew by 35% (£104,365), compared to the English average of 20% (£49,082) over the last five years. The average house price in areas close to top performing state schools is now £400,850 compared to the average of £293,824 – a difference of £107,026.

House prices near The Latymer School in Enfield, North London (ranked 13th out of the top 30) have seen the most growth over 5 years, increasing by 59% to £320,684. Outside of London, it is properties nearby to the Southend High School for Girls in Essex (ranked 23rd) that have seen the greatest increase in value over the last 5 years, rising by 50% to £251,461.

Two thirds (21) of the top performing schools are in locations where average house prices have grown by at least £80k in the past 5 years and half (10) of which are in Greater London. (Table 2)

House prices in the postal districts of the top 30 schools are on average £30,968 (8%) higher than other locations in the same county (or local authority in London). The largest premium (149%) is nearby to Beaconsfield High School in Buckinghamshire (ranked 29th) where homes are now worth over £1million when compared to the county average of around £600k. This is twice the premium of Cheshire, home to Altrincham Grammar School for Girls (ranked 10th) and Loreto Grammar School (ranked 20th) which has the next highest house price premium when compared to the country average (£434,756 compared to £249,829 or 74%). (Table 1)

Andrew Mason, Lloyds Bank mortgages director, said: “Providing their children with a good education is a priority for most parents and is often on the list of key considerations for families looking to decide where to live. While there is most definitely a premium attached to some neighbourhoods surrounding the best state schools across the country, there are also many that come in under the county average, particularly outside of London and the South East where homes remain more affordable versus average earnings.”

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Out of top 30 schools, 11 are priced under the English average. Properties close to the High School for Girls in Gloucestershire (ranked 19th) are £129,982 (44%) below the county average, followed by King Edward VI Handsworth School in the West Midlands (ranked 6th) at £86,953 (42%) below the county average and Kendrick School in Berkshire (ranked 12th) at £135,919 (32%) below the county average.

The average house price in the postal areas of the top 30 schools is nearly 10 times (9.9) average local earnings – compared to 7.9 across England. Homes close to the Henrietta Barnett School in Barnett (the best performing state school in the country) are the least affordable at 22.2 times gross average annual earnings in the area.

The most affordable are properties near King Edward VI Handsworth School in the West Midlands (ranked 6th) where house prices are just 3.7 times average local earnings. (Table 3)

Table 1: House prices in postal districts of the highest ranked secondary state schools in England 2017 – House prices above county/borough average

School	Postal District	County/LA	Average House Price 2018* (£)	Average House Price in County 2018 (£)	Premium to County 2018 £	Premium to County 2018 %
Beaconsfield High School	HP9	Buckinghamshire	1,018,794	408,908	609,887	149%
Altrincham Grammar School for Girls	WA14	Cheshire	434,756	249,829	184,927	74%
Loreto Grammar School	WA14	Cheshire	434,756	249,829	184,927	74%
The Henrietta Barnett School	NW11	Barnet	1,100,748	672,434	428,314	64%
Dr Challoner's High School	HP7	Buckinghamshire	666,310	408,908	257,402	63%
Tunbridge Wells Girls' Grammar School	TN4	Kent	439,816	344,478	95,338	28%
The Tiffin Girls' School	KT2	Kingston upon Thames	704,643	571,845	132,798	23%
Newport Girls' High School Academy Trust	TF10	Shropshire	245,164	217,600	27,564	13%
St Olave's and St Saviour's Grammar School	BR6	Bromley	552,945	507,661	45,284	9%
Nonsuch High School for Girls	SM3	Sutton	447,195	413,522	33,673	8%
Wolverhampton Girls' High School	WV6	West Midlands	219,853	204,990	14,863	7%
Townley Grammar School	DA6	Bexley	379,279	361,567	17,712	5%
Tonbridge Grammar School	TN9	Kent	358,487	344,478	14,008	4%
Chelmsford County High School for Girls	CM1	Essex	355,765	344,734	11,030	3%
Ermysted's Grammar School	BD23	North Yorkshire	248,915	254,447	-5,532	-2%

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Lancaster Girls' Grammar School	LA1	Lancashire	160,805	164,412	-3,607	-2%
King Edward VI Camp Hill School for Boys	B14	West Midlands	198,380	204,990	-6,610	-3%
Colchester County High School for Girls	CO3	Essex	324,463	344,734	-20,272	-6%
Wilson's School	SM6	Sutton	384,694	413,522	-28,828	-7%
Wallington County Grammar School	SM6	Sutton	384,694	413,522	-28,828	-7%
St Michael's Catholic Grammar School	N12	Barnet	574,986	672,434	-97,448	-14%
Queen Elizabeth's School, Barnet	EN5	Barnet	547,917	672,434	-124,518	-19%
The Rochester Grammar School	ME1	Kent	280,073	344,478	-64,406	-19%
The Blue Coat School	L15	Merseyside	135,628	168,067	-32,439	-19%
Southend High School for Girls	SS2	Essex	251,461	344,734	-93,273	-27%
The Latymer School	N9	Enfield	320,684	461,741	-141,057	-31%
Sir Henry Floyd Grammar School	HP21	Buckinghamshire	279,890	408,908	-129,018	-32%
Kendrick School	RG1	Berkshire	293,874	429,793	-135,919	-32%
King Edward VI Handsworth School	B21	West Midlands	118,038	204,990	-86,953	-42%
High School for Girls	GL1	Gloucestershire	162,489	292,471	-129,982	-44%
Top30 state schools average			400,850	369,882	30,968	8%

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

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 2013* (£)	Average House Price 2018* (£)	Price change in 5 years	% change in 5 years
The Latymer School	N9	202,095	320,684	118,589	59%
Nonsuch High School for Girls	SM3	284,928	447,195	162,267	57%
Wilson's School	SM6	251,848	384,694	132,846	53%
Wallington County Grammar School	SM6	251,848	384,694	132,846	53%
St Olave's and St Saviour's Grammar School	BR6	365,933	552,945	187,011	51%
Southend High School for Girls	SS2	167,673	251,461	83,788	50%
Townley Grammar School	DA6	253,486	379,279	125,793	50%
Kendrick School	RG1	200,469	293,874	93,405	47%

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Altrincham Grammar School for Girls	WA14	299,658	434,756	135,098	45%
Loreto Grammar School	WA14	299,658	434,756	135,098	45%
Chelmsford County High School for Girls	CM1	247,694	355,765	108,071	44%
The Rochester Grammar School	ME1	195,832	280,073	84,241	43%
Tonbridge Grammar School	TN9	254,260	358,487	104,227	41%
Dr Challoner's High School	HP7	474,875	666,310	191,435	40%
Tunbridge Wells Girls' Grammar School	TN4	315,581	439,816	124,235	39%
St Michael's Catholic Grammar School	N12	415,847	574,986	159,139	38%
Colchester County High School for Girls	CO3	234,978	324,463	89,485	38%
Sir Henry Floyd Grammar School	HP21	202,779	279,890	77,111	38%
King Edward VI Camp Hill School for Boys	B14	147,963	198,380	50,417	34%
Queen Elizabeth's School, Barnet	EN5	412,551	547,917	135,365	33%
High School for Girls	GL1	124,225	162,489	38,264	31%
The Henrietta Barnett School	NW11	867,923	1,100,748	232,825	27%
King Edward VI Handsworth School	B21	94,148	118,038	23,890	25%
The Tiffin Girls' School	KT2	591,981	704,643	112,662	19%
Beaconsfield High School	HP9	859,016	1,018,794	159,778	19%
Newport Girls' High School Academy Trust	TF10	209,310	245,164	35,853	17%
Wolverhampton Girls' High School	WV6	188,215	219,853	31,638	17%
The Blue Coat School	L15	117,679	135,628	17,949	15%
Ermysted's Grammar School	BD23	217,933	248,915	30,982	14%
Lancaster Girls' Grammar School	LA1	144,166	160,805	16,639	12%
Top 30 state schools average		296,485	400,850	104,365	35%

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

Table 3: Least affordable postal districts among the highest ranked* secondary state schools in England 2017

School	Postal District	County	Average House Price 2018* (£)	Average Earnings 2018 (£)	House Price/Earnings ratio
The Henrietta Barnett School	NW11	Barnet**	1,100,748	49,649	22.2
Beaconsfield High School	HP9	Buckinghamshire	1,018,794	50,029	20.4
The Tiffin Girls' School	KT2	Kingston upon Thames	704,643	49,840	14.1
St Michael's Catholic Grammar School	N12	Barnet**	574,986	49,649	11.6

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Dr Challoner's High School	HP7	Buckinghamshire	666,310	58,040	11.5
Nonsuch High School for Girls	SM3	Sutton**	447,195	39,707	11.3
Queen Elizabeth's School, Barnet	EN5	Barnet**	547,917	49,649	11.0
Altrincham Grammar School for Girls	WA14	Cheshire	434,756	40,421	10.8
Loreto Grammar School	WA14	Cheshire	434,756	40,421	10.8
St Olave's and St Saviour's Grammar School	BR6	Bromley	552,945	53,868	10.3
Tunbridge Wells Girls' Grammar School	TN4	Kent	439,816	43,254	10.2
Wilson's School	SM6	Sutton**	384,694	39,707	9.7
Wallington County Grammar School	SM6	Sutton**	384,694	39,707	9.7
Townley Grammar School	DA6	Bexley**	379,279	41,954	9.0
Colchester County High School for Girls	CO3	Essex	324,463	37,349	8.7
Ermysted's Grammar School	BD23	North Yorkshire	248,915	29,438	8.5
Newport Girls' High School Academy Trust	TF10	Shropshire	245,164	29,233	8.4
The Rochester Grammar School	ME1	Kent	280,073	34,024	8.2
The Latymer School	N9	Enfield**	320,684	39,035	8.2
Tonbridge Grammar School	TN9	Kent	358,487	44,610	8.0
Kendrick School	RG1	Berkshire	293,874	38,399	7.7
Chelmsford County High School for Girls	CM1	Essex	355,765	47,382	7.5
Wolverhampton Girls' High School	WV6	West Midlands	219,853	30,108	7.3
Southend High School for Girls	SS2	Essex	251,461	36,793	6.8
Sir Henry Floyd Grammar School	HP21	Buckinghamshire	279,890	41,223	6.8
King Edward VI Camp Hill School for Boys	B14	West Midlands	198,380	31,683	6.3
High School for Girls	GL1	Gloucestershire	162,489	30,737	5.3
Lancaster Girls' Grammar School	LA1	Lancashire	160,805	34,103	4.7
The Blue Coat School	L15	Merseyside	135,628	31,148	4.4
King Edward VI Handsworth School	B21	West Midlands	118,038	31,683	3.7
Top 30state schools average			400,850	40,428	9.9

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

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

Table 4: Top 30 ranked secondary state schools in England 2018

Rank	School	Postal District	County/LA	Average House Price 2018	% achieving grades A-A* or level 9-7

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1	The Henrietta Barnett School	NW11	Barnet	£1,100,748	94%
2	The Tiffin Girls' School	KT2	Kingston upon Thames	£704,643	92%
3	Queen Elizabeth's School, Barnet	EN5	Barnet	£547,917	90%
4	St Olave's and St Saviour's Grammar School	BR6	Bromley	£552,945	89%
5	Colchester County High School for Girls	CO3	Essex	£324,463	89%
6	King Edward VI Camp Hill School for Boys	B14	West Midlands	£198,380	88%
7	Chelmsford County High School for Girls	CM1	Essex	£355,765	87%
8	Wilson's School	SM6	Sutton	£384,694	86%
9	Newport Girls' High School Academy Trust	TF10	Shropshire	£245,164	86%
10	Altrincham Grammar School for Girls	WA14	Cheshire	£434,756	86%
11	Nonsuch High School for Girls	SM3	Sutton	£447,195	85%
12	Kendrick School	RG1	Berkshire	£293,874	84%
13	The Latymer School	N9	Enfield	£320,684	83%
14	St Michael's Catholic Grammar School	N12	Barnet	£574,986	82%
15	Tonbridge Grammar School	TN9	Kent	£358,487	82%
16	Wolverhampton Girls' High School	WV6	West Midlands	£219,853	81%
17	Lancaster Girls' Grammar School	LA1	Lancashire	£160,805	80%
18	The Blue Coat School	L15	Merseyside	£135,628	79%
19	High School for Girls	GL1	Gloucestershire	£162,489	78%
20	Loreto Grammar School	WA14	Cheshire	£434,756	75%
21	Dr Challoner's High School	HP7	Buckinghamshire	£666,310	75%
22	King Edward VI Handsworth School	B21	West Midlands	£118,038	70%
23	Southend High School for Girls	SS2	Essex	£251,461	69%
24	Townley Grammar School	DA6	Bexley	£379,279	69%
25	Tunbridge Wells Girls' Grammar School	TN4	Kent	£439,816	69%
26	Ermysted's Grammar School	BD23	North Yorkshire	£248,915	67%
27	Sir Henry Floyd Grammar School	HP21	Buckinghamshire	£279,890	67%
28	Wallington County Grammar School	SM6	Sutton	£384,694	66%
29	Beaconsfield High School	HP9	Buckinghamshire	£1,018,794	66%
30	The Rochester Grammar School	ME1	Kent	£280,073	66%

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

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

EDITORS' NOTES:

¹The ranking has been compiled using 2017 GCSE performance data from the Department for Education

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and reflect the percentage of pupils achieving 5+ A*-C GCSEs (excluding equivalents) including 9-4 in both English and Maths GCSE and the percentage of A-A* (9-7 in English & Maths) 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 - 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 2018.

For further information

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