

Help to Buy - Wales Shared Equity Loan Scheme - Data to 31 March 2020

30 September 2020
SFR 157/2020

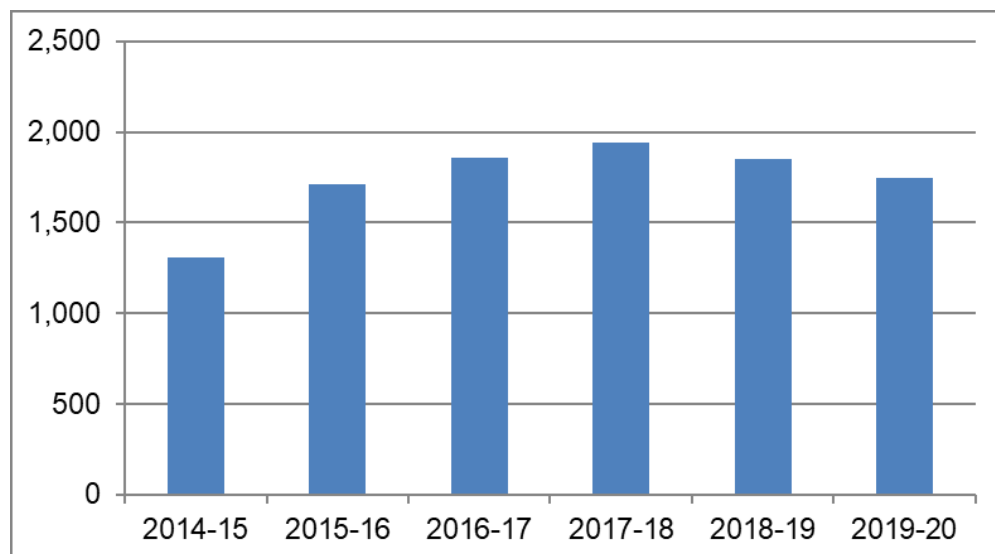
During 2019-20, 1,749 property purchases were completed using a Welsh Government Help to Buy-Wales shared equity loan. The cumulative total since the scheme was introduced in January 2014 is 10,481.



76 % of completed purchases since January 2014 were by first time buyers



Chart 1. Annual completed purchases using Help to Buy-Wales Shared Equity Loan Scheme



Source: Help to Buy -Wales Ltd

- The number of completed purchases using the Help to Buy-Wales scheme fell by 5% from the previous year to 1,749 in 2019-20. This followed a similar fall of 5% between 2017-18 and 2018-19, after three years of increases between 2014-15 and 2017-18.
- During 2019-20 the mean (average) purchase price paid for all completed purchases was £209,162 and the median purchase price paid was slightly lower at £207,995.

About this release

This annual statistical release presents information on the number of home purchased under the Welsh Government's Help to Buy – Wales Shared Equity Loan Scheme since its introduction on 2 January 2014. Under the scheme, loans are available to buyers wishing to purchase a new-build property worth up to £300,000. A shared equity loan of up to a maximum of 20% of the property purchase price is available. In addition, buyers are required to provide a 5% deposit and will then need to secure a mortgage to cover the remaining balance. All builders (of all sizes) are able to register with the scheme and sell properties through the initiative.

In this release

Completed Purchases	3
Local authority figures	5
Purchase price	7
Applicant income	9
Property size and household type	10
Key quality information	14
Glossary	19

Introduction

This Statistical Release presents Official Statistics on the number of home purchases and the value of equity loans under the Welsh Government's Help to Buy – Wales Shared Equity Loan Scheme introduced on 2 January 2014. Help to Buy - Wales is a shared equity loan scheme designed to support home ownership, stimulate building activity and provide a boost to the housing sector and wider economy. Help to Buy – Wales support is available to all home buyers (not just first time buyers) who wish to purchase a new home, but may be constrained in doing so – for example, as a result of deposit requirements – but who could otherwise be expected to repay a mortgage.

On 10th December 2015, the Welsh Government announced it was investing up to a further £290 million in the second phase of Help to Buy – Wales with the additional funding aiming to support the construction of more than 6,000 further new Welsh homes by 2021. On 18th September 2020 it was [announced that the Help to Buy scheme will extend for a further 12 months](#) to March 2022 with the possibility for a further extension to March 2023, subject to funding from the UK Government. This release provides a breakdown of the figures annually from 1 April 2017.

This release does not cover statistics relating to the UK-wide Help to Buy: Mortgage Guarantee scheme. More information on the Help to Buy: Mortgage Guarantee scheme can be found in the [Key quality information](#) section of the release.

Source of data

The data published in this release is collected on behalf of the Welsh Government by Help to Buy (Wales) Ltd, who are responsible for the administration of the scheme.

Information relating to how this data is collected can be found later in the release, in the [Key quality information](#) section.

Completed purchases

The figures for Help to Buy – Wales Shared Equity Loans are based on legal completion dates for transactions through the scheme. The legal completion date is the point at which Help to Buy (Wales) Ltd receives a completion notice from either the buyer's conveyancer or solicitor. The figures presented below capture all completions from the launch of the scheme, on 2 January 2014, to 31 March 2020.

Table 1: Number of completed purchases, value of properties purchased and the value of equity loans (£s millions), Wales (a)

	Completions (Numbers)	Total value of Properties purchased (£s millions)	Value of Equity Loans at completion (£s millions)
2013-14			
January to March 2014	72	12.2	2.4
2014-15	1,305	233.2	46.3
2015-16	1,709	312.8	61.9
2016-17	1,857	348.4	69.1
2017-18	1,939	371.5	73.6
2018-19	1,849	371.4	73.5
2019-20	1,749	365.8	72.4
Cumulative total to 31 March 2020	10,481	2,015.5	399.1

Source: Help to Buy (Wales) Ltd

(a) The value of the equity loans are linked to the purchase price of the property and can be no more than 20 per cent of a property's value at the point of sale. The remaining value of the purchase must be financed through a combination of a buyer's deposit and a conventional mortgage.

(r) Revised since previously published

- Since January 2014, 10,481 properties have been purchased using a Help to buy-Wales shared equity loan.
- The cumulative value of these equity loans was £399.1 million, with the value of the properties purchased totalling £2,015.5 million.
- During 2019-20, 1,749 properties were purchased under the scheme which represents a decrease of 5% compared with the previous financial year.
- The total number of completed purchases recorded during January to March 2020 was slightly higher than the same quarter of 2019 at 262 compared to 252. Despite this increase it is still significantly lower than years prior to 2018-19, being 34% less than the same quarter of 2017-18 and 20% less than the same quarter of 2016-17.
- With the drop in overall purchases between 2018-19 and 2019-20, the value of the equity loans and the total value of all properties purchased both decreased by 1.5% to £72.4 million and £365.8 million respectively ([Table 1](#)).

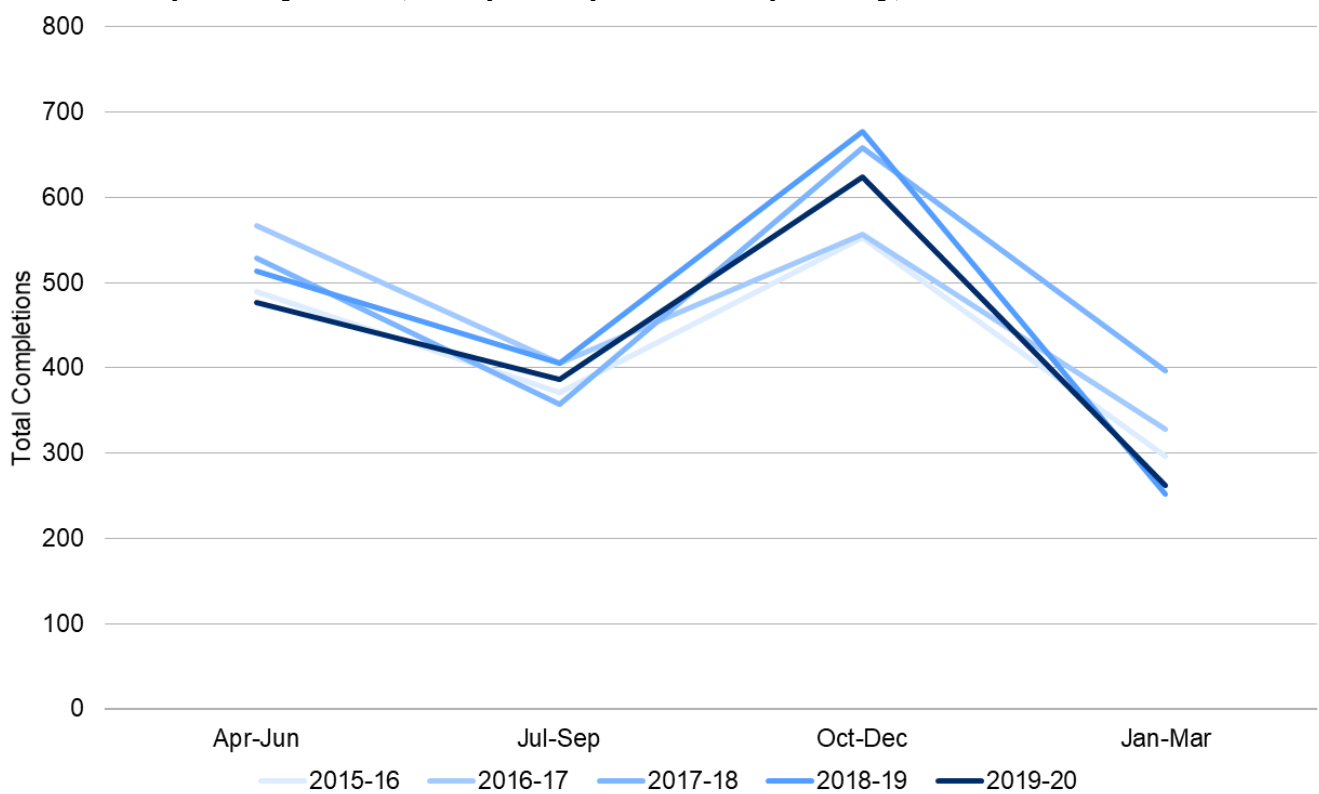
- The Welsh Government's programme for government '[Taking Wales Forward 2016 -2021](#)' includes a commitment to deliver an extra 20,000 affordable homes during the period 2016-2021, including supporting the construction of more than 6,000 homes through the Help to Buy scheme
- Between 1 April 2016 and 31 March 2020, 7,394 homes were purchased under the Help to Buy-Wales scheme. The corresponding value of the equity loans used to support these purchases was £288.5 million, and the overall value of all properties purchased was £1,457.1 million ([Table 1](#)).



Since 1 April 2016, there have been **7,394** property purchases using the Help to Buy - Wales scheme

Quarterly data

Chart 2: Help to Buy-Wales, completed purchases quarterly, Wales



Source: Help to Buy (Wales) Ltd

As can be seen from [Chart 2](#), there are clear patterns within the quarterly figures, with a higher level of completions during the April to June and October to December quarters in each year. These increases in activity may be influenced by the quarterly sales targets used by larger developers, with June and December corresponding with the mid and end year sales target dates for a majority of the larger developers.

The lower number of completed purchases during the January to March quarters in each year may also be due to the impact of external seasonal factors such as holiday periods and weather

conditions. Separate statistics on the number of [new dwellings completed](#) also show a similar pattern of generally lower numbers during the January to March quarter each year. The most recent figures for new dwellings completed extend to December 2019¹. The figures shown in this release have not been seasonally adjusted.

Local authority figures

Between 2 January 2014 and 31 March 2020, the highest number of completed purchases under the Help to Buy - Wales Shared Equity Loan Scheme was seen in Newport, with 1,614 completed purchases. Over the same period, the lowest number of purchases were completed in Ceredigion (34) and Blaenau Gwent (37).

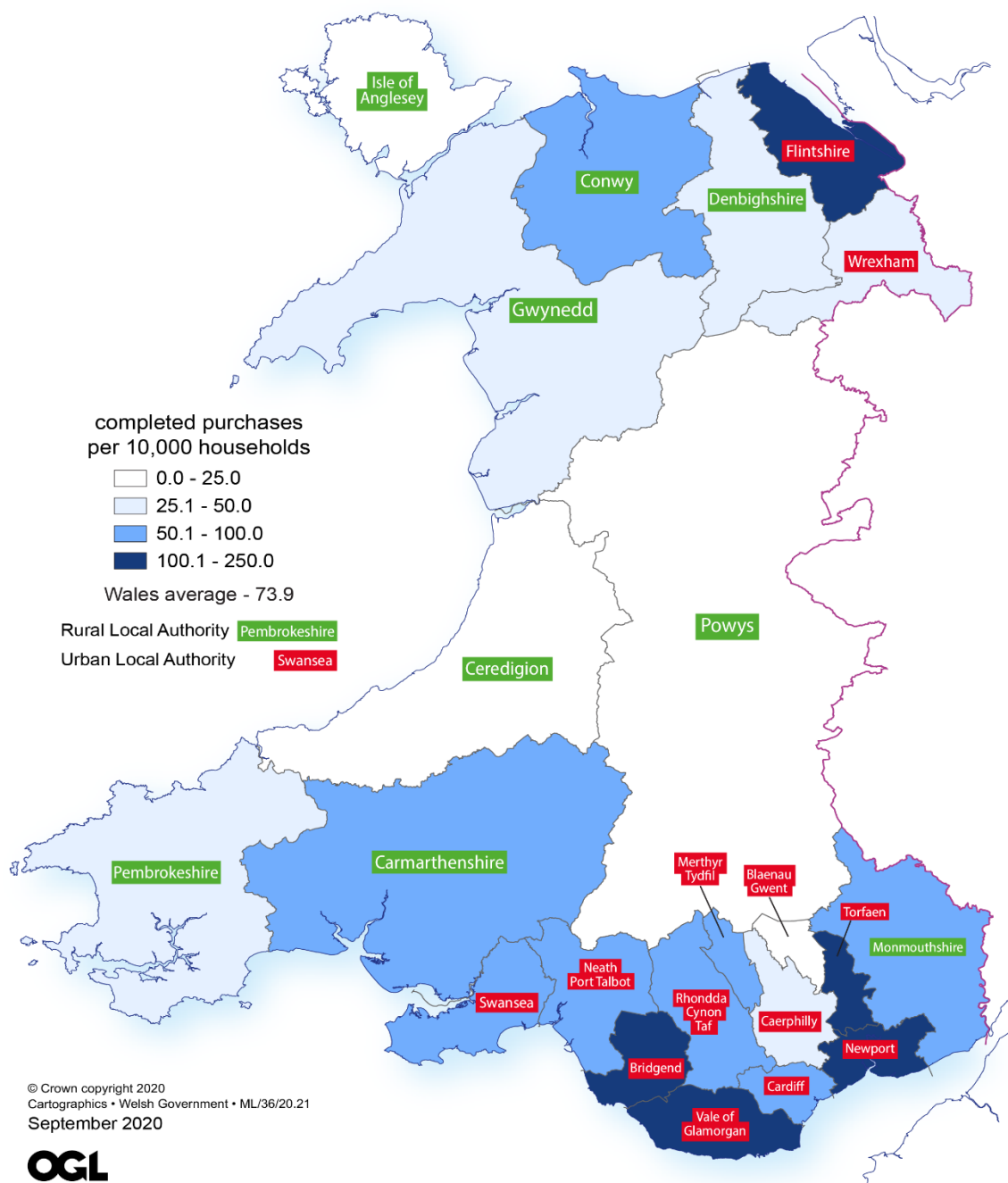
In reference to [Map 1](#), taking into account the number of households within each local authority area, the highest rate of completed purchases through the Help to Buy-Wales Shared Equity Loan Scheme between 2 January 2014 and 31 March 2020 was also in Newport, at 247.7 per 10,000 households, followed by Bridgend, at 173.5 per 10,000 households. The lowest rate of completed purchases through the Help to Buy-Wales Shared Equity Loan Scheme over this period was seen in Powys with 8.5 completions per 10,000 households followed by Ceredigion with a rate of 10.9. Rural authorities generally have the lowest rates apart from Carmarthenshire, which had the sixth highest with 97.9 purchases completed per 10,000 households.

Further information on completed purchases under the Help to Buy - Wales Shared Equity Loan Scheme at a local authority level are available on [StatsWales](#).

¹ As a result of the Covid-19 Pandemic, data on completion of new dwellings has been suspended since March 2020.

Help to Buy Wales Scheme

completed purchases since 2nd January 2014 to 31st March 2020
by Local Authority area - Rate per 10,000 households



Source: Help to Buy (Wales) Ltd

(a) Completions have been mapped to each local authority according to the property postcode, and the calculation per 10,000 household is based on Welsh Government 2018 household estimates. Further information is available in the [Key quality information](#) section of the release.

Purchase price

The Help to Buy – Wales Shared Equity Loan Scheme can be used to purchase new build properties up to the value of £300,000, with a maximum equity loan of £60,000 (20% of the purchase price of the property).

As shown in [Table 2](#), 23% of all completed purchases in 2019-20 were in the top price range of £250,001 to £300,000, up from 19% in 2018-19 and 16% in 2017-18. This is the highest proportion of any of the shown price ranges for any year.

Only around 8% of all completed purchases to 31 March 2020 were of houses priced between £50,000 and £125,000 and in 2019-20 they only accounted for 4% of total sales, a decrease from 6% for 2018-19 ([Table 2](#)).

£ 209,162 = Mean purchase price 2019-20
£ 41,376 = Mean equity loan value 2019-20

For 2019-20, the mean (average) purchase price paid for completed purchases was £209,162 whilst the median purchase price paid was £207,995. These are both higher than the averages in 2018-19 which were £200,878 and £196,995 respectively. The mean increasing by £9,000 shows that there has been a shift towards higher purchase prices over the last year.

Table 2: Number of completed purchases by purchase price

Purchase Price	Cumulative completed purchases 2 January 2014 to 31 March 2020		Completed purchases 2016-17		Completed purchases 2017-18		Completed purchases 2018-19		Numbers/Percentage	
									Completed purchases 2019-20	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
£50,000 – £100,000	172	1.6	45	2.4	46	2.4	20	1.1	14	0.8
£100,001 - £125,000	707	6.7	135	7.3	161	8.3	89	4.8	54	3.1
£125,001 - £150,000	1,558	14.9	296	15.9	264	13.6	265	14.3	196	11.2
£150,001 - £175,000	1,942	18.5	346	18.6	338	17.4	274	14.8	235	13.4
£175,001 - £200,000	2,028	19.3	374	20.1	375	19.3	336	18.2	315	18.0
£200,001 - £225,000	1,356	12.9	232	12.5	248	12.8	287	15.5	278	15.9
£225,001 - £250,000	1,185	11.3	206	11.1	198	10.2	223	12.1	256	14.6
£250,001 - £300,000	1,533	14.6	223	12.0	309	15.9	355	19.2	401	22.9
All properties	10,481	100.0	1,857	100.0	1,939	100.0	1,849	100.0	1,749	100.0

Source: Help to Buy Wales Ltd

£ 192,296 = Mean purchase price to date
£ 38,082 = Mean equity loan value to date

Purchaser deposits

As shown in [Table 3a](#), the majority of completed purchases through the Help to Buy – Wales Shared Equity Loan Scheme to date have been made by first-time buyers, representing 76% of all completed purchases to 31 March 2020 (7,916).

The remaining 2,565 completed purchases (24%) were by former owner-occupiers who used the scheme.

The majority of all recipients of Help to Buy – Wales Shared Equity Loans (67%) provided the minimum 5% deposit. This was the case for both first time buyers and former owner occupiers, though for first time buyers the proportion was higher at 70% (5,566 completed purchases) than for former owner-occupiers at 53% (1,349 completed purchases) ([Table 3a](#)).

Around 6% of completed purchases were made with a deposit of over 20% though again this varied with the type of purchaser. 13% (322) of completed purchases were made with a deposit of 20% or more by former owner-occupiers compared with 4% (292 completed purchases) by first time buyers ([Table 3a](#)).

76 % of completed purchases to date were by first time buyers



Table 3a: Cumulative number of completed purchases 2 January 2014 to 31 March 2020, by purchaser deposit level and type of purchaser (a)

Deposit band	Completed purchases (non - First Time Buyers)		Completed purchases (First Time Buyers)		Numbers/Percentage	
					Total Completed purchases	
	Number	Per cent	Number	Per cent	Number	Per cent
Up to 5%	1,349	52.6	5,566	70.3	6,915	66.7
5.1% to 10%	492	19.2	1,399	17.7	1,891	17.8
10.1% to 15%	239	9.3	455	5.7	694	6.4
15.1% to 20%	163	6.4	204	2.6	367	3.6
20.1% or more	322	12.6	292	3.7	614	5.6
All properties	2,565	100.0	7,916	100.0	10,481	100.0

Source: Help to Buy Wales Ltd

(a) Individual deposit percentages are constructed by dividing the deposit amount by the full purchase price of the property, then multiplying by 100. All individual calculations are then rounded to one decimal place. Further information on the methodology used is available in the Key Quality Information section.

Table 3b: Number of completed purchases over last 3 years by purchaser deposit level and type of purchaser (a)

<i>Numbers/Percentage</i>												
Completed purchases 2017-18 (r)					Completed purchases 2018-19				Completed purchases 2019-20			
Total		Of which first time buyers			Total		Of which first time buyers		Total		Of which first time buyers	
Deposit band	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
Up to 5%	1,276	65.8	1,046	71.1	1,231	66.6	1,023	71.4	1,095	62.6	862	66.7
5.1% to 10%	341	17.6	251	17.1	313	16.9	236	16.5	339	19.4	253	19.6
10.1% to 15%	117	6.0	77	5.2	142	7.7	99	6.9	133	7.6	85	6.6
15.1% to 20%	83	4.3	41	2.8	62	3.4	30	2.1	55	3.1	29	2.2
20.1% or more	122	6.3	56	3.8	101	5.5	44	3.1	127	7.3	63	4.9
All properties	1,939	100.0	1,471	100	1,849	100.0	1,432	100.0	1,749	100.0	1,292	100.0

Source: Help to Buy Wales Ltd

(a) Individual deposit percentages are constructed by dividing the deposit amount by the full purchase price of the property, then multiplying by 100. All individual calculations are then rounded to one decimal place. Further information on the methodology used is available in the Key Quality Information section.

The majority of completed purchases through Help to Buy – Wales during each of the last three years have been made by first-time buyers with 74% (1,292) of all completed purchases during 2019-20 ([Table 3b](#)).

In each year around two thirds of all recipients of Help to Buy – Wales Shared Equity Loans provided the minimum 5% deposit. Between 2018-19 and 2019-20, the percentage of first time buyers that provided the minimum 5% deposit decreased slightly from 71% to 67%, whilst the percentage of first time buyers providing 5.1% to 10% deposit increased from 17% to 20% ([Table 3b](#)).

During 2019-20 over 7% of completed purchases were made with a deposit of over 20%, this is the highest percentage to date and a nearly 2% increase on 2018-19. For first time buyers, the proportion was slightly lower at 5% (63 completed purchases) which is still the highest yearly proportion to date ([Table 3b](#)).

Applicant household income

[Table 4](#) below shows the total household income, separated by income bands, for purchasers of properties through the Help to Buy – Wales Shared Equity Loan Scheme. ‘Total applicant household income’ reported below refers to the total, cumulative, gross income of all named applicants for each individual Help to Buy – Wales property.

Table 4: Number of completed purchases, by total applicant household income (a) (b)

Total applicant household Income	Cumulative completed purchases 2 January 2014 to 31 March 2020		Completed purchases 2017-18		Completed purchases 2018-19 (r)		Numbers/Percentage	
							Completed purchases 2019-20	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
£0 – £20,000	658	6.3	107	5.5	80	4.3	51	2.9
£20,001 - £30,000	2,600	24.8	455	23.5	375	20.3	338	19.3
£30,001 - £40,000	2,856	27.2	552	28.5	486	26	446	26
£40,001 - £50,000	2,279	21.7	437	22.5	488	26.4	443	25
£50,001 - £60,000	1,195	11.4	219	11.3	250	13.5	277	15.8
£60,001 - £80,000	740	7.1	139	7.2	146	7.9	152	8.7
£80,001 - £100,000	108	1.0	24	1.2	20	1.1	15	0.9
Greater than £100,000	19	0.2	6	0.3	4	0.2	2	0.1
Unknown	26	0.2	0	0.0	0	0.0	25	1.4
All	10,481	100.0	1,939	100.0	1,849	100.0	1,749	100.0

Source: Help to Buy Wales Ltd

(a) Total applicant household income is registered on the Help to Buy- Wales Shared Equity Scheme Property Information Form completed at the point of reservation. Income brackets presented here reflect total applicant household income, which does not discriminate between single person applications and joint applications under the scheme.

(b) The scheme allows for property purchase up to £300,000 with a maximum 20 per cent equity loan. After accounting for the purchaser deposit and equity loan, the remaining balance must be financed through a mortgage which is not in excess of 4.5 times the applicant's household income e.g. a £300,000 property, with a 5 per cent purchase deposit (£15,000) and a 20 per cent equity loan (£60,000) must fund the remainder of the purchase through a mortgage (£225,000). In this instance, the total applicant household income must be £50,000 per annum.

(r) Revised since previously published

Since the start of the scheme to 31 March 2020, almost three quarters (74%) of all completed purchases have been by those with an average household income of between £20,000 and £50,000. Over this period only 6% of homes were purchased by those with a household income of less than £20,000 and only 8% by those with a household income of more than £60,000 ([Table 4](#)).

Over the last three years the proportion of completed purchases by those on higher incomes has increased slightly. During 2019-20, 41% of all homes purchased under the scheme were by those with an average household income of £40,000 to £60,000; 1 percentage point higher than in 2018-19 and 7 percentage points higher than the 34% reported in 2017-18. In contrast, homes purchased by those with a household income of less than £20,000 have been decreasing annually and in 2019-20 accounted for only 3% of all completed purchases using the scheme. For those with a household income of more than £60,000 however the proportion of completed purchases has increased slightly to 10% compared to the 9% seen over the 2 years prior ([Table 4](#)).

Completed purchases by property size – number of bedrooms

Table 5: Number of completed purchases, by property size - number of bedrooms

Number of Bedrooms	Numbers/Percentage							
	Cumulative completed purchases 2 January 2014 to 31 March 2020		Completed purchases 2017-18		Completed purchases 2018-19		Completed purchases 2019-20	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
One Bedroom	220	2.1	15	0.8	59	3.2	55	3.1
Two Bedrooms	1,803	17.2	381	19.6	363	19.6	320	18.3
Three Bedrooms	5,525	52.7	1,045	53.9	1,010	54.6	955	54.6
Four Bedrooms	2,850	27.2	489	25.2	401	21.7	411	23.5
Five Bedrooms or more	64	0.6	9	0.5	16	0.9	8	0.5
Unknown	19	0.2	0	0.0	0	0.0	0	0.0
All	10,481	100.0	1,939	100.0	1,849	100.0	1,749	100.0

Source: Help to Buy Wales Ltd

55 % of purchases were 3 bedroom properties in 2019-20



Over half (53%) of all completed purchases to date have been of three bedroom properties, with four bedroom properties accounting for a further 27%. This is to be expected given that between January 2014 and December 2019 nearly two thirds of new homes built (64%) have been larger 3 and 4 (or more) bedroom properties. Over the last three years the proportion of 3 bedroom properties purchased has been consistently around the 55% mark, whilst the proportion of 4 bedroom properties has risen from 22% in 2018-19 to 24% in 2019-20.

The proportion of smaller one and two bedroom properties reached a high of 23% of all completed purchases in 2018-19, in 2019-20 this decreased to 21% which is more in line with what was seen in years prior to 2018-19. Over the last 2 years the proportion of one bedroom properties has increased to 3%, up from 1% prior to 2018-19.

Since the start of the scheme to 31 March 2020, only 64 completed purchases (less than 1%) were of large 5 or more bedroom properties which may be due to the scheme's purchase price limit of £300,000. During 2019-20 there were only 8 purchases of 5 or more bedroom properties.

Completed purchases by household type

Table 6: Number of completed purchases by household composition

Household type	Cumulative completed purchases 2 January 2014 to 31 March 2020		Completed purchases 2017-18 (r)		Completed purchases 2018-19		Completed purchases 2019-20	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
One adult (no children)	2,855	27.2	531	27.4	510	27.6	499	27.6
One adult , 1 or more children	353	3.4	71	3.7	61	3.3	62	3.3
2 adults (no children)	4,837	46.2	881	45.4	853	46.1	779	46.1
2 adults, 1 or more children	2,309	22.0	425	21.9	396	21.4	387	21.4
3 adults (no children)	48	0.5	10	0.5	13	0.7	9	0.7
3 adults, 1 or more children	42	0.4	12	0.6	9	0.5	6	0.5
4 adults (no children)	17	0.2	7	0.4	3	0.2	3	0.2
4 adults, 1 or more children	7	0.1	1	0.1	3	0.2	0	0.2
Unknown	13	0.1	1	0.1	1	0.1	4	0.1
All	10,481	100.0	1,939	100.0	1,849	100.0	1,749	100.0

Source: Help to Buy Wales Ltd

(a) For these purposes, those aged 18 + at the expected purchase completion date are adults and those aged 18 or below are children

(r) Revised since previously published

The largest proportion (46%) of all completed purchases to 31 March 2020 were for households with 2 adults and no children. This may be influenced by the large proportion of first-time buyers using the scheme, some of whom may be young couples who are using the scheme to purchase a home prior to starting a family. On an annual basis, similar percentages have been recorded in each of the last three years with 46% of purchases during 2019-20 and 2018-19 being for this household type ([Table 6](#)).

The second highest percentage of completed purchases both cumulatively (28%) and in each of the last three years was for single person households and again this may be influenced by the large proportion of first-time buyers using the scheme.

Since January 2014, over one fifth (22%) of completed purchases to date have been made by families with 2 adults and one or more children. On an annual basis this proportion has remained relatively stable with a slight decrease (to 21%) seen over the last 2 years.

Since January 2014, only 3% of all completed purchases have been for single parents with one or more children and percentages for this household type have been similar at between 3% and 4% in each of the last three years.

Each of the other household types shown accounted for less than 1% of all completed purchases to 31 March 2020 and in each of the last three years.

Completed leasehold purchases

Since April 2017 information has been collected by Help to Buy-Wales Ltd on the number of completed purchases using the scheme which were for leasehold properties.

During 2019-20, 152 completed purchases were of leasehold properties, all of which were flats, accounting for 9% of the total 1,749 completed purchases over the year. In March 2018, the Welsh Government announced a [package of measures](#) in regards to the sale of leasehold properties which is the main contributing factor to the reduction in purchases of leasehold houses.

Table 7: Number of leasehold properties purchased via Help to Buy –Wales.

	Total Completed purchases (Numbers)	Leasehold completed purchases by property type	
		Houses (Numbers)	Flats (Numbers)
2017-18			
April to June 2017	528	54	40
July to September 2017	357	25	16
October to December 2017	658	40	62
January to March 2018	396	24	26
Total 2017-18	1,939	143	144
2018-19			
April to June 2018	515	21	39
July to September 2018	405	3	9
October to December 2018	677	3	80
January to March 2019	252	0	21
Total 2018-19	1,849	27	149
2019-20			
April to June 2019	476	0	41
July to September 2019	387	0	38
October to December 2019	624	0	56
January to March 2020	262	0	17
Total 2019-20	1,749	0	152
Total	5,537	170	445

Source: Help to Buy (Wales) Ltd

Key quality information

Official Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure they meet customer needs. They are produced free from any political interference.

In addition to the information below, further information covering the general principles and processes leading up to the production of our statistics can be found in the [Housing Statistics Quality Report](#).

Well-being of Future Generations Act (WFG)

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals for Wales. These are for a more equal, prosperous, resilient, healthier and globally responsible Wales, with cohesive communities and a vibrant culture and thriving Welsh language. Under section (10)(1) of the Act, the Welsh Ministers must (a) publish indicators (“national indicators”) that must be applied for the purpose of measuring progress towards the achievement of the Well-being goals, and (b) lay a copy of the national indicators before the National Assembly. The 46 national indicators were laid in March 2016.

Information on the indicators, along with narratives for each of the well-being goals and associated technical information is available in the [Well-being of Wales report](#).

Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).

The statistics included in this release could also provide supporting narrative to the national indicators and be used by public services boards in relation to their local well-being assessments and local well-being plans.

Data collection

The data included in this release is collected from a variety of sources:

- Property Information Form – this initial application form is completed by all buyers and provides basic property, income and loan request details.
- Conveyancer Form 1 and Conveyancer Form 2 - these legal documents are completed at the point of exchange and completion, respectively.
- Completion Notices – completion notices are issued on all Help to Buy – Wales properties by the buyer’s conveyancer or solicitor. These notices provide a final confirmation that a sale has been completed through the Help to Buy – Wales scheme.

Data are extracted from the Help to Buy (Wales) Ltd Client Relationship Management System (CRM). All the information is held securely on the system, and is input by the processing staff at Help to Buy (Wales) Ltd. All information stored on the CRM, in relation to Help to Buy – Wales properties, is provided by either the buyer or their solicitor/conveyancer as part of the Property Information Form, Conveyancer Form 1 or Conveyancer Form 2. More details on the process buyers go through, and the documentation they are required to complete to draw down a shared equity loan, can be found on the [scheme website](#).

Data quality

Data recorded on the CRM by Help to Buy (Wales) Ltd are subject to system validations at each stage of the equity loan making process. In addition, Help to Buy (Wales) Ltd and the Welsh Government review the data as part of monthly scheme monitoring.

The Welsh Government also conducts monthly random file checks for accuracy on Help to Buy (Wales) Ltd data. This process involves assessing 10 random cases to check the accuracy of the information recorded and ensure the cases are compliant with the scheme's eligibility criteria.

Help to Buy (Wales) Ltd's records are also subject to annual internal and external audits.

Following extraction for the purposes of producing this statistical release, data are quality assured by checking individual entries which exceed set tolerances e.g. purchaser income levels, and 'spot check' reviews.

Revisions policy

This release contains the final data to 31 March 2020 for Help to Buy – Wales Shared Equity Loan Statistics are drawn from Help to Buy (Wales) Ltd's client relationship management system and, in a minority of cases, this information can be updated after the official statistics have been extracted and compiled. A judgement is made as to whether the change is significant enough to publish a revised statistical release. Where changes are not deemed to be significant, minor amendments to the figures may be reflected in the StatsWales tables prior to that next release.

Revised data will be marked with an (r) in the next subsequent statistical release. Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and all other accompanying release material will be updated with a correction notice as soon as is practical.

We follow the [statistical revisions policy](#).

Uses of the data

This publication is being released to provide information on the Help to Buy –Wales Shared Equity Loan Scheme. It is anticipated the data will be of benefit to a broad user group, including officials involved in housing policy, practitioners in the sector, researchers, developers and other individuals with an interest in private sector housing.

The data are used for monitoring the delivery of the Help to Buy – Wales Shared Equity Loan Scheme.

More generally, the information is used for:

- Monitoring housing trends
- Informing housing policy development
- Advice to Ministers
- Informing debate in the National Assembly for Wales and beyond
- Geographic profiling, comparisons and benchmarking.

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 'Public Enquiries', contact information for which is outlined in the 'Further Information' section below.

Dissemination

More detailed data relating to the Help to Buy – Wales Shared Equity Loan Scheme is published on Stats Wales on a monthly basis, covering the activity for the previous month. Following a [consultation on the frequency of Help to Buy Wales statistical outputs](#) the publication of monthly data on StatsWales has now ended.

A Statistical Headline is produced each quarter and an Annual Release each year.

Further policy information on the Help to Buy - Wales Shared Equity Loan Scheme can be found on the [scheme's website](#).

Related statistics

Household estimates

[The mid-2018 household estimates](#), used within this release to calculate rates, were produced by the Welsh Government. The household estimates are estimations of historic household numbers. They are produced by making assumptions about household size and composition and applying these assumptions to the mid-year population estimates.

New house building

We publish a quarterly headline and an annual release covering [new build starts and completions](#) based on the reports of local authority building inspectors and the National House Building Council (NHBC) which is a private approved inspector (PAI). Due to delays in collecting data during the coronavirus (COVID-19) pandemic, the latest data published relates to October – December 2019.

Leasehold Criteria

On 6 March 2018 The Minister for Housing and Regeneration announced a [package of measures](#) around the eligibility of leasehold properties purchased with the support of the Help to Buy – Wales. These measures have been designed and developed by the Welsh Government with the co-operation from the sector through our House Builder Engagement Programme.

Housing market and house prices

House Price Index (HPI)

The official UK HPI captures changes in the value of residential properties. The Index uses sales data collected on residential housing transactions, whether for cash or with a mortgage.

The UK HPI replaces the previous house price indices published by the Office for National Statistics (ONS) and Land Registry. The UK HPI is a joint production by Land Registry, Land and Property Services Northern Ireland, Office for National Statistics and Registers of Scotland.

The ONS publish a [high level summary of the UK HPI](#), the latest being for June 2020.

A bilingual summary of [key results for Wales](#) is available.

Alternative data is published by the ONS on [House Price Statistics for Small Areas of England and Wales](#). The latest published data covers the period year ending December 1995 to year ending December 2019.

UK Finance

The Council of Mortgage Lenders previously published an extensive range of statistics on the UK housing and mortgage markets, including data on lending for house purchase, remortgage and buy-to-let. The latest information on the characteristics of lending in Wales, including lending to first time buyers, was published in August 2017. From 1st July 2018 the Council of Mortgage Lenders was integrated into a new trade association, UK Finance. On 4 December 2019, UK Finance published information on [mortgage trends](#) at a UK level.

Help to Buy ISA

The March 2015 Budget announced [The Help to Buy ISA](#) which is designed to help first-time buyers save up a deposit for their home. The UK Government will add 25% to savings, up to a maximum of £3,000 on savings of £12,000. This scheme closed to new customers in 2019.

The Lifetime ISA (The LISA)

Launched in April 2017, people under the age of 40 will be able to open a [Lifetime ISA](#) and contribute up to £4,000 in each tax year. The government will then provide a 25% bonus on these contributions at the end of the tax year. This means that people who save the maximum each year will receive a £1,000 bonus each year from the government. Savers will be able to make Lifetime ISA contributions and receive a bonus from the age of 18 up to the age of 50.

Related statistics for other UK countries

A number of slightly different [Help to Buy Shared Equity schemes](#) operate across the UK.

England

Information on the Help to Buy equity loan scheme which operates in England is published by the Department for Communities and Local Government (DCLG). The Help to Buy equity loan scheme has been running in England since 1 April 2013. As is the case in Wales, a shared equity loan of up to a maximum of 20% of the property purchase price is available with buyers required to provide a 5% deposit and secure a mortgage to cover the remaining balance. However, in England, the equity loan

scheme can be used to purchase a new build property up to the value of £600,000, with a maximum equity loan of £120,000.

The data are extracted from the Homes and Communities Agency's Investment Management System (IMS). Cumulative data from the introduction of the scheme in England (on 1 April 2013) is available in a [statistical release](#).

Northern Ireland

There is no Help to Buy Equity loan scheme currently operating in Northern Ireland. The [Help to Buy Mortgage Guarantee Scheme](#) operated in Northern Ireland prior to 31 December 2016 when the scheme closed to new loans. The scheme was available to all home buyers, not just first time buyers. More information is available from the [Northern Ireland Housing Executive website](#).

Scotland

The [Help to Buy \(Scotland\) scheme](#) is available on new build homes from participating home builders and on properties up to maximum value of £230,000 for purchases which completed on or before 31 March 2017, £200,000 for purchases on or before 31 March 2018, and £175,000 for purchases on or before 31 March 2019.

The scheme is only available to those who are unable to afford to purchase a property without the Scottish Government purchasing an equity share in the property. The scheme is dependent on income level and would not be available to a single person who requires a mortgage of more than 4.5 times their income or couples who require a mortgage of more than 3.5 times their joint income.

Glossary

A Help to Buy – Wales Shared Equity Loan is a Welsh Government financial product made available to eligible applicants to purchase homes using a Welsh Government equity mortgage secured against a buyer's new residential property. The Welsh Government shared equity mortgage is ranked second in priority, behind an owner's main mortgage lender. The Welsh Government's equity mortgage is linked to the value of the property it is used to buy, meaning that if the Welsh Government contributed 20% of the property value to the applicant to buy a home, the owner will repay 20% of the future value to the Welsh Government.

A Help to Buy – Wales Shared Equity Loan can be no more than 20% of the value of an eligible new-build property. An eligible buyer must also provide a cash deposit of at least 5% and secure a conventional mortgage of at least 75%. The maximum Help to Buy – Wales Shared Equity Loan that applicants can apply for is £60,000, on a new-build property of no more than £300,000.

All Help to Buy - Wales Shared Equity Loans are issued by Help to Buy (Wales) Ltd. At the point at which a sale is completed through the scheme, Help to Buy (Wales) Ltd pay the equity loan finance to the house builder (via the buyer's solicitor or conveyancer).

All [Help to Buy – Wales](#) Shared Equity Loans are interest free for the first five years from the point at which the loan funding is drawn down. The property title is held by the home owner who can sell their home at any time; however, at the point of sale, the equity loan must be paid off, in full, based upon the market value of the property at that specific moment in time. For example, if the Welsh Government's original Help to Buy – Wales Shared Equity Loan was 20% of the value of a new-build home, the owner will need to repay 20% of the future value of the home (the value at the time they sell, or wish to repay their loan using other means). More information on this process can be found on the scheme website.

The following definitions are also used in relation to the Help to Buy – Wales Shared Equity Loan Scheme:

Completed equity loans (“purchaser legal completions”): a purchaser legal completion is defined as occurring when Help to Buy (Wales) Ltd are issued a completion notice by a purchaser's conveyancer or solicitor. A completion notice informs Help to Buy (Wales) Ltd that a home is ready for occupation, the sale contract between house builder and purchaser has completed and all mortgage funds, deposit and equity loan assistance have been paid to the house builder. At this point the purchaser has taken legal possession of the property.

Further information

This document is available at:

<https://gov.wales/help-buy-wales-shared-equity-loan-scheme>

The full data sets are available on [StatsWales](#).

To note: On StatsWales, results based on three or more transactions are rounded (to the nearest three in terms of transactions or to the nearest thousand pounds in the case of financial amounts) to remove the potential of disclosure by differencing.

Next update:

Annual release April 2021

We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to stats.housing@gov.wales

Queries regarding the Help to Buy – Wales scheme data:

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