



Ours Insights Newsletter *By*



What We Will Cover

In This Issue

Industry News

Criteria updates:
Lender & Insurer Addition

Mortgage Schemes

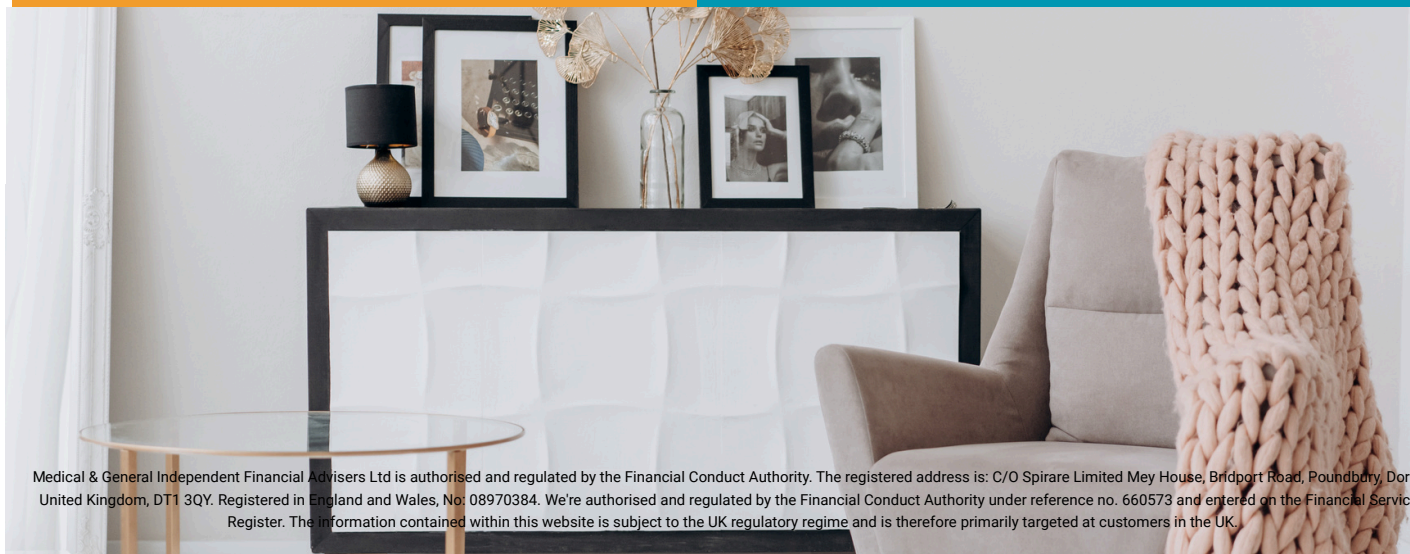
First Time Buyer Hub



Welcome to:

June

Issue 2026



Industry

News



Bank of England



Next Review

30 July 2026



Key Points

On 18th June 2026, the Bank of England announced its decision to hold **Bank Rate at 3.75%**. The rationale for this decision can be summarised as follows:

The Monetary Policy Committee (MPC) is responsible for maintaining price stability by keeping inflation low and close to its 2% target, meeting regularly to set the appropriate Bank Rate, currently held at 3.75%.

Inflation has eased to 2.8%, but is expected to rise again due to higher energy costs linked to ongoing disruption from conflict in the Middle East, which has increased household bills and may lead to higher business prices and wage demands.

However, weaker demand for workers and relatively high interest rates may help limit these pressures. While monetary policy cannot control global energy prices, the MPC remains focused on preventing sustained inflation and will continue to monitor developments closely to ensure inflation returns to target over the medium term.

Source from: www.bankofengland.co.uk

Information correct at time of publication and
subject to change



Purchase

Options



First Time *Buyer* HUB

Buying your first home can be an exciting process. It is considered one of the biggest life events you will ever experience.

There are many ways to get on the property ladder. We have summarised the most common schemes/ routes to purchase via different mortgage schemes available.

Some of these schemes may be available for non-first time buyers

Mortgage Schemes



STANDARD PURCHASE

A standard house purchase with a mortgage in the UK is the most common way of buying a property, where an individual (or joint applicants) purchases a home at full market value using a combination of a deposit and a mortgage loan from a lender.

SHARED OWNERSHIP

Shared Ownership is a part-buy, part-rent scheme aimed at making homeownership more accessible. It can be a good option for those struggling to save a large deposit or secure a full mortgage, but it is important to weigh the long-term costs and obligations before proceeding

JOINT BORROWER SOLE PROPRIETOR

A Joint Borrower Sole Proprietor (JBSP) mortgage is a UK lending arrangement that allows multiple people to be named on a mortgage (the borrowers) while only one person is listed as the legal owner of the property (the sole proprietor). It is commonly used to help someone—often a first-time buyer—increase their borrowing power with support from family members, without giving those supporters ownership rights in the property.

Subject to lender and legal arrangements

CONCESSIONARY PURCHASE

A Concessionary Purchase mortgage (also known as a family discount purchase) is a UK mortgage arrangement where a property is sold at below its full market value, typically by a family member or sometimes a landlord. The “discount” is treated as a gifted equity deposit, reducing or even removing the need for a cash deposit.

DEPOSIT SCHEMES

A £5,000 deposit mortgage scheme in the UK typically refers to low-deposit mortgage products—most commonly offered by certain lenders—designed to help buyers purchase a property with a minimum fixed deposit of £5,000, rather than a traditional percentage-based deposit. There are few lenders who offer 0% deposit schemes

Criteria

Changes and Updates



Lender **UPDATES**

SANTANDER **10K DEPOSIT SCHEME?**

- Available to first time buyers only.
- For a joint mortgage, both clients must be a first time buyer.
- Maximum 98% LTV subject to a minimum £10,000 deposit.
- Maximum loan size £500,000.
- The method of repayment must be capital and interest.
- Maximum 4.45x loan to income.
- Not available for flats, new build, Shared Ownership, self-employed or properties in Northern Ireland.



Adverse **CORNER** **CCJ**

Did you know that if you pay your CCJ within 30 days of judgement date (first registered), you can request for this to be removed from the credit file with a certificate of cancellation.

CCJ's are classed as adverse criteria, and can impact your lending potential and rate opportunity.

Insurer **UPDATES**

DID YOU KNOW?

Absence from work due to illness or injury can significantly impact you, particularly in cases like fractures that may require extended recovery time. To support this, some insurers offer fracture cover with their plans, providing financial assistance in some cases without affecting the main cover. This is where a lump sum could be paid for an eligible fracture. Some payments could potentially attract up to £6k as a lump sum depending on insurer and fracture.

INFORMATION PURPOSES ONLY & CORRECT AT THE TIME OF ISSUE

**NOTE: ALL CONTENT IS SUBJECT TO LENDER &
INSURER CRITERIA, CLIENT ELIGIBILITY &
ASSESSMENT OF CIRCUMSTANCES**

Schemes



Mortgage

SKIPTON

0% DEPOSIT SCHEME

If you are 21 or over, and haven't owned a property in the UK in the **last three years** and are either currently or have recently rented for 12 months in a row within the last 18 months, they could be eligible for Track Record Mortgage.

This allows up to 100% of the purchase price to be on a mortgage. The calculation is not only based on income multiple but also average rental payments over last 6 months. The deposit must be less than 5% of the purchase price having proof of paying rent at least 12 months in a row within the last 18 months.

This scheme is also available to be used on Shared Ownership purchases.

April mortgages also offers a similar scheme whereby you fix over a longer term.

BARCLAYS

FAMILY SPRINGBOARD

The Family Springboard Mortgage enables family members or other supporters to assist a buyer in getting onto, or moving up, the property ladder. Under this arrangement, a 'helper' places a 10% security deposit into a designated Helpful Start savings account, which allows the buyer to proceed with the purchase either without a deposit or with a reduced personal deposit starting from 5%.

After an agreed period—typically five years—the helper's 10% contribution is returned in full, along with any accrued interest (subject to account conditions and criteria). At that point, the mortgage continues solely in the buyer's name, provided all payments have been maintained as agreed.

Schemes

HALIFAX

5K DEPOSIT SCHEME

After much research Halifax has found that the average first time buyer age is 33 years old as they are taking longer to save a deposit in conjunction to paying their rent.

Now with a 5 year fix product offering with no product fee or valuation fee - eligible First time buyers could be able to buy their first home with as little as £5k deposit.

Essential criteria:

- Maximum £300k purchase price
- Minimum £102,000 purchase price
- Deposit from own savings (not gift)
- Any applicant can be first time buyer

ACCORD mortgages also offer a similar scheme with different criteria and up to 99% of the LTV.

PEPPER MONEY CONCESSIONARY PURCHASE

Concessionary purchases are accepted where a property is being bought at a discount either from a close family member or, in the case of a landlord arrangement, where the applicant is purchasing the home they currently occupy.

Lending can be provided up to 100% of the discounted purchase price (including any fees), subject to a maximum of 75% loan-to-value based on the property's full market value, allowing the discount to effectively act as the buyer's deposit.

Aldermore mortgages offers something similar whereby it is limited to a maximum of 75% of the market valuation and no more than 95% of the purchase price (with applicant to provide 5% deposit).

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First Time Buyer Guide

The Journey



THE FIRST-TIME BUYER JOURNEY

A simple 9-step process to your new home.



CAN I BUY WITH A 5% DEPOSIT

PROPERTY VALUE	5% 5% DEPOSIT NEEDED
£100,000	£5,000 (5% deposit)
£150,000	£7,500 (5% deposit)
£200,000	£10,000 (5% deposit)
£250,000	£12,500 (5% deposit)
£300,000	£15,000 (5% deposit)
£325,000	£16,250 (5% deposit)
£350,000	£17,500 (5% deposit)
£400,000	£20,000 (5% deposit)
£450,000	£22,500 (5% deposit)
£500,000	£25,000 (5% deposit)

Jargon
BUSTER

Arrangement Fee

also known as product or complete fee - is an admin charge made typically by lenders for arranging the mortgage loan.

Examples shown for illustration purposes only. Mortgage availability is subject to status, affordability and lender

Saving for a Deposit







SMALL STEPS BIG DEPOSIT

We appreciate **saving** can be hard towards a deposit.

We have broken down savings per week and per day, to show in its simplest form what you could save over a year!

Every pound you save today brings you **closer to your new home.**



YOU SAVE	PER WEEK	PER DAY	SAVING
	£19.24	£2.75	£1,000
	£38.46	£5.50	£2,000
	£57.69	£8.25	£3,000
	£96.15	£13.74	£5,000