



Date: 23 June 2025

Our Ref: RFI5206

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

By Email Only

Dear [REDACTED]

RE: Request for Information – RFI5206

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

I would like to please make a Freedom Of Information request regarding help to buy, consisting of the following:

- 1. For Help To Buy equity loans (New builds):**
 - a. Total number of help to buy funded a) flats and b) houses by year since the scheme started**
 - b. Total number of full redemptions or sales by year for each of a) flats and b) houses**
 - c. What % (by number of sales) for each redemption year were above or below the initial purchase price of the property for each of a) flats and b) houses**
 - d. The average % and £ difference between full redemption/sale of properties for each of a) flats and b) houses, vs their purchase prices**
 - e. How many outstanding help to buy equity loans there are today**

Response

We can confirm that we do hold the requested information. We will address each of your questions in turn below which includes a table with the requested data. Please note that the figures are provided up to the end April 2025.

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The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

0300 1234 500
@HomesEngland
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a. Total number of help to buy funded a) flats and b) houses by year since the scheme started

Year	Flat	House	Total
2013/14	3,698	15,709	19,407
2014/15	3,779	24,014	27,793
2015/16	4,474	29,281	33,755
2016/17	6,232	33,732	39,964
2017/18	8,873	39,076	47,949
2018/19	10,849	41,605	52,454
2019/20	10,657	40,815	51,472
2020/21	11,063	44,554	55,617
2021/22	10,106	22,591	32,697
2022/23	10,620	15,422	26,042
2023/24	99	25	124
Total	80,450	306,824	387,274

The Help to Buy scheme closed in 2023 therefore there were only a few loans processed in the 2023/24 period due to late claims and exceptional circumstances.

b. Total number of full redemptions or sales by year for each of a) flats and b) houses

Year	Flat	House	Total
2013/14	4	4	8
2014/15	84	136	220
2015/16	716	1,323	2,039
2016/17	1,401	3,781	5,182
2017/18	2,092	7,400	9,492
2018/19	2,427	11,607	14,034
2019/20	2,770	15,388	18,158
2020/21	3,029	18,572	21,601
2021/22	5,087	26,066	31,153
2022/23	6,080	26,734	32,814
2023/24	3,913	15,715	19,628
2024/25	5,173	21,442	26,615
Total	32,776	148,168	180,944





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c. What % (by number of sales) for each redemption year were above or below the initial purchase price of the property for each of a) flats and b) houses

Flat Redemption Year	Gain	Loss	Breakeven
2013/14	50%	25%	25%
2014/15	79%	14%	7%
2015/16	92%	6%	3%
2016/17	92%	6%	2%
2017/18	92%	7%	1%
2018/19	82%	15%	4%
2019/20	67%	30%	4%
2020/21	56%	40%	5%
2021/22	51%	44%	5%
2022/23	55%	40%	5%
2023/24	50%	45%	4%
2024/25	49%	45%	5%

House Redemption Year	Gain	Loss	Breakeven
2013/14	75%	0%	25%
2014/15	66%	29%	5%
2015/16	83%	13%	4%
2016/17	88%	10%	2%
2017/18	88%	10%	2%
2018/19	87%	11%	1%
2019/20	83%	15%	2%
2020/21	84%	14%	2%
2021/22	91%	7%	2%
2022/23	97%	2%	1%
2023/24	97%	2%	1%
2024/25	96%	3%	1%

d. The average % and £ difference between full redemption/sale of properties for each of a) flats and b) houses, vs their purchase prices

Property Type	Average £ Difference	Average % Difference
Flat	£7,652	2.76%
House	£33,666	13.25%





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e. How many outstanding help to buy equity loans there are today

Flat	House	Total
47,674	158,656	206,330

Advice and Assistance

We have a duty to provide and assistance in accordance with section 16 of the FOIA. To comply with this duty, we thought it may be of some assistance to provide further information about how the Help to Buy Equity Loan product operates.

Help to Buy: Equity Loan (secured lending) differs from typical First Charge Mortgage lending; it is an *equity* loan. This means that, instead of being for a fixed sum of money (capital) that is then subject to interest payments, the amount due to Homes England is linked to the value of the property (rather than the amount of the original loan) - as it is based on a percentage of the prevailing market value or sale price of the property whichever is the higher; this means its value can rise or fall with the overall value of the property.

Help to Buy: Equity Loans are interest-free for the initial 5 years. From year 6, interest is chargeable and interest rates go up each year in April by the Consumer Price Index, plus 2%.

Homes England does not retain the money that is repaid when a Help to Buy Equity Loan is redeemed. These funds are transferred back to the Government.

The terms and conditions of the charge are contained in the Equity Mortgage, available on the following link: [Help to Buy: Equity Loan terms and conditions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/help-to-buy-equity-loan-terms-and-conditions) and the outlines of the scheme can be seen in the Buyer's Guide: [Help to Buy: Equity Loan homebuyers' guide - GOV.UK \(www.gov.uk\)](https://www.gov.uk/help-to-buy-equity-loan-homebuyers-guide).

We also publish information about the Help to Buy Equity Loan in our Annual Report and Accounts, including income received from interest due on Equity Loans and valuation modelling of the Help to Buy portfolio. You can access a copy of our latest Annual Report and Accounts on the following link:

<https://www.gov.uk/government/publications/homes-england-annual-report-and-financial-statements-2023-to-2024>





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Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

Information Governance Team

Homes England

The Lumen

2nd Floor

St James Boulevard

Newcastle Helix

Newcastle upon Tyne

NE4 5BZ

United Kingdom

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance. The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

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