

Help to Buy - Wales Shared Equity Loan Scheme - Data to 31 March 2021

29 April 2021
SFR 126/2021

During 2020-21, 1,486 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 11,959.

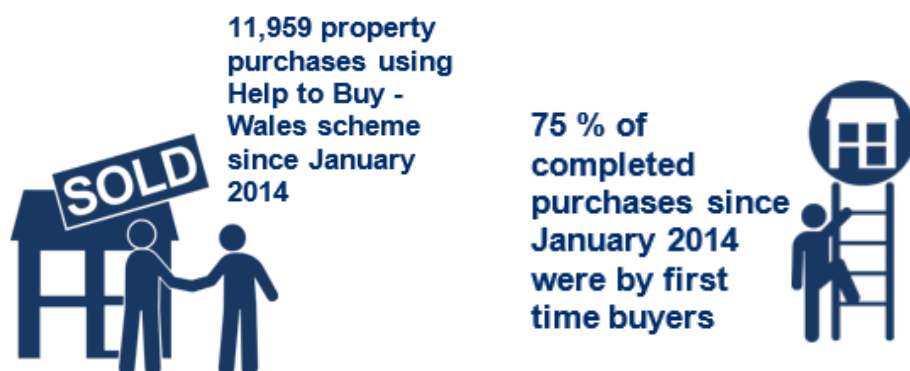
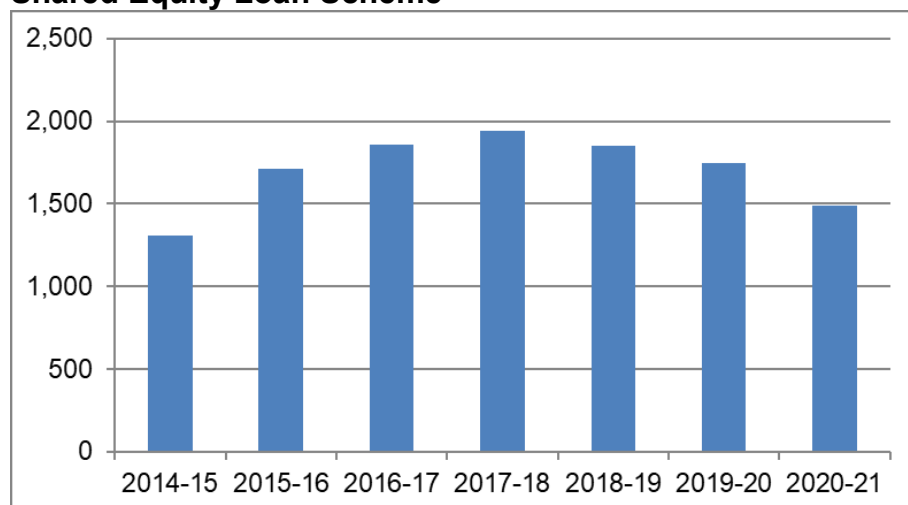


Chart 1. Annual completed purchases using Help to Buy-Wales Shared Equity Loan Scheme



Source: Help to Buy -Wales Ltd

- The number of completed purchases using the Help to Buy-Wales scheme fell by 15% from the previous year to 1,486 in 2020-21 in which the housing market was substantially affected by the COVID-19 pandemic. Annual completed purchases have been declining since 2017-18.
- During 2020-21 the mean (average) purchase price paid for all completed purchases was £221,563 and the median purchase price paid was slightly lower at £220,000.

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 (£250,000 from 1 April 2021). 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
Purchase price	5
Applicant income	8
Property size and household type	9
Key quality information	12
Glossary	17

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, This further extension was confirmed in a [written statement on 24 March 2021](#).

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 2021.

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

		<i>Numbers/Percentage</i>	
	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 (r)	1,304	233.1	46.2
2015-16 (r)	1,708	312.6	61.9
2016-17 (r)	1,859	348.7	69.1
2017-18 (r)	1,936	370.9	73.5
2018-19 (r)	1,845	370.7	73.5
2019-20	1,749	365.8	72.4
2020-21	1,486	329.2	64.7
Cumulative total to 31 March 2021	11,959	2,343.1	463.6

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, 11,959 properties have been purchased using a Help to buy-Wales shared equity loan.
- The cumulative value of these equity loans was £463.6 million, with the value of the properties purchased totalling £2,343.1 million.
- During 2020-21, 1,486 properties were purchased under the scheme which represents a decrease of 15% compared with the previous financial year.
- Chart 2 shows that total number of completed purchases recorded dropped significantly during April to June 2020 when compared to previous years (64% decrease from April-June 2019) due to the impact from the start of the COVID-19 pandemic. As the 2020-21 financial year progressed completed purchases started to grow again to levels seen before the pandemic occurred with January to March 2021 seeing a 45% increase from the same period in 2020.

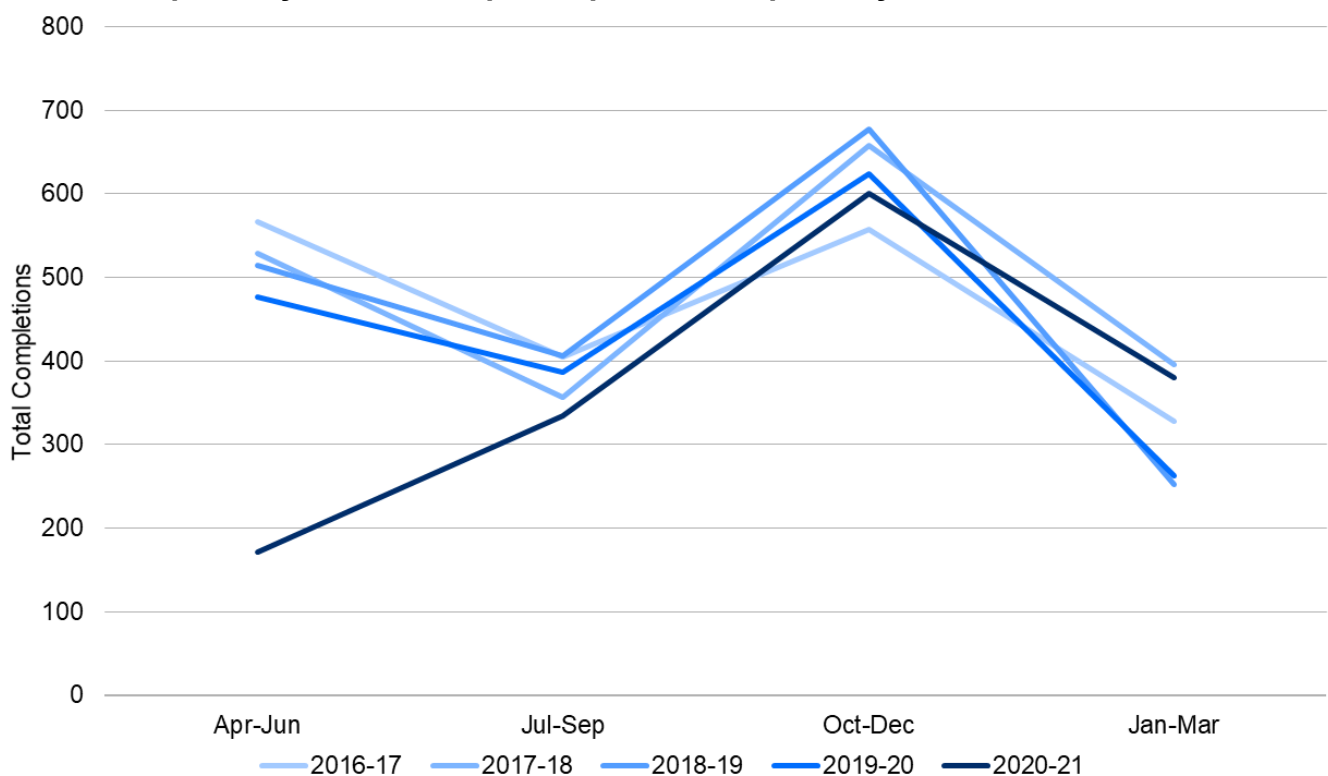
- With the drop in overall purchases between 2019-20 and 2020-21, the value of the equity loans and the total value of all properties purchased both decreased; the value of equity loans dropped 10.6% to £64.7 million and total value of purchases dropped 10% to £329.2 million ([Table 1](#)).
- The Welsh 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 2021, 8,875 homes were purchased under the Help to Buy-Wales scheme. The corresponding value of the equity loans used to support these purchases was £353.1 million, and the overall value of all properties purchased was £1,785.3 million ([Table 1](#)).



Since 1 April 2016, there have been **8,875** 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, generally with a higher level of completions during the April to June and October to December quarters in each year. An outlier to this is April to June 2020 due to the start of the COVID-19 pandemic and the accompanying restrictions brought in to protect public health on the housing market. Generally higher

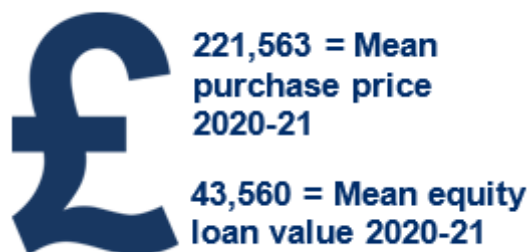
activity in April to June and October to December may be influenced by the quarterly sales targets used by larger developers, with June and December corresponding with the mid and end year sales target dates for a majority of the larger developers.

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.

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](#), 32% of all completed purchases in 2020-21 were in the top price range of £250,001 to £300,000, up from 23% in 2019-20 and 19% in 2018-19. This is the highest proportion of any of the shown price ranges for any year and the highest figure for the price range to date. This is the last year that properties in this price bracket can be purchased through Help to Buy Wales as the price cap has been reduced from 1 April 2021 to £250,000.



For 2020-21, the mean (average) purchase price paid for completed purchases was £221,563 whilst the median purchase price paid was £220,000. These are both higher than the averages in 2019-20 which were £209,162 and £207,995 respectively. The mean increasing by £12,000 shows that there has been a shift towards higher purchase prices over the last year. This pattern can be seen further over 2 years with the mean price in 2018-19 being £196,995

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

Table 2: Number of completed purchases by purchase price

Purchase Price	Cumulative completed purchases 2 January 2014 to 31 March 2021		Completed purchases 2016-17 (r)		Completed purchases 2017-18 (r)		Completed purchases 2018-19 (r)		Completed purchases 2019-20		Completed purchases 2020-21	
			Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
£50,000 – £100,000	173	1.4%	45	2.4%	46	2.4%	20	1.1%	14	0.8%	1	0.1%
£100,001 – £125,000	729	6.1%	135	7.3%	161	8.3%	89	4.8%	54	3.1%	22	1.5%
£125,001 – £150,000	1,689	14.1%	297	16.0%	264	13.6%	265	14.4%	196	11.2%	130	8.7%
£150,001 – £175,000	2,090	17.5%	347	18.7%	337	17.4%	272	14.7%	235	13.4%	151	10.2%
£175,001 – £200,000	2,278	19.0%	374	20.1%	374	19.3%	335	18.2%	315	18.0%	253	17.0%
£200,001 – £225,000	1,589	13.3%	232	12.5%	247	12.8%	286	15.5%	278	15.9%	235	15.8%
£225,001 – £250,000	1,403	11.7%	206	11.1%	198	10.2%	223	12.1%	256	14.6%	218	14.7%
£250,001 – £300,000	2,008	16.8%	223	12.0%	309	16.0%	355	19.2%	401	22.9%	476	32.0%
All properties	11,959	100.0%	1,859	100%	1,936	100%	1,845	100%	1,749	100%	1,486	100%

(r) revised since previously published

Source: Help to Buy Wales Ltd

£ 195,930 = Mean purchase price to date

38,762 = 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 75% of all completed purchases to 31 March 2021 (9,012).

75 % of completed purchases since January 2014 were by first time buyers



The remaining 2,947 completed purchases (25%) were by former owner-occupiers who used the scheme.

The majority of all recipients of Help to Buy – Wales Shared Equity Loans (66%) 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% (6,325 completed purchases) than for former owner-occupiers at 53% (1,567 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. 12% (356) of completed purchases were made with a deposit of 20% or more by former owner-occupiers compared with 4% (333 completed purchases) by first time buyers ([Table 3a](#)).

Table 3a: Cumulative number of completed purchases 2 January 2014 to 31 March 2021, by purchaser deposit level and type of purchaser (a)

Deposit band	Numbers/Percentage					
	Completed purchases (non - First Time Buyers)		Completed purchases (First Time Buyers)		Total Completed purchases	
	Number	Per cent	Number	Per cent	Number	Per cent
Up to 5%	1,567	13.1	6,325	52.9	7,892	66.0
5.1% to 10%	571	4.8	1,612	13.5	2,183	18.3
10.1% to 15%	272	2.3	512	4.3	784	6.6
15.1% to 20%	181	1.5	230	1.9	411	3.4
20.1% or more	356	3.0	333	2.8	689	5.8
All properties	2,947	24.6	9,012	75.4	11,959	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)

Deposit band	Completed purchases 2018-19 (r)				Completed purchases 2019-20				Completed purchases 2020-21			
	Total		Of which first time buyers		Total		Of which first time buyers		Total		Of which first time buyers	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
Up to 5%	1,227	66.5	1,019	71.4	1095	62.6	862	66.7	985	66.3	767	69.5
5.1% to 10%	313	17.0	236	16.5	339	19.4	253	19.6	292	19.7	213	19.3
10.1% to 15%	142	7.7	99	6.9	133	7.6	85	6.6	90	6.1	57	5.2
15.1% to 20%	62	3.4	30	2.1	55	3.1	29	2.2	44	3.0	26	2.4
20.1% or more	101	5.5	44	3.1	127	7.3	63	4.9	75	5.0	41	3.7
All properties	1,845	100	1,428	100	1,749	100	1,292	100	1,486	100	1,104	100

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.

(r) revised since previously published

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% (1,104) of all completed purchases during 2020-21 ([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 2019-20 and 2020-21, the percentage of first time buyers that provided the minimum 5% deposit increased slightly from 67% to 70%, whilst the percentage of first time buyers providing 5.1% to 10% remained around 20% ([Table 3b](#)).

During 2020-21 5% of completed purchases were made with a deposit of over 20%, a decrease of over 2 percentage points from the peak seen 2019-20. For first time buyers, the proportion was slightly lower at 4% (41 completed purchases) ([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) (r)

Total applicant household income	Numbers/Percentage							
	Cumulative completed purchases 2		Completed purchases 2018-19		Completed purchases 2019-20		Completed purchases 2020-21	
	January 2014 to 31 March 2021							
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
£0 – £20,000	896	7.5	97	5.3	56	3.2	25	1.7
£20,001 - £30,000	3,145	26.3	400	21.7	343	19.6	196	13.2
£30,001 - £40,000	3,076	25.7	475	25.7	455	26.0	327	22.0
£40,001 - £50,000	2,524	21.1	467	25.3	450	25.7	455	30.6
£50,001 - £60,000	1,355	11.3	241	13.1	279	16.0	278	18.7
£60,001 - £80,000	817	6.8	141	7.6	150	8.6	175	11.8
£80,001 - £100,000	127	1.1	20	1.1	14	0.8	28	1.9
Greater than £100,000	19	0.2	4	0.2	2	0.1	2	0.1
Unknown								
All	11,959	100.0	1,845	100.0	1,749	100.0	1,486	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 2021, almost three quarters (73%) of all completed purchases have been by those with an average household income of between £20,000 and £50,000. Over this period only 8% of homes were purchased by those with a household income of less than £20,000 as well as 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. During 2020-21, 49% of all homes purchased under the scheme were by those with an average household income of £40,000 to £60,000; 8 percentage points higher than in 2019-20 and 11 percentage points higher than the 38% reported in 2018-19. In contrast, homes purchased by those

with a household income of less than £20,000 have been decreasing annually and in 2020-21 accounted for only 2% 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 to 14% compared to the 10% seen in 2019-20 ([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 2021		Completed purchases 2018-19 (r)		Completed purchases 2019-20		Completed purchases 2020-21	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
One Bedroom	246	2.1	59	3.2	55	3.1	26	1.7
Two Bedrooms	2,045	17.1	363	19.7	320	18.3	241	16.2
Three Bedrooms	6,341	53.0	1,006	54.5	955	54.6	823	55.4
Four Bedrooms	3,238	27.1	401	21.7	411	23.5	390	26.2
Five Bedrooms or more	70	0.6	16	0.9	8	0.5	6	0.4
Unknown	19	0.2	0	0.0	0	0.0	0	0.0
All	11,959	100.0	1,845	100.0	1,749	100.0	1,486	100.0

Source: Help to Buy Wales Ltd

(r) Revised since previously published

55 % of purchases were 3 bedroom properties in 2020-21



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 properties². 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 24% in 2019-20 to 26% in 2020-21.

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% and has decreased further in 2020-21 to 18%.

Since the start of the scheme to 31 March 2021, only 70 completed purchases (less than 1%) were of large 5 or more bedroom properties which may be due to the scheme's current phase purchase price limit of £300,000 which will drop to £250,000 from 1 April 2021. During 2020-21 there were only 6 purchases of 5 or more bedroom properties.

² As a result of the COVID-19 Pandemic, data on completion of new dwellings has been suspended since March 2020.

Completed purchases by household type

Table 6: Number of completed purchases by household composition

Household type	Numbers/Percentage							
	Cumulative completed purchases 2 January 2014 to 31 March 2020		Completed purchases 2018-19 (r)		Completed purchases 2019-20 (r)		Completed purchases 2020-21	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
One adult (no children)	3,203	26.8	511	27.7	500	28.6	344	23.1
One adult ,1 or more children	412	3.4	61	3.3	63	3.6	57	3.8
2 adults (no children)	5,545	46.4	847	45.9	779	44.5	720	48.5
2 adults, 1 or more children	2,659	22.2	398	21.6	387	22.1	349	23.5
3 adults (no children)	51	0.4	13	0.7	8	0.5	4	0.3
3 adults, 1 or more children	49	0.4	8	0.4	5	0.3	9	0.6
4 adults (no children)	19	0.2	3	0.2	3	0.2	2	0.1
4 adults, 1 or more children	7	0.1	3	0.2	0	0.0	0	0.0
Unknown	14	0.1	1	0.1	4	0.2	1	0.1
All	11,959	100.0	1,845	100.0	1,749	100.0	1,486	100.0

(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 2021 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 for this household type with 48% of purchases during 2020-21 and 46% for the 2 years prior ([Table 6](#)).

The second highest percentage of completed purchases in 2020-21 was by families with 2 adults and 1 child at 24%. This is the first time since the scheme began that households with just 1 adult and no children hasn't been the second highest percentage for the year. However it still remains the second highest percentage for the cumulative total.

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 2021 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 2020-21, 88 completed purchases were of leasehold properties, all of which were flats, accounting for 6% of the total 1,486 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	526	53	40
July to September 2017	357	25	16
October to December 2017	657	39	62
January to March 2018	396	24	26
Total 2017-18	1,936	141	144
2018-19			
April to June 2018	513	20	39
July to September 2018	404	3	9
October to December 2018	676	3	80
January to March 2019	252	0	21
Total 2018-19	1,845	26	149
2019-20			
April to June 2019	477	0	41
July to September 2019	386	0	38
October to December 2019	624	0	56
January to March 2020	262	0	17
Total 2019-20	1,749	0	152
2020-21			
April to June 2020	172	0	16
July to September 2020	334	0	15
October to December 2020	600	0	41
January to March 2021	380	0	16
Total 2020-21	1,486	0	88
Total	7,016	167	533

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](#).

Local Authority data for Help to Buy Wales is available on [StatsWales](#).

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 Senedd Cymru. 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 2021 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-2019 household estimates](#), used in presenting local authority data on StatsWales 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 February 2021.

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 September 2020.

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 Ministry of Housing Communities and Local Government (MHCLG). 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

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; this figure reduced to a limit of £250,000 from 1 April 2021.

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 2022 (provisional)

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

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