



Help to Buy: ISA scheme Quarterly Statistics

26 April 2018

Data from 1 December 2015 to December 2017

Key points:

- Since the launch of the Help to Buy: ISA, 128, 328 property completions have been supported by the scheme.
- 172,068 bonuses have been paid through the scheme with an average bonus value of £767.
- The highest proportion of property completions with the support of the scheme is in the North West, Yorkshire and The Humber and West Midlands, with a lower proportion in the North East and Northern Ireland.
- The mean value of a property purchased through the scheme is £172,076 compared to an average first-time buyer house price of £190,722 and a national average house price of £226,756.
- The median age of a first-time buyer in the scheme is 27 compared to a national first-time buyer median age of 30.

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July/ August 2018

Introduction

This statistical release contains Official Statistics on the government's Help to Buy: ISA scheme, covering the number and value of bonuses paid, property completions by value, breakdowns by age and by geographical area. Excel tables with all the data set out in this release are available at:

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

The quarterly release of the Official Statistics for the 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: Equity Loan scheme can be found at:

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

In order to provide context for users of the Help to Buy: ISA scheme statistics, comparisons are made to various Council of Mortgage Lenders (CML) statistics, which cover the UK mortgage lending market as a whole. More information about CML statistics is available at:

www.cml.org.uk/cml/statistics

Help to Buy: ISA

The Help to Buy: ISA scheme was launched on 1 December 2015 with accounts available through banks, building societies and credit unions. The scheme enables people saving for their first home to receive a 25% boost to their savings from the Government when they buy a property of £250,000 or less (with a higher price limit of £450,000 in London). This means that for every £200 saved, first-time buyers can receive a government bonus of £50. The maximum government bonus is £3,000.

The scheme will be open to new savers until 30 November 2019. Help to Buy: ISA account holders can, however, continue saving into their account until 30 November 2029 when accounts will close to additional contributions. The Help to Buy: ISA government bonus must be claimed by 1 December 2030.

Monthly figures

Table 1 below shows the number of Help to Buy: ISA bonuses paid through the scheme alongside the number of property completions, the total value of bonuses paid and the total value of the properties purchased. There were 172,068 bonuses paid through the scheme to end of December 2017, which supported 128,328 property completions. The total value of the bonuses paid in this period was £132 million which were used to finance properties worth £22.1 billion in total.

Table 1: Number of bonuses paid, property completions, total value of bonuses and properties from December 2015 to December 2017

	Bonuses	Total property completions ^{1,2}	Value of bonuses (£m)	Value of properties (£m)
2015				
December	-	-	-	-
2016				
January	-	-	-	-
February	370	245	0	41
March	1,648	1,195	1	195
April	3,230	2,272	2	371
May	3,619	2,634	2	442
June	6,013	4,242	3	721
July	6,759	4,777	4	808
August	8,139	5,704	5	972
September	7,999	5,656	5	957
October	7,734	5,498	5	939
November	8,459	6,112	6	1,046
December	8,359	6,100	6	1,054
2017				
January	6,401	4,881	5	835
February	6,965	5,309	5	908
March	9,342	7,089	7	1,217
April	8,024	6,075	7	1,038
May	9,352	7,110	8	1,228
June	10,856	8,271	9	1,436
July	9,917	7,508	9	1,315
August	10,791	8,299	10	1,446
September	9,263	7,104	9	1,236
October	9,762	7,514	9	1,293

¹ Total property completions include property purchases where confirmation of completion is still being awaited from the acting solicitor or conveyancer.

² Total property completions is lower than the total bonuses paid as multiple bonuses can be used for a single property, i.e. a couple each with a Help to Buy: ISA buying a property together.

November	10,179	7,825	10	1,357
December	8,887	6,908	9	1,278
Total to end December	172,068	128,328	132	22,082

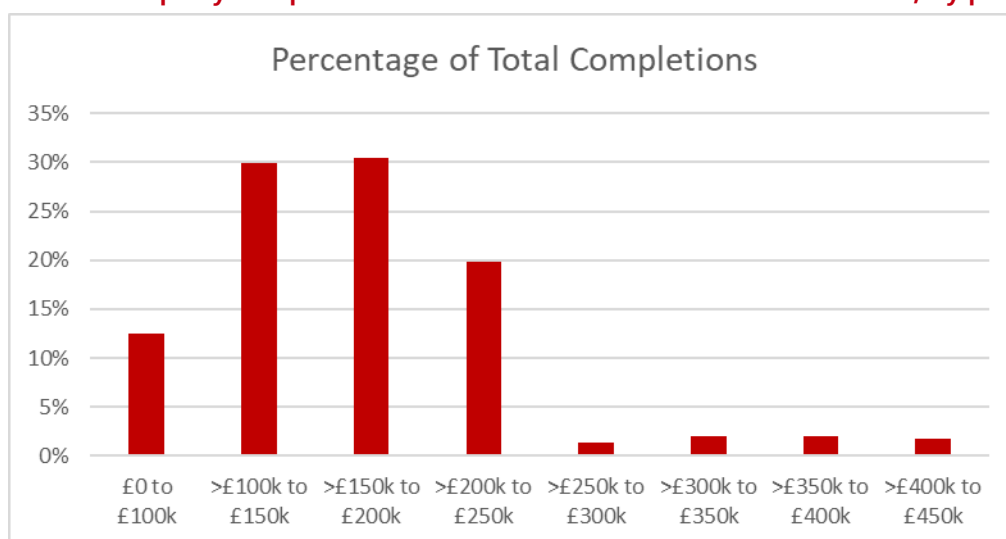
Property value

Table 2 below shows the number of property completions supported by the scheme broken down by property value. The mean value of a property completion in the Help to Buy: ISA scheme to the end of December 2017 was £172,076, compared to the average first-time buyer price of £190,722³ and the average UK house price of £226,756⁴. 73% of completions were in the lower value bands of £200,000 or less. 20% of completions were on properties valued at between £200,000 and £250,000. This reflects the fact that most completions in the scheme have been on properties outside London, in regions where prices are typically lower.

Table 2: Bonuses and property completions from December 2015 to December 2017, by property value

Price band	Bonuses	Total property completions	Percentage of total completions (%) ⁵
£0 – £100,000	18,775	16,055	13
£100,000 – £150,000	49,990	38,462	30
£150,000 – £200,000	54,610	39,150	31
£200,000 – £250,000	36,259	25,479	20
£250,000 – £300,000	2,334	1,774	1
£300,000 – £350,000	3,593	2,646	2
£350,000 – £400,000	3,496	2,587	2
£400,000 - £450,000	3,011	2,175	2
All properties	172,068	128,328	100

Chart 1: Property completions from December 2015 to December 2017, by property value



³ Source: <https://www.gov.uk/government/publications/uk-house-price-index-summary-december-2017/uk-house-price-index-summary-december-2017>

⁴ Source: <https://www.gov.uk/government/publications/uk-house-price-index-summary-december-2017/uk-house-price-index-summary-december-2017>

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

Age breakdown

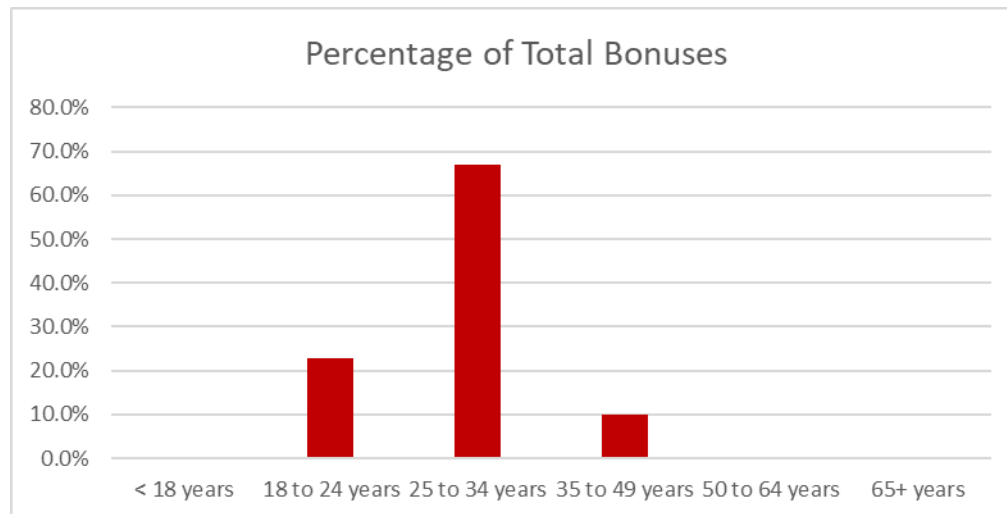
Table 3 shows the number of bonuses paid, broken down by age of first-time buyer.

67% of first-time buyers that have been supported by the scheme were between the ages of 25 to 34. The median age of a first-time buyer in the scheme is 27 compared to a median first-time buyer age across the market in the same period of 30⁶.

Table 3: Bonuses and property completions from December 2015 to December 2017, by age

Age	Bonuses	Total property completions ⁷	Percentage of total bonuses (%) ⁸
18 to 24	39,267	28,534	23
25 to 34	114,966	85,747	67
35 to 49	17,169	13,512	10
50 to 64	634	511	0
65+	32	24	0
Total	172,068	128,328	100

Chart 2: Bonuses from December 2015 to December 2017, by age



Country and regional breakdowns

Table 4 shows the country and regional distribution of the number of bonuses paid and property completions through the scheme in each region of England⁹ as well as in the devolved administrations. It also shows a country and regional breakdown of the mean property value.

⁶ Source: The Council of Mortgage Lenders industry data for median age of first-time buyers.

⁷ Property completions by age band is allocated by splitting the property in two to account for where multiple bonuses are used for a single property.

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

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

Scotland accounted for 8% of property completions, Wales accounted for 5% of property completions and Northern Ireland accounted for 2% of property completions.

79% of bonuses paid were in England and this supported 80% of total property completions through the scheme. London and the South East received 16% of total bonuses paid and made up 17% of total property completions. At a regional level a higher proportion of property completions were supported by the scheme in the North West, Yorkshire and The Humber and West Midlands.

Table 4: Number of bonuses and mean bonus paid, property completions and mean property value from December 2015 to December 2017, by country/region¹⁰

Country/ Region	Bonuses	Percentage of total bonuses (%)	Mean bonus paid (£)	Property completions	Percentage of total completions (%)	Mean property value (£)
United Kingdom	163,362	95	769	123,219	96	171,938
Great Britain	159,162	92	769	120,140	94	172,986
England and Wales	144,826	84	772	108,821	85	176,419
England	136,060	79	773	102,172	80	178,529
North East	7,708	4	750	5,895	5	135,953
North West	23,374	14	766	17,602	14	147,944
Yorkshire and The Humber	17,778	10	763	13,354	10	144,810
East Midlands	15,505	9	762	11,604	9	154,607
West Midlands	16,043	9	775	11,963	9	159,919
East	11,660	7	776	8,615	7	184,037
London	14,585	8	808	11,205	9	317,614
South East	13,404	8	788	10,114	8	189,498
South West	16,003	9	765	11,820	9	180,747
Wales	8,766	5	759	6,649	5	143,990
Scotland	14,336	8	744	11,319	9	139,981
Northern Ireland	4,200	2	758	3,079	2	131,069
Other	8,706	5	734	5,109	4	175,394
Total	172,068	100	767	128,328	100	172,076

¹⁰ Due to rounding, numbers may not add up to 100%.

Local authority breakdown

Map 1 overleaf shows the number of bonuses paid through the Help to Buy: ISA scheme by local authority from 1 December 2015 to 30 December 2017.

Accompanying tables are available to download alongside this release:

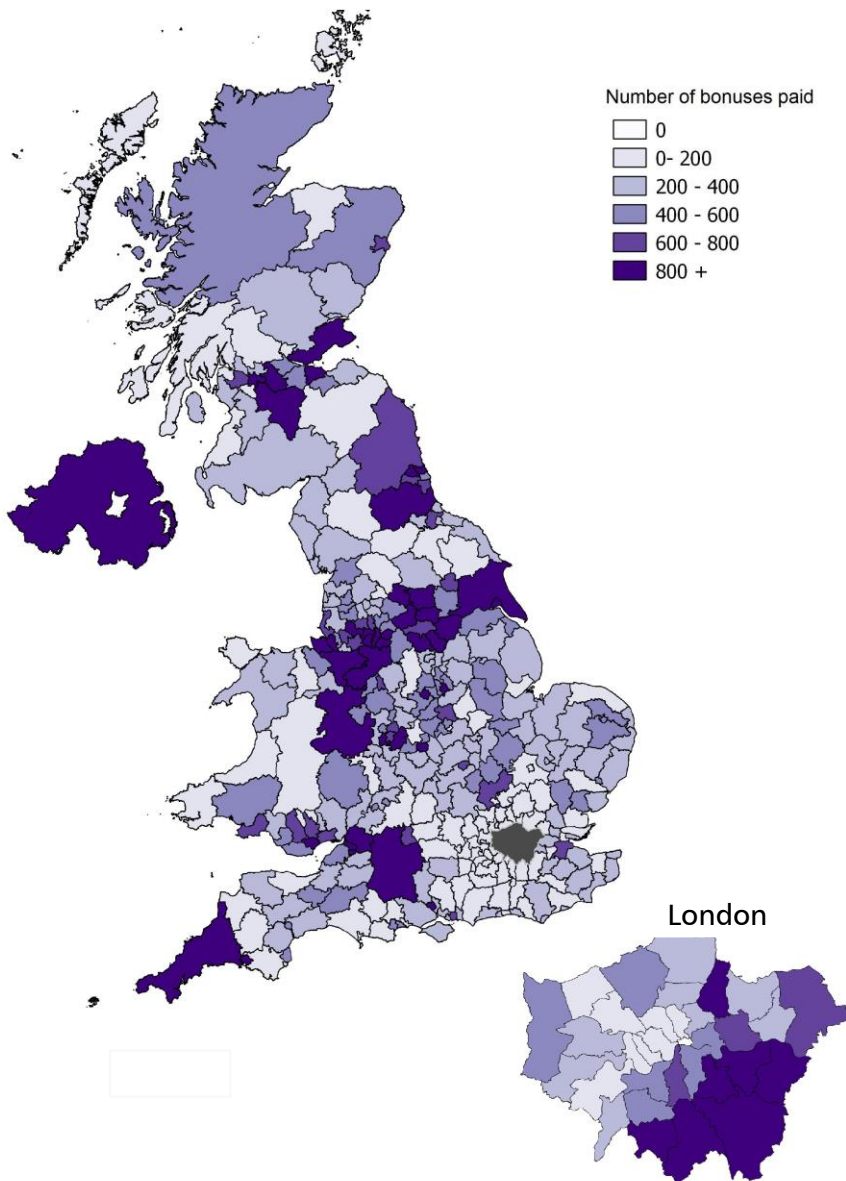
Table 5: Breakdown by local authority, England, Scotland, Wales and Northern Ireland.

Table 6: Breakdown by postcode district, England, Scotland, Wales and Northern Ireland.

Table 7: Breakdown by constituency, England, Scotland, Wales and Northern Ireland.

Map 1: Number of bonuses paid through the Help to Buy: ISA from December 2015 to December 2017, by local authority, UK¹¹

Number of Help to Buy ISA bonus payments by Local Authority December 2017



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Contains Royal Mail data © Royal Mail copyright and database right 2014

Contains National Statistics data © Crown copyright and database right 2014

¹¹ Where the number of bonuses paid falls on the boundary between two bands, it is allocated on the lower band, i.e. 200 number of bonuses paid will be included in the 0-200 band.

Background notes

Data collection

UK Asset Resolution corporate services (UKARcs), 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 UKARcs 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 UKARcs 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 the publication. The median property value is the midway point of all the properties 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., 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 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 Help to Buy: ISA 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:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/191041/statistics_user_engagement.pdf

Further information

Further information about the Help to Buy: ISA scheme can be found at:

www.helptobuy.gov.uk/help-to-buy-isa/how-does-it-work/

Enquiries

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