



HM Treasury

2021 mortgage guarantee scheme Quarterly Statistics

11 May 2022

Data from 19 April 2021 to 31 December 2021

Key points:

- From the scheme launch on 19 April to the end of December 2021, 12,388 mortgages have been completed with the support of the scheme.
- Of these, 86% were purchases by first-time buyers.
- The total value of mortgages supported by the scheme is £2.2 billion.
- Compared to total mortgage completions in each region, the scheme has supported a higher proportion of mortgages in the South East, North West and Scotland, and a lower proportion in London, the North East, Northern Ireland and Wales.
- The mean value of a property purchased or remortgaged through the scheme was £189,804 compared to a national average house price of £274,712.

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Date of next publication:

August 2022

Introduction

This statistical release contains Official Statistics on the government's 2021 mortgage guarantee scheme, covering the number of mortgage completions, types and values of properties, borrower incomes and breakdowns by geographical area. This is the second statistical release for the 2021 mortgage guarantee scheme covering data from the early months of the scheme since its launch, for the period between 19 April 2021 and 31 December 2021. Excel tables with all the data set out in this release are available at:

www.gov.uk/government/collections/official-statistics-on-the-mortgage-guarantee-scheme

The quarterly release of the earlier 2013-2016 Help to Buy: Mortgage Guarantee Scheme can be found at:

www.gov.uk/government/collections/help-to-buy-mortgage-guarantee-scheme-quarterly-statistics

The quarterly release of the Official Statistics for the Help to Buy: ISA scheme can be found at:

www.gov.uk/government/collections/official-statistics-on-the-help-to-buy-isa-scheme

The release is compatible with the Help to Buy: Equity Loan statistics released by the Department for Levelling Up, Housing and Communities:

www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics

In order to provide context for users of the 2021 mortgage guarantee scheme statistics, comparisons are made to various UK Finance statistics, which cover the UK mortgage lending market as a whole. More information about UK Finance is available at:

<https://www.ukfinance.org.uk/data-and-research/data>

2021 mortgage guarantee scheme

The 2021 mortgage guarantee scheme opened on 19 April 2021 and is available across the United Kingdom until 31 December 2022. Under the scheme, the government offers lenders the option to purchase a guarantee on mortgage loans where the borrower has a deposit of less than 10%. The scheme can be used for mortgages on both new build and existing homes, and by first-time buyers, home movers and those remortgaging.

In order to qualify for a loan supported by the 2021 mortgage guarantee, eligibility criteria have to be met which are set out in the scheme rules.¹ For example, the scheme is not available on buy-to-let mortgages or second homes, and the property value must be £600,000 or less.

The guarantee compensates participating mortgage lenders for a portion of net losses suffered in the event of repossession. The guarantee applies down to 80% of the purchase value of the guaranteed property covering 95% of these net losses. The lender retains a 5% risk in the portion of losses covered by the guarantee. This ensures that the lender retains some risk in every mortgage originated.

¹ www.gov.uk/government/publications/the-mortgage-guarantee-scheme

Monthly figures

Table 1 below shows the number of mortgage completions through the scheme alongside the total value of these loans, the value of the associated government guarantee and the total value of the properties. There were 12,388 mortgage completions from scheme launch on 19 April to the end of December 2021, which represents 5% of all residential mortgage completions in the UK from the beginning of April to the end of December 2021.² This is a significant increase compared to the period ending in September 2021 where there were 6,535 mortgage completions through the scheme. The corresponding value of these guarantees is £326 million while the overall value of loans supported by the scheme is £2.2 billion. These mortgages were used to finance properties worth £2.35 billion in total.

Table 1: Number of mortgage completions and value of guarantees, loans and properties from April 2021 to December 2021

	Completions	Value of Government guarantee (£m)	Value of mortgage loans (£m)	Value of properties (£m)
2021				
April	0	0	0	0
May	51	1	9	9
June	759	26	176	186
July	1,140	27	184	195
August	1,806	47	317	335
September	2,769	78	528	558
October	1,964	48	332	351
November	1,986	50	341	361
December	1,913	49	336	355
Total to end December	12,388	326	2,224	2,351

² Source: UK Finance data for regulated mortgage lending.

Property value

Table 2 and Chart 1 below show the number of completed mortgages supported by the scheme broken down by property value.

The mean value of a property purchased or remortgaged through the mortgage guarantee scheme to the end of December 2021 is £189,804, compared to an average UK house price of £274,712.³ The median property value is lower at £165,000, reflecting that a higher proportion of properties in the scheme are in the lower value bands. 28% of all mortgage completions through the scheme to date are on properties in the lowest value band, and 66% are on properties worth £200,000 or less. Only 21% of mortgage completions are on properties valued at £250,000 and above.

Table 2: Mortgage completions from April 2021 to December 2021, by property value⁴

Price band	Total completions	Percentage of total completions (%)
£0 – £125,000	3,529	28
£125,001 – £150,000	1,800	15
£150,001 – £200,000	2,832	23
£200,001 – £250,000	1,598	13
£250,001 – £350,000	1,732	14
£350,001 – £500,000	733	6
£500,001 – £600,000	164	1
All properties	12,388	100

Chart 1: Completions by property value from April 2021 to December 2021



³ Source: <https://www.gov.uk/government/statistics/uk-house-price-index-for-december-2021/uk-house-price-index-summary-december-2021>

⁴ The property value bands match those published by DLUHC for the Help to Buy: Equity Loan scheme, to allow comparability between the two schemes.

⁵ Due to rounding, numbers may not add up to 100%.

Property type

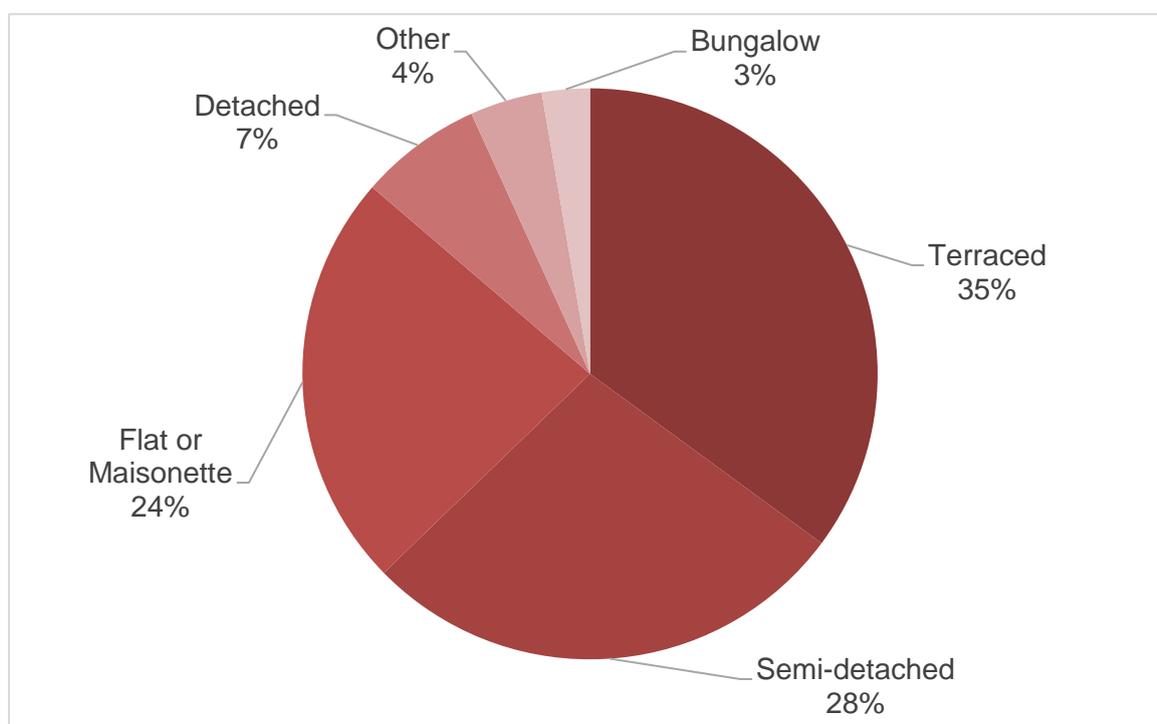
Table 3 and Chart 2 below show the number of mortgage completions broken down by property type.

The majority of mortgage completions through the scheme to date are on terraced houses, making up 35% of total completions. 28% of completions in the scheme are on flats or maisonettes, while completions for detached houses and bungalows are much lower, making up 7% and 3% of the total respectively.

Table 3: Mortgage completions from April 2021 to December 2021, by property type

Property types	Total completions	Percentage of total completions (%) ⁶
Terraced	4,349	35
Flat or Maisonette	3,421	28
Semi-detached	2,925	24
Detached	855	7
Other	505	4
Bungalow	333	3
All properties	12,388	100

Chart 2: Completions by property type from April 2021 to December 2021



⁶ Due to rounding, numbers may not add up to 100%.

Borrowers

Table 4 below shows the number of 2021 mortgage guarantee scheme completions, broken down by borrowers' household income.⁷

Over half of households who completed a mortgage with the support of the scheme have a household income of between £0 and £50,000. Take-up is lower for those on higher incomes; households with an income over £80,000 make up 11% of all completions.

The median household income for borrowers using the scheme is £45,707, while the mean household income is slightly higher at £50,548.

Table 4: Mortgage completions from April 2021 to December 2021, by total applicant household income

Total household income	Total completions	Percentage of total completions (%) ⁸
£0 – £20,000	536	4
£20,001 – £30,000	1,666	13
£30,001 – £40,000	2,461	20
£40,001 – £50,000	2,617	21
£50,001 – £60,000	1,901	15
£60,001 – £80,000	1,900	15
£80,001 – £100,000	714	6
Greater than £100,000	593	5
All	12,388	100

Table 5 below shows the number of mortgage completions through the scheme, split between first-time buyers and others (i.e. home movers or those remortgaging).

It shows that 86% of mortgage completions through the 2021 mortgage guarantee scheme to date have been for purchases by first-time buyers.

Table 5: Mortgage completions from April 2021 to December 2021, by type of borrower

	Completions (non first-time buyer)	Completions (first-time buyer)	Total completions
All properties	1,790	10,598	12,388

⁷ "Household income" refers to the total income for all individuals who are party to the mortgage.

⁸ Due to rounding, numbers may not add up to 100%.

Country and regional breakdowns

Table 6 below shows the regional distribution of the number of mortgage completions through the scheme in England⁹, as well as the distribution by country in the devolved administrations. It also shows a country and regional breakdown of mean property values, number of first-time buyers and borrower incomes.

In Scotland, the proportion of mortgage completions with the support of the scheme was significantly higher than the country's share of total mortgage completions in the UK as a whole. Since the launch of the scheme, 9% of all UK mortgage completions¹⁰ have taken place in Scotland, compared to 24% of 2021 mortgage guarantee scheme completions.

In Wales and Northern Ireland, the proportion of mortgage completions through the 2021 mortgage guarantee scheme is comparable with the nations' overall market share. In Wales, mortgage completions make up 4% of the UK total, compared to 5% of 2021 mortgage guarantee scheme completions.

Similarly, in Northern Ireland, mortgage completions make up 3% of the UK total, compared to 3% of 2021 mortgage guarantee scheme completions.

67% of completions through the 2021 mortgage guarantee scheme were in England, compared to England's 84% share of overall UK residential mortgage completions.

⁹ The regions used in this publication are based on regions as defined by the ONS. ONS data regions can be found here: www.ons.gov.uk/methodology/geography/ukgeographies

¹⁰ Comparison data for all figures on this page is available from <https://www.ukfinance.org.uk/data-and-research/data>

Table 6: Mortgage completions, mean property value, first-time buyers and mean borrower income from April 2021 to December 2021, by country/region¹¹

Country/Region	Completions	Percentage of total completions (%) ¹²	Mean property value (£)	Number of first-time buyers	Mean borrower income (£)
England	8,321	67	214,490	7,154	54,932
North East	600	5	131,139	496	40,981
North West	1,542	12	165,391	1,340	46,901
Yorkshire and The Humber	972	8	156,136	851	44,422
East Midlands	893	7	190,661	773	50,358
West Midlands	925	7	192,966	786	51,952
East of England	949	8	263,024	812	61,558
London	445	4	381,172	411	88,427
South East	1,293	10	288,094	1,091	67,409
South West	702	6	226,208	594	55,616
Wales	676	5	158,186	594	45,624
Scotland	2,991	24	135,157	2,485	40,724
Northern Ireland	398	3	138,050	363	41,098
Unknown	2	0	195,755	2	52,065
Total	12,388	100	189,804	10,598	50,548

¹¹ Median property value and percentage of first-time buyers can be found in the accompanying tables.

¹² Due to rounding, numbers may not add up to 100%.

Local authority breakdown

Map 1 overleaf shows the total value of the associated mortgage loans by local authority area (dark shaded areas denote higher value loans in a local authority through the mortgage guarantee scheme from 19 April 2021 to 31 December 2021).

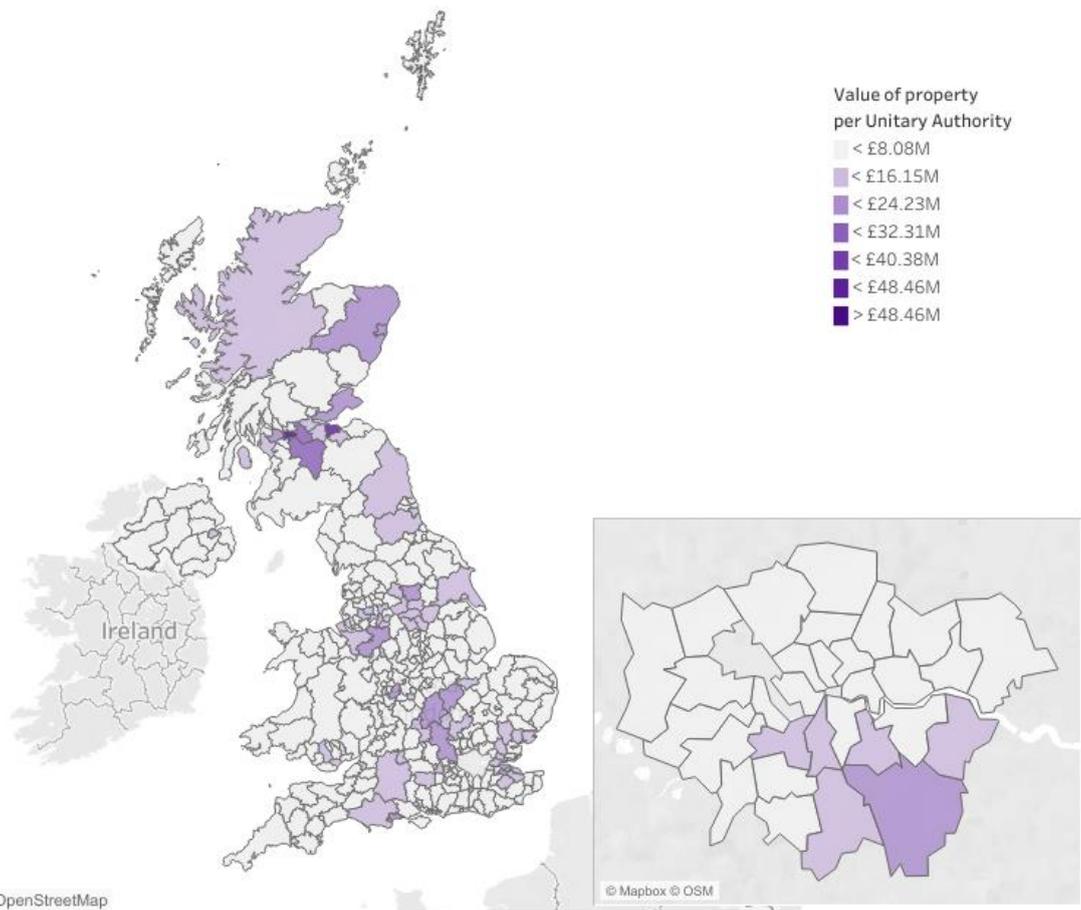
Accompanying tables are available to download alongside this release:

Table 7: Mortgage completions and value of loans and properties supported by the 2021 mortgage guarantee scheme, by local authority, England, Scotland, Wales and Northern Ireland.

Table 8: Mortgage completions supported by the 2021 mortgage guarantee scheme, by postcode district, England, Scotland, Wales and Northern Ireland.

Table 9: Mortgage completions supported by the 2021 mortgage guarantee scheme, by constituency, England, Scotland, Wales and Northern Ireland.

Map 1: Location and value of completed mortgages supported by the 2021 mortgage guarantee scheme from April 2021 to December 2021, by local authority, UK



Source: Office for National Statistics licensed under the Open Government Licence v.3.0
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Background notes

Data collection

National Savings and Investments (NS&I), who administer the scheme on behalf of HM Treasury, collect data from providers participating in the scheme in accordance with monitoring and reporting requirements set by HM Treasury.

Data quality

Both NS&I and HM Treasury quality assure the data, using IT solutions and manual processes.

Audit and financial reporting

The scheme requires a rigorous audit regime to monitor and enforce compliance with the eligibility criteria and scheme rules. Providers are required to conduct internal audits, in addition to administrator audits carried out by NS&I to seek assurance as to the provider's compliance with the scheme rules.

Mean and median

The following explanation uses property value as an example, but the median and mean are used in the same way throughout these publication. The median property value is the midway point of all the property values included in the analysis. That is, if there were 101 property completions during a time period and they were ranked by value, the median property value would be the value in the middle i.e., the value that has 50 house prices above it and 50 house prices below it.

This differs to the arithmetic mean value, which equates to the average price – adding the property values together and then dividing this by the total number of completions included in the analysis.

It can be useful to look at both the mean and median with property values. Extreme values at either end of the scale can skew the mean. Therefore, the median can give users an additional way of interpreting the data.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Treasury Revisions policy:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/191042/statistics_revisions_policy.pdf

There are two types of revision covered by the policy above, unscheduled revisions and scheduled revisions.

In line with the policy above, if a significant unscheduled revision is needed (for example from an error in the result of the compilation, imputation or dissemination process), the statistical release and accompanying tables would be updated with a correction notice as soon as is practical.

There should be relatively few scheduled revisions as the data is compiled from established administrative systems. Where there are scheduled revisions these will be indicated in the time series and highlighted in the release.

Users of the data

The data is used for monitoring the delivery of the 2021 mortgage guarantee scheme by users including the public, Parliament, financial and housing companies and markets. They are also used to inform wider government policy on housing.

Data sources

The publications of this scheme use the official UK House Price Index (UK HPI) which replaces the existing, and previously used, house price indices published by the Office for National Statistics (ONS) and Land Registry for England and Wales.

An explanation of the change in House Price Index by the ONS is published here:

www.ons.gov.uk/economy/inflationandpriceindices/articles/introducingthesingleofficialhousepriceindex/2016-03-30

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The department's engagement strategy to meet the needs of statistics users is published here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/361916/User_engagement_Oct_14.pdf

Further information

Further information about the mortgage guarantee scheme can be found at:

<https://www.gov.uk/government/publications/the-mortgage-guarantee-scheme>

Enquiries

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