



Statistical release

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Mortgage Lenders and Administrators Statistics for Q4 2014 (derived from the Mortgage Lenders & Administrators Return (MLAR))

Residential loan amounts outstanding

The overall value of the residential loan amounts outstanding in Q4 2014 was £1,259.6 billion, an increase of 0.3% compared with Q3 2014 and an increase of 1.7% over the past four quarters.

Amounts outstanding on regulated loans were £996.2 billion, constituting 79% of the total in Q4 2014. This proportion has remained constant since Q4 2013. Non-regulated loans remained unchanged in Q4 2014 at £263.4 billion.

The value of securitised amounts outstanding declined further – by 3.2% in Q4 2014 – to £91.1 billion. Unsecuritised amounts outstanding (which exclude securitised assets) continued to increase, by 0.6% to £1,168.5 billion in Q4 2014. Thus, the proportion of total amounts outstanding of securitised balances decreased for the ninth consecutive quarter to 7.2%, the lowest level since the series began in 2007.

Table A: Securitised and unsecuritised residential loan balances

Regulated and non-regulated mortgages

£ billions

Not seasonally adjusted

| | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Regulated: | | | | | | | |
| Unsecuritised | 847.0 | 867.4 | 897.8 | 905.9 | 913.7 | 925.2 | 931.3 |
| Securitised | 89.7 | 89.1 | 78.3 | 72.6 | 71.8 | 67.0 | 64.9 |
| Subtotal | 936.7 | 956.5 | 976.1 | 978.5 | 985.5 | 992.2 | 996.2 |
| Non regulated: | | | | | | | |
| Unsecuritised | 249.8 | 238.8 | 234.1 | 235.7 | 235.7 | 236.4 | 237.2 |
| Securitised | 31.9 | 33.6 | 28.1 | 28.7 | 28.0 | 27.0 | 26.1 |
| Subtotal | 281.7 | 272.4 | 262.2 | 264.4 | 263.8 | 263.4 | 263.4 |
| Total: (Regulated + Non regulated): | | | | | | | |
| Unsecuritised | 1,096.8 | 1,106.2 | 1,131.9 | 1,141.7 | 1,149.5 | 1,161.6 | 1,168.5 |
| Securitised | 121.6 | 122.7 | 106.4 | 101.3 | 99.8 | 94.1 | 91.1 |
| Total | 1,218.5 | 1,228.9 | 1,238.3 | 1,243.0 | 1,249.3 | 1,255.6 | 1,259.6 |

New business volumes

Gross advances of £51.3 billion were recorded in Q4 2014. This was 0.2% lower compared with Q4 2013 and 8.1% lower than Q3 2014.

Net advances decreased from £9.0 billion in Q4 2013 to £8.1 billion in Q4 2014.

New commitments decreased from £53.6 billion in Q3 2014 to £46.3 billion in Q4 2014. This was also a decrease of 8.0% compared with Q4 2013.

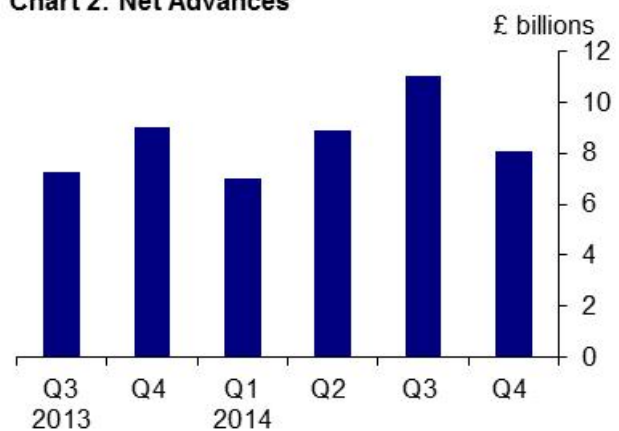
Table B: Residential loans to individuals flows and balances

Regulated and non-regulated mortgages

£ billions

Not seasonally adjusted

| | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|
| Business flows | | | | | | | |
| Gross advances | 40.1 | 39.4 | 51.5 | 47.1 | 51.5 | 55.9 | 51.3 |
| Net advances | 4.1 | 4.2 | 9.0 | 7.0 | 8.9 | 11.0 | 8.1 |
| New commitments | 37.0 | 36.9 | 50.3 | 48.9 | 53.4 | 53.6 | 46.3 |
| Balances outstanding | | | | | | | |
| Loans (exc overdrafts) | 1,096.8 | 1,106.2 | 1,131.9 | 1,141.7 | 1,149.5 | 1,161.6 | 1,168.5 |
| Commitments | 66.4 | 52.4 | 71.1 | 73.1 | 75.7 | 74.2 | 69.6 |

Chart 1: Gross Advances and New Commitments**Chart 2: Net Advances**

Lending characteristics of gross advances

Interest rate trends on residential lending

The proportion of gross advances at fixed rates decreased for the first time in nine quarters from 82.6% in Q3 2014 to 82.2% in Q4 2014. The proportion of balances outstanding on fixed rate loans has increased by 2 percentage points since Q3 2014 to 41.3%.

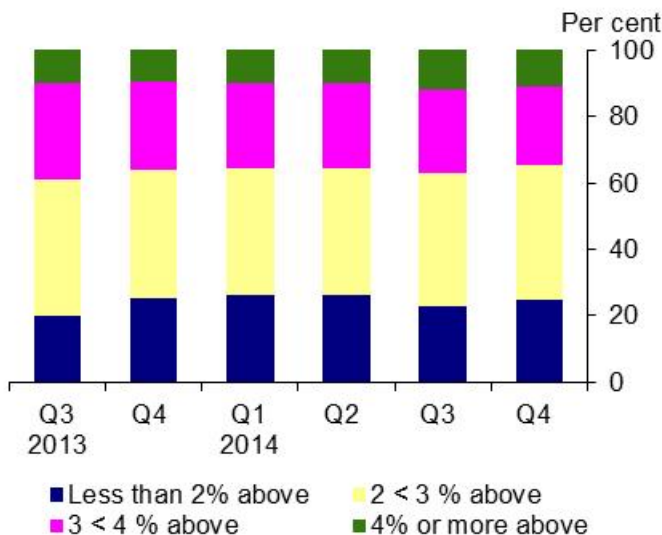
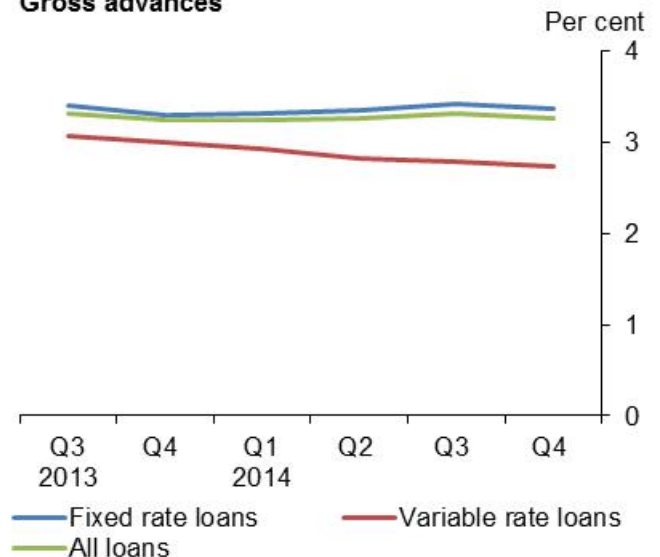
The overall average interest rate on gross advances decreased by 5bps in Q4 2014 to 3.26%. This is only 2bps higher than the series lowest interest rate of 3.24% in Q1 2014. The overall decrease was the result of a decrease in fixed rates loan average rates by 6bps to 3.37% complemented by the decrease in variable rate loan average rates by 5bps to 2.74%.

The overall average interest rate on total amounts outstanding decreased by 3bps to 3.25% in Q4 2014, the lowest since the series began in 2007. This was due to the decrease in the average interest rate for fixed rate balances of 6bps to 3.48% and to the decrease in the average interest rate on variable rate balances of 2bp to 3.08%.

Table C: Interest rates

Regulated and non-regulated mortgages
Per cent
Not seasonally adjusted

| | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Interest rate basis | | | | | | | |
| Percent of business at fixed rates | | | | | | | |
| Gross advances | 53.5 | 63.5 | 80.3 | 81.0 | 82.0 | 82.6 | 82.2 |
| Balances outstanding | 28.1 | 27.9 | 32.9 | 35.2 | 37.1 | 39.3 | 41.3 |
| Weighted average interest rates | | | | | | | |
| Gross advances | | | | | | | |
| Fixed rate loans | 3.94 | 4.10 | 3.30 | 3.32 | 3.35 | 3.43 | 3.37 |
| Variable rate loans | 2.96 | 3.30 | 2.99 | 2.93 | 2.83 | 2.79 | 2.74 |
| All loans | 3.48 | 3.81 | 3.25 | 3.24 | 3.26 | 3.31 | 3.26 |
| Balances outstanding | | | | | | | |
| Fixed rate loans | | | | | | | |
| Variable rate loans | 4.83 | 4.49 | 3.85 | 3.74 | 3.63 | 3.54 | 3.48 |
| All loans | 3.44 | 3.48 | 3.36 | 3.34 | 3.30 | 3.28 | 3.25 |

Chart 3: Percentage of business above Bank Rate - Gross Advances**Chart 4: Weighted average interest rates - Gross advances**

Breakdown by purpose of new lending (proportions of total residential loans to individuals)

The proportion of lending for house purchase in Q4 2014 was 71%, approximately 0.8 percentage points lower than in Q3 2014. The amount of gross advances for house purchase was 3.7% higher compared with Q4 2013 at £36.4 billion.

The proportion of lending to first time buyers increased by 0.1 percentage points to 21.8% in Q4 2014. The value of residential loans advanced to first time buyers decreased over the quarter to £11.2 billion.

The buy to let (BTL) proportion of lending increased from 14.3% in Q3 2014 to 14.9% in Q4 2014. There was also an increase in value terms over the past year – from £6.6 billion advanced in Q4 2013 to £7.6 billion in Q4 2014.

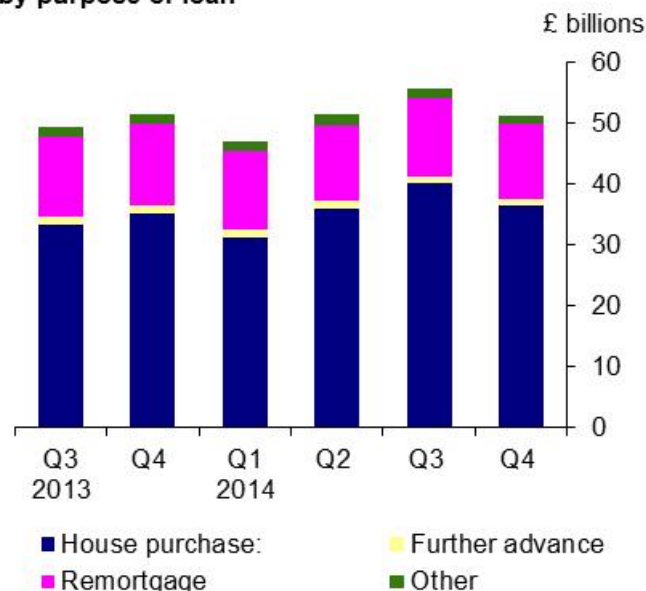
The proportion of remortgages increased to 23.7% in Q4 2014 from the series lowest of 23.0% in Q3 2014.

The proportion of other new lending (including lifetime and equity release mortgages) decreased from 3.0% in Q3 2014 to 2.9% in Q4 2014.

Table D: Residential loans to individuals by purpose of loan

Regulated and non-regulated mortgages
Not seasonally adjusted

| By purpose of loan: | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Advances | | | | | | | |
| Per cent | | | | | | | |
| House purchase: | 61.2 | 66.0 | 68.2 | 66.4 | 70.1 | 71.8 | 71.0 |
| Owner occupation: | | | | | | | |
| FTBs | 16.6 | 19.1 | 20.6 | 20.1 | 22.1 | 21.7 | 21.8 |
| Other | 35.2 | 35.9 | 34.9 | 31.9 | 34.4 | 35.7 | 34.3 |
| Buy to let | 9.4 | 11.0 | 12.8 | 14.4 | 13.6 | 14.3 | 14.9 |
| Further advance | 3.6 | 2.8 | 2.5 | 2.9 | 2.5 | 2.2 | 2.4 |
| Remortgage | 32.2 | 27.9 | 26.5 | 27.4 | 24.1 | 23.0 | 23.7 |
| Other | 3.0 | 3.3 | 2.7 | 3.3 | 3.4 | 3.0 | 2.9 |
| Amount (£ billions) | | | | | | | |
| House purchase: | 24.6 | 26.0 | 35.1 | 31.3 | 36.1 | 40.1 | 36.4 |
| Owner occupation: | | | | | | | |
| FTBs | 6.6 | 7.5 | 10.6 | 9.4 | 11.4 | 12.1 | 11.2 |
| Other | 14.1 | 14.1 | 17.9 | 15.0 | 17.7 | 20.0 | 17.6 |
| Buy to let | 3.8 | 4.3 | 6.6 | 6.8 | 7.0 | 8.0 | 7.6 |
| Further advance | 1.4 | 1.1 | 1.3 | 1.4 | 1.3 | 1.2 | 1.2 |
| Remortgage | 12.9 | 11.0 | 13.6 | 12.9 | 12.4 | 12.9 | 12.2 |
| Other | 1.2 | 1.3 | 1.4 | 1.6 | 1.7 | 1.7 | 1.5 |
| Total | 40.1 | 39.4 | 51.5 | 47.1 | 51.5 | 55.9 | 51.3 |

Chart 5: Breakdown of gross advances by purpose of loan

The proportion of new commitments for house purchase decreased from 68.7% in Q3 2014 to 65.3% in Q4 2014. The value of new commitments for house purchase decreased by 9% over the past year, from £33.2 billion in Q4 2013 to £30.2 billion in Q4 2014.

New commitments for re-mortgaging as a proportion of total commitments increased by 3.2 percentage points over the quarter to 29.8% in Q4 2014. In value terms, there was a decrease of 5.7% from £14.6 billion in Q4 2013 to £13.8 billion in Q4 2014.

Table E: New commitments by purpose of loan

Regulated and non-regulated mortgages
Not seasonally adjusted

| By purpose of loan: | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| New commitments in quarter | | | | | | | |
| Per cent | | | | | | | |
| House purchase | 57.8 | 63.5 | 66.1 | 66.1 | 70.4 | 68.7 | 65.3 |
| Remortgage | 34.5 | 30.8 | 29.1 | 28.7 | 24.9 | 26.6 | 29.8 |
| Other (inc further advances) | 7.7 | 5.7 | 4.8 | 5.2 | 4.7 | 4.6 | 4.8 |
| Amount (£ billions) | | | | | | | |
| House purchase | 21.4 | 23.4 | 33.2 | 32.3 | 37.6 | 36.9 | 30.2 |
| Remortgage | 12.8 | 11.4 | 14.6 | 14.0 | 13.3 | 14.3 | 13.8 |
| Other (inc further advances) | 2.9 | 2.1 | 2.4 | 2.5 | 2.5 | 2.5 | 2.2 |
| Total | 37.0 | 36.9 | 50.3 | 48.9 | 53.4 | 53.6 | 46.3 |

Lending criteria

The proportion of gross advances at a loan to valuation (LTV) of over 90% decreased by 0.5 percentage points over the quarter to 3.8% in Q4 2014. The proportion of gross advances to borrowers with a single income multiple of more than 4.00x decreased by 1.1 percentage points to 9.7% in Q4 2014. The proportion of gross advances to borrowers with joint income multiple of more than 3.00x decreased by 2.4 percentage points since Q3 2014 to 26.2%.

The proportion of gross advances that is a combination of an LTV over 90% and loan to income multiple of over 3.5x for single income borrowers (or 2.75x for joint income borrowers) decreased over the quarter by 0.6 percentage points to 2.5%.

Table F: Gross advances by income multiple and loan-to-value (LTV) ratios

Regulated and non-regulated mortgages
Percent of gross advances
Not seasonally adjusted

| | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Single income multiple: | | | | | | | |
| Less than 2.50 | 10.1 | 10.4 | 9.2 | 8.9 | 8.6 | 9.0 | 8.5 |
| 2.50 < 3.00 | 5.1 | 4.9 | 4.4 | 4.2 | 4.0 | 4.1 | 4.1 |
| 3.00 < 4.00 | 11.9 | 11.5 | 11.1 | 10.7 | 10.3 | 10.2 | 10.3 |
| 4.00 or over | 10.1 | 10.7 | 11.6 | 11.6 | 11.9 | 10.8 | 9.7 |
| Other | 10.7 | 12.1 | 12.3 | 14.0 | 13.2 | 13.4 | 14.2 |
| Total on Single income | 48.0 | 49.6 | 48.6 | 49.5 | 48.1 | 47.5 | 46.7 |
| Joint income multiple: | | | | | | | |
| Less than 2.00 | 9.5 | 9.3 | 8.0 | 7.9 | 7.5 | 7.7 | 8.8 |
| 2.00 < 2.50 | 7.5 | 7.1 | 7.2 | 6.9 | 6.5 | 7.0 | 7.4 |
| 2.50 < 3.00 | 9.4 | 9.2 | 8.2 | 7.8 | 7.8 | 8.0 | 9.5 |
| 3.00 or over | 24.6 | 23.7 | 27.0 | 26.8 | 28.8 | 28.6 | 26.2 |
| Other | 1.1 | 1.1 | 1.1 | 1.1 | 1.3 | 1.2 | 1.4 |
| Total on Joint income | 52.0 | 50.4 | 51.4 | 50.5 | 51.9 | 52.5 | 53.3 |
| LTV | | | | | | | |
| < = 75% | 67.6 | 66.3 | 64.6 | 64.7 | 64.5 | 64.1 | 64.6 |
| Over 75 < = 90% | 30.5 | 31.7 | 33.3 | 31.6 | 30.9 | 31.5 | 31.6 |
| Over 90 < = 95% | 1.5 | 1.7 | 1.7 | 3.1 | 4.2 | 4.0 | 3.5 |
| Over 95% | 0.4 | 0.4 | 0.4 | 0.5 | 0.4 | 0.3 | 0.3 |
| LTV (Over 90%) and Loan-to-income multiple > 3.5/2.75* | 1.0 | 1.2 | 1.5 | 2.6 | 3.4 | 3.1 | 2.5 |

* Single income: 3.50 x or more; joint income 2.75 x or more

Next release – 9 June 2015. Release available online at www.bankofengland.co.uk/statistics/Pages/calendar/default.aspx and www.fca.org.uk/firms/systems-reporting/mortgage-lending-stats.

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Arrears and possessions

The number of new arrears cases in Q4 2014 was 22,920. This was 5.1% lower than in Q3 2014 and was the lowest since the series began in 2007.

The amount of new arrears also experienced a 6.5% decline over the past quarter and stood at £42 million. This is a drop of 23.6% compared with Q4 2013.

The total number of loan accounts with reportable arrears continued to decrease - from 230,192 in Q3 2014 to 219,857 in Q4 2014, a reduction of 4.5% and the lowest since the series began in 2007. The balances in arrears as a percentage of total loan balances also decreased for the ninth quarter in succession to 1.63%, the lowest since the series began in 2007.

The performance of loans in arrears – payments received as a percentage of payments due – decreased to 62.92% in Q4 2014, the second consecutive decrease since the series peak of 63.15% in Q2 2014.

Table G: Arrears

Regulated and non-regulated mortgages

Not seasonally adjusted

| | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Loans in Arrears | | | | | | | |
| New cases in the quarter (ie moving into 1.5 < 2.5% band) | | | | | | | |
| Number of loan accounts | 34,558 | 34,721 | 29,208 | 27,761 | 24,770 | 24,146 | 22,920 |
| Amount of arrears (£ millions) | 66 | 66 | 55 | 52 | 46 | 44 | 42 |
| Balance outstanding (£ millions) | 3,543 | 3,551 | 2,975 | 2,804 | 2,490 | 2,394 | 2,241 |
| Arrears cases at end of quarter | | | | | | | |
| Number of loan accounts | 313,224 | 297,572 | 264,831 | 255,531 | 240,464 | 230,192 | 219,857 |
| Amount of arrears (£ millions) | 1,841 | 1,766 | 1,629 | 1,591 | 1,563 | 1,458 | 1,374 |
| Balance outstanding (£ millions) | 31,855 | 29,558 | 25,966 | 24,803 | 23,221 | 21,720 | 20,480 |
| Balances as % of total loan balances (per cent) | 2.61 | 2.41 | 2.10 | 2.00 | 1.86 | 1.73 | 1.63 |
| Performance of arrears cases in Qtr (per cent) | 58.24 | 57.59 | 61.87 | 62.53 | 63.15 | 63.13 | 62.92 |
| Arrears cases by severity | | | | | | | |
| Balances on cases in arrears as per cent of total loan balances | | | | | | | |
| 1.5 < 2.5% in arrears | 0.77 | 0.74 | 0.65 | 0.62 | 0.58 | 0.54 | 0.51 |
| 2.5 < 5.0% in arrears | 0.86 | 0.79 | 0.69 | 0.65 | 0.60 | 0.56 | 0.53 |
| 5 % or more in arrears | 0.80 | 0.71 | 0.64 | 0.61 | 0.57 | 0.53 | 0.50 |
| In possession | 0.18 | 0.16 | 0.11 | 0.11 | 0.11 | 0.10 | 0.09 |
| Total | 2.61 | 2.41 | 2.10 | 2.00 | 1.86 | 1.73 | 1.63 |
| Number of cases in arrears as per cent of total number of loans | | | | | | | |
| 1.5 < 2.5% in arrears | 0.57 | 0.59 | 0.53 | 0.52 | 0.49 | 0.47 | 0.46 |
| 2.5 < 5.0% in arrears | 0.64 | 0.64 | 0.58 | 0.56 | 0.53 | 0.50 | 0.49 |
| 5 % or more in arrears | 0.77 | 0.77 | 0.71 | 0.70 | 0.66 | 0.64 | 0.62 |
| In possession | 0.10 | 0.09 | 0.07 | 0.07 | 0.07 | 0.07 | 0.06 |
| Total | 2.09 | 2.08 | 1.90 | 1.85 | 1.76 | 1.69 | 1.62 |

New possession cases totalled 4,166 in Q4 2014 – a reduction of 19.2% from Q3 2014. Sales of possession cases were down 3.8% from 5,821 in Q3 2014 to 5,600 in Q4 2014.

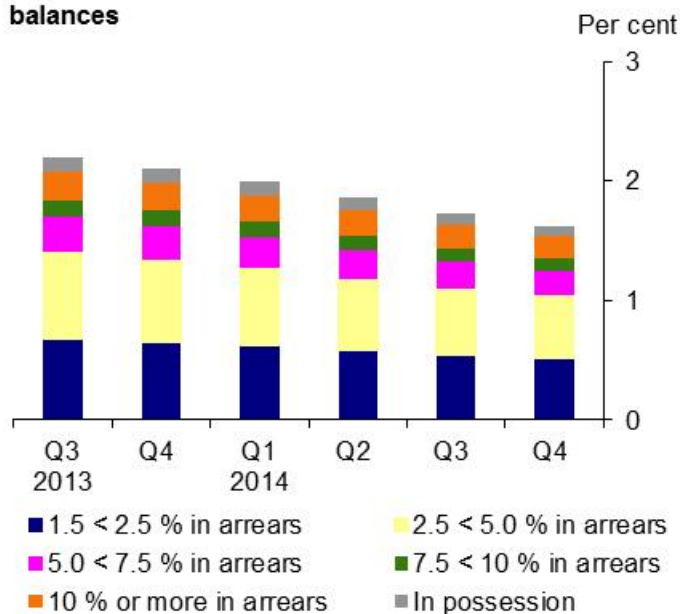
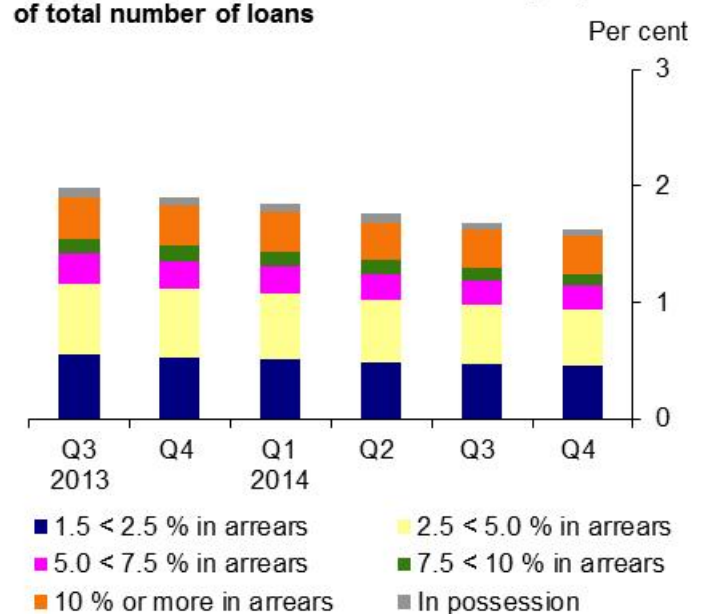
As possession sales outstripped new possessions, the stock of possession cases remaining unsold decreased from 9,053 in Q3 2014 to 7,774 in Q4 2014, the lowest since the series began in 2007.

A total of £27 million of arrears on 6,696 accounts were capitalised in Q4 2014, broadly unchanged from Q3 2014.

Table H: Possessions

Regulated and non-regulated mortgages
Not seasonally adjusted

| Possession cases: movements & stocks | 2011 Q4 | 2012 Q4 | 2013 Q4 | 2014 Q1 | Q2 | Q3 | Q4 |
|---|-----------------|---------|---------|---------|-------|-------|-------|
| | New possessions | 8,924 | 7,792 | 6,137 | 6,687 | 5,728 | 5,157 |
| Possession sales | 9,456 | 9,447 | 7,626 | 6,650 | 6,183 | 5,821 | 5,600 |
| Stocks of possessions at end quarter | 15,457 | 13,321 | 9,962 | 10,154 | 9,710 | 9,053 | 7,774 |
| Capitalisations of arrears cases | | | | | | | |
| Number in quarter | 9,813 | 8,773 | 8,190 | 7,317 | 6,907 | 7,024 | 6,696 |
| Arrears capitalised in quarter (£ millions) | 36 | 33 | 32 | 29 | 27 | 27 | 27 |
| Balance outstanding at end quarter (£ millions) | 983 | 953 | 909 | 813 | 763 | 797 | 750 |

Chart 6: Balance on cases in arrears as % total loan balances**Chart 7: Number of cases in arrears as a proportion of total number of loans****About these data:**

As noted in the March 2013 [article](#), with effect from June 2013, this Bank of England and FCA Statistical Release on Mortgage Lenders and Administrators Statistics replaced the Statistics on Mortgage Lending release previously published by the FSA. There is some overlap in the data covered in this release and with the Bank of England releases on [Money and Credit](#) and on [Effective Interest Rates](#), and also with statistics published by [the Council of Mortgage Lenders](#). It should be appreciated that differences in reporting populations, definitions and seasonal adjustment will affect any direct comparisons of data series reported across these releases. For a comparison of the Bank of England's published statistical and regulatory data collections, please refer to the December 2014 [article](#).

Due to revisions to the data by reporters, previous figures may be restated from quarter to quarter.

Further information can be found in the MLAR explanatory notes, available at <http://www.bankofengland.co.uk/statistics/Pages/iadb/notesiadb/mlar.aspx>.

If you have any queries with regards to these data please contact either the Bank/PRA (email MLAR@bankofengland.co.uk or call 020 7601 5478) or FCA (email mlarstatistics@fca.org.uk) as required.

Technical notes

General

- 1 Around 300 regulated mortgage lenders and administrators are required to submit a Mortgage Lenders & Administrators Return (MLAR) each quarter, providing data on their mortgage lending activities and covering both regulated and non-regulated residential lending. Following the creation of the Bank of England Prudential Regulation Authority (PRA) and of the Financial Conduct Authority (FCA) on 1 April 2013, these mortgage lending statistics are compiled and published jointly by the two regulators.
- 2 Please note that tables in this release are summaries of more detailed data tables available at <http://www.bankofengland.co.uk/prd/Pages/regulatorydata/mlar/2015/mar.aspx>. The linkages between these information sets in each case are:

| Release Table | Underpinning Data |
|---------------|-------------------|
| A | Table 1.11 |
| B | Table 1.21 |
| C | Table 1.22 |
| D | Table 1.33 |
| E | Table 1.33 |
| F | Table 1.31 |
| G | Table 1.7 |
| H | Table 1.7 |

Regulated and non-regulated loans

- 3 A regulated loan is a loan to an individual, secured by a first charge on residential property, and where the property is for the use of the borrower or a close relative.
- 4 A non-regulated loan for MLAR purposes is all other mortgage lending to individuals that is not regulated. It includes buy-to-let lending, second charge lending and, in some cases, further advances on loans that were originally taken out before regulation came into effect on 31 October 2004.
- 5 All mortgage loans extended before 31 October 2004 are classified as non-regulated. This means that there will be a gradual shift over time in numbers and amounts outstanding from the non-regulated to regulated mortgage lending categories, as older mortgages are paid off or are subject to re-mortgaging. Flows of non-regulated mortgage lending have been modest compared with regulated mortgage lending since that date.

Securitisations

- 6 Some lenders parcel up loans into a special purpose vehicle (SPV), and create Loan Notes secured on the parcel of loans ("securitisation"). They sell the Notes to third party investors; thereby raising funding that broadly matches the loans, with the risks attached to the loans passing from the lender to the Note holders.
- 7 Additional guidance has been given on the classification of securitised loans where that security has subsequently been used as collateral for Bank of England liquidity schemes, such as the Special Liquidity Scheme. For more details see <http://www.fca.org.uk/firms/systems-reporting/gabriel/help/mla>. In such circumstances the risks attaching to the performance of the underlying pool of loans remains with the lender and no risk transfer has taken place to the Bank of England; these loans should therefore be reported on the MLAR as un-securitised loans. Due to this, there has been some reclassification between the securitised and un-securitised portfolios. This affects the series in tables 1.4 and 1.6 in particular.

New business volumes

- 8 Data are collected on three prime measures for the unsecuritised loan book:
 - Gross advances: the amount of new loans to borrowers.

- Net advances: the amount of gross advances less borrower repayments (including normal periodic repayments on capital repayment loans; repayment of existing loans at time of re-mortgage or house move etc.).

- New commitments: the amount of new lending that a lender has agreed to advance in coming months to house movers, re-mortgagers, first time buyers, and those seeking a further advance.

Lending criteria

- 9 The two main measures within the dataset of lending criteria are loan to value (LTV, the loan as a percentage of the value of the property) and income multiple (the loan advance as a multiple of income, defined as the borrower's main income, pre-tax). Income multiple calculations are reported separately for single income and for joint income loan applications.
- 10 Another characteristic of new lending is information about whether a borrower had an impaired credit history at the time of the new loan application. The MLAR definition of an impaired credit history includes borrowers with any of the following: arrears of three months or more on a previous loan in the last two years; county court judgment (CCJ) over £500 in the last three years; or being subject to a bankruptcy order or IVA at any time in the last three years.

Interest rate analysis

- 11 MLAR classifies mortgage lending by fixed or variable rate basis, and collects data on average interest rate margins defined as the margin of the interest rate over the Bank of England Bank Rate (BBR). Fixed rate includes all products subject to a fixed interest rate for a stated period or subject to a cap or collar arrangement, but not variable rate products subject to annual review payment arrangements. Variable interest rates cover all other interest bases, including those at a premium or discount to an administered rate.
- 12 Weighted average interest rates are calculated by weighting the relevant nominal interest rates applying over the quarter by amounts outstanding at the previous reporting date, by individual products.

Arrears and possessions

- 13 Arrears are defined as instances when any contractual payments, of capital, interest fees or other charges, are overdue at the reporting date. Arrears reported in the MLAR data relate only to loans where the amount of actual arrears is 1.5% or more of the borrower's current loan balance. For example, if the loan balance is £100,000 arrears in respect of the loan will only be captured in MLAR once they have reached £1,500 or more.
- 14 For accounts in arrears, a temporary concession is defined as an agreement with the borrower whereby the monthly payments are either suspended or less than they would be on a fully commercial basis. A formal arrangement is defined as either an agreement to capitalise all or part of past arrears or an agreement to make increased monthly payments to reduce some or all of the existing arrears. Amounts in arrears subject to temporary concessions continue to be classified as arrears. Amounts in arrears subject to capitalisation arrangements are reported as arrears until the criteria for 'fully performing loans' are met, which include that the revised schedule of loan repayments has been met for at least six months.
- 15 Information on accounts with temporary concessions or formal arrangements relates only to those cases which have arrears over the reportable threshold. There may be other types of forbearance in place for some borrowers which are not captured in these figures as they are either not yet in arrears, or the arrears are not sufficiently large to be reportable.
- 16 Data are collected on the performance of loans in arrears. Performance is measured as payments received in the quarter expressed as a percentage of payments due (i.e. under normal commercial terms to fully service the mortgage debt).
- 17 For accounts in arrears, data on capitalisations are also collected and published. Capitalisations are defined as formal arrangements to add all, or part of, a borrower's arrears to the amount of outstanding principal.
- 18 A 'possession' relates to any method by which, in an arrears case, the lender takes the secured property into their possession (including by a court Possession Order, or by voluntary surrender by the borrower). This also

includes cases where Receivers of Rent have been appointed. MLAR possessions data relate to individual loan accounts in possession.

Arrears as a percentage of balances approach

- 19 The 1.5% threshold used in the “arrears as a percentage of balances approach” was adopted to replace an earlier 2.5% threshold that had been used in analysis of building society arrears from the early 1990s.
- 20 For ease of comparison, sub-totals for a 2.5% threshold as well as for the 1.5% threshold are presented in the Detailed Tables on arrears. More detail is available in the Frequently Asked Questions (FAQs) relating to the MLAR on the FCA website at <http://www.fca.org.uk/firms/systems-reporting/gabriel/help/mla>.

Loan accounts in arrears

- 21 It should be noted that numbers of loan accounts in arrears, which is the basis on which these data are reported in the MLAR statistics, need not equate to the number of borrowers in arrears. Numbers of individual loan accounts in arrears will include arrears rising on:
 - First charge loans;
 - Second and subsequent charge loans (where the borrower takes an extra loan from another lender); and
 - Some further advance loans (cases where the first charge lender establishes a further advance on the original mortgage as a separate loan account, but is unable to combine the two accounts for MLAR reporting purposes).
- 22 As a result, arrears numbers on the MLAR are reported on a different basis from, and are materially higher than, the corresponding data published by the Council for Mortgage Lenders (CML) on numbers of first charge mortgages in arrears. A second, more significant, difference between these datasets which adds to this effect is the use of a higher percentage of balances threshold for arrears, 2.5% in the case of CML data, compared with 1.5% in the case of MLAR data.

Loan accounts in possession

- 23 This number does not represent the number of borrowers that have been subject to possession. It represents the number of individual loan accounts in possession, and covers possessions arising on:
 - First charge loans
 - Second and subsequent charge loans (where the borrower takes an extra loan from another lender)
- 24 In practice however, where a borrower has first and second charge loans with separate lenders, it will not always be the case that both lenders report their loan accounts as a possession. MLAR possession figures also include cases where a Receiver of Rent has been appointed.