HM Treasury

Mortgage Guarantee Scheme Quarterly Statistics

5 November 2025

Data from 19 April 2021 to 30 June 2025

Key points:

- **From the scheme launch on 19 April 2021 to the end of June 2025, 58,856 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 £12 billion.**
- **Compared to total mortgage completions in each region, the scheme has supported a higher proportion of mortgages in the North West, South East and Scotland, and a lower proportion in the North East, London, Wales and Northern Ireland.**
- **The mean value of a property purchased or remortgaged through the scheme was £216,533 compared to a national average house price of £269,000.**

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Introduction

This statistical release contains Official Statistics on the government's Mortgage Guarantee Scheme, covering the number of mortgage completions, types and values of properties, borrower incomes and breakdowns by geographical area. This is the final release of this statistical report for the Mortgage Guarantee Scheme covering data for the period between 19 April 2021 and 30 June 2025 with the scheme now closed for new applications. The value of any future claims made under the Scheme will appear in the Treasury annual report and accounts HMT annual report and accounts - GOV.UK.

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

In order to provide context for users of the 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

These official statistics are produced to be compliant with the Code of Practice for Statistics. Official statistics producers are regulated by an independent body (Office for Statistics Regulation) in their production of statistics.

Mortgage Guarantee Scheme

This Mortgage Guarantee Scheme launched on 19 April 2021 and closed to new accounts across the United Kingdom on 30 June 2025. Under the scheme, the government offered lenders the option to purchase a guarantee on mortgage loans where the borrower had a deposit of less than 10%. The scheme was 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 Mortgage Guarantee Scheme, 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 58,856 mortgage completions from scheme launch on 19 April 2021 to the end of June 2025, which represents 1.4% of all residential mortgage completions in the UK from the beginning of April 2021 to the end of June 2025.[2] Since the last statistical release, there have been an additional 2,519 completions under the scheme from April until the end of June 2025. The total value of the guarantees under the scheme is £1.8 billion while the overall value of loans supported by the scheme is £12 billion.[3] These mortgages were used to finance properties worth £12.7 billion in total.[4]

Table 1: Number of mortgage completions and value of guarantees, loans and properties from 19 April 2021 to 30 June 2025

	Completions	Value of Government guarantee (£m)	Value of mortgage loans (£m)	Value of properties (£m)
April 2021				
(Apr to Dec)	12,144	320	2,180	2,305
2022	22,908	631	4,312	4,559
2023	7,449	241	1,659	1,756
2024	10,664	362	2,485	2,630
2025				
January	842	30	207	220
February	877	33	226	239
March	1,453	59	405	428
April	640	19	133	141
May	966	33	223	236
June	913	31	217	230
Scheme total	58,856	1,759	12,047	12,744

2 Source: UK Finance data for regulated mortgage lending.
3,4 These figures are rounded.

Property value

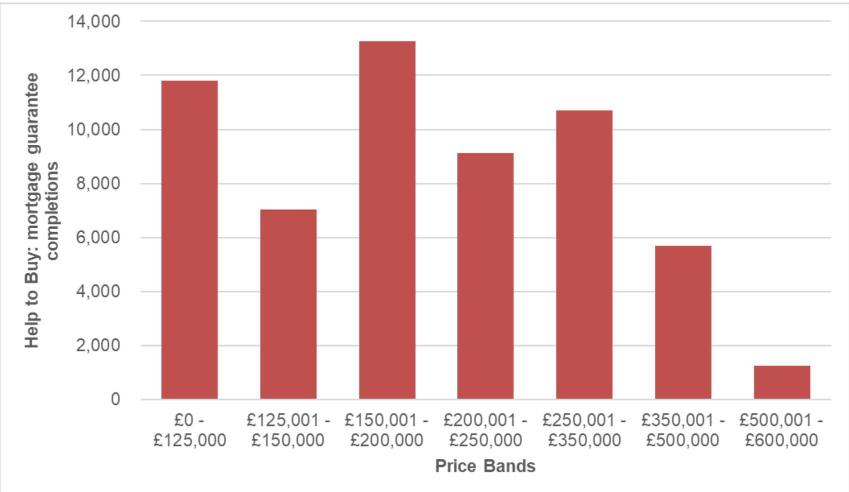
Table 2 and Chart 1 below show the number of completed mortgages supported by the scheme broken down by property value.

The mean value of a property purchased or remortgaged through the scheme to the end of June 2025 is £216,533, compared to an average UK house price of £269,000.[5] The median property value is lower at £190,000, reflecting that a higher proportion of properties in the scheme are in the lower value bands. 20% of all mortgage completions through the scheme are on properties in the lowest value band up to £125,000, and a further 50% are on properties between £125,001 and £250,000. 30% of mortgage completions are on properties valued at over £250,000.

Table 2: Mortgage completions from 19 April 2021 to 30 June 2025, by property value

Price band	Total completions	Percentage of total completions (%)
£0 – £125,000	11,800	20%
£125,001 – £150,000	7,039	12%
£150,001 – £200,000	13,262	23%
£200,001 – £250,000	9,116	15%
£250,001 – £350,000	10,715	18%
£350,001 – £500,000	5,682	10%
£500,001 – £600,000	1,242	2%
All properties	58,856	100%

Chart 1: Completions by property value from 19 April 2021 to 30 June 2025



5 Source: https://www.gov.uk/government/statistics/uk-house-price-index-for-june-2025/uk-house-price-index-summary-june-2025

Property type

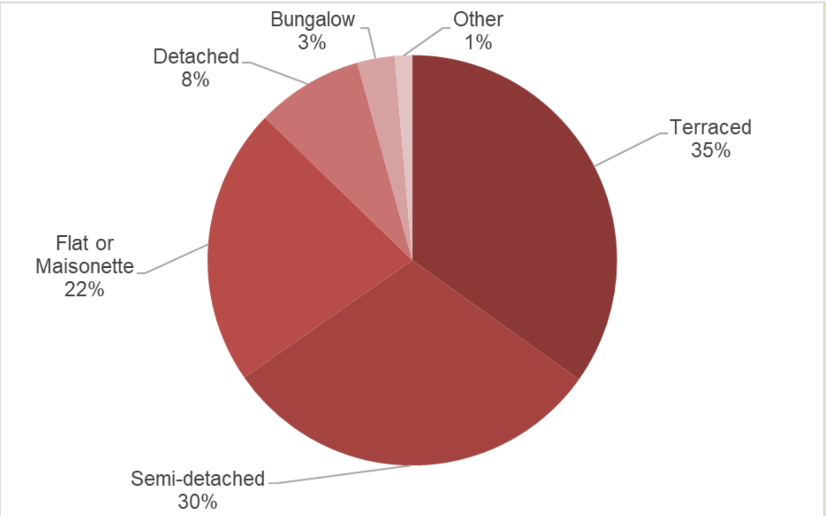
Table 3 and Chart 2 below show the number of mortgage completions broken down by property type.

The majority of mortgage completions through the scheme are on terraced houses, making up 35% of total completions. 30% of completions in the scheme are on semi-detached properties and a further 22% are on flats or maisonettes. Completions for detached houses and bungalows are much lower, making up 8% and 3% of the total respectively.

Table 3: Mortgage completions from 19 April 2021 to 30 June 2025, by property type

Property types	Total completions	Percentage of total completions (%)[6]
Terraced	20,521	35%
Semi-detached	17,924	30%
Flat or Maisonette	12,900	22%
Detached	4,957	8%
Bungalow	1,741	3%
Other	813	1%
All properties	58,856	100%

Chart 2: Completions by property type from 19 April 2021 to 30 June 2025



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

Borrowers

Table 4 below shows the number of Mortgage Guarantee Scheme completions broken down by borrowers' household income.[7]

42% of households who completed a mortgage with the support of the scheme have a household income of between £0 and £50,000. The median household income for borrowers using the scheme is £54,097, while the mean household income is slightly higher at £60,115. Households with an income over £80,000 make up 18% of all completions.

Table 4: Mortgage completions from 19 April 2021 to 30 June 2025, by total applicant household income

Total household income	Total completions	Percentage of total completions (%)[8]
£0 – £20,000	1,200	2%
£20,001 – £30,000	4,240	7%
£30,001 – £40,000	8,137	14%
£40,001 – £50,000	11,251	19%
£50,001 – £60,000	10,594	18%
£60,001 – £80,000	12,411	21%
£80,001 – £100,000	5,576	9%
Greater than £100,000	5,447	9%
All	58,856	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 Mortgage Guarantee Scheme have been first-time buyer purchases.

Table 5: Mortgage completions from 19 April 2021 to 30 June 2025, by type of borrower

	Completions (non first-time buyer)	**Completions (first-time buyer)**	**Total completions**
All properties	8,258	50,598	58,856

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 England[9], as well as the distribution by country in the devolved governments. It also shows the 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 completions have taken place in Scotland[10], compared to 21% of Mortgage Guarantee Scheme completions.

In Wales and Northern Ireland, the proportion of mortgage completions through the 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 Mortgage Guarantee Scheme completions.

Similarly, in Northern Ireland, mortgage completions make up 2% of the UK total, compared to 3% of Mortgage Guarantee Scheme completions.

71% of completions through the 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 19 April 2021 to 30 June 2025, by country/region[11]

Country/Region	Completions	Percentage of total completions (%)	Mean property value (£)	Number of first-time buyers	Mean borrower income (£)
England	41,620	71%	241,377	36,108	64,453
North East	2,664	5%	144,357	2,183	46,954
North West	6,796	12%	184,982	5,950	54,162
Yorkshire andThe Humber	4,608	8%	171,062	4,005	50,615
East Midlands	4,615	8%	212,462	4,004	57,956
West Midlands	4,441	8%	213,215	3,879	58,760
East of England	5,103	9%	287,841	4,428	72,637
London	2,874	5%	401,666	2,663	99,940
South East	6,827	12%	314,580	5,869	78,271
South West	3,692	6%	248,607	3,127	63,780
Wales	2,786	5%	173,472	2,441	51,037
Scotland	12,069	21%	153,034	10,386	49,500
Northern Ireland	1,803	3%	154,708	1,653	48,426
Unknown	11	0%	195,222	10	56,580
Total	58,856	100%	216,533	50,598	60,115

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

Local authority breakdown

Map 1 overleaf shows the total value of the associated mortgage loans by local authority area from 19 April 2021 to 30 June 2025 (dark shaded areas denote higher value loans in a local authority through the mortgage guarantee scheme).

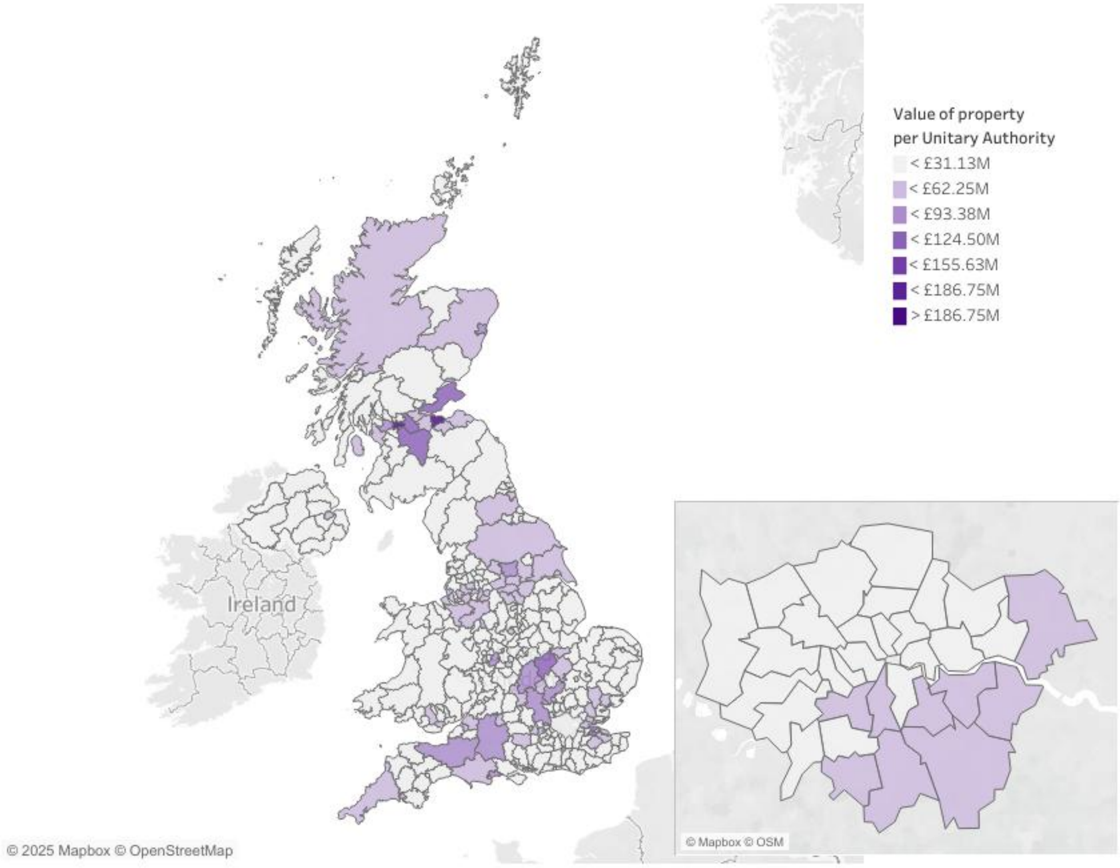
Accompanying tables are available to download alongside this release:

Table 7: Mortgage completions and value of loans and properties supported by the Mortgage Guarantee Scheme, by local authority, England, Scotland, Wales and Northern Ireland.

Table 8: Mortgage completions supported by the Mortgage Guarantee Scheme, by postcode district, England, Scotland, Wales and Northern Ireland.

Table 9: Mortgage completions supported by the Mortgage Guarantee Scheme, by constituency, England, Scotland, Wales and Northern Ireland.

Map 1: Location and value of completed mortgages supported by the Mortgage Guarantee Scheme from 19 April 2021 to 30 June 2025, by local authority, UK



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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 this 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 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

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