



A loan-level data collection for buy-to-let lending: details of phase 2 of the collection

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This article outlines details of phase 2 of the loan-level data collection for buy-to-let lending, to be implemented from 2018 Q1 data.

Overview

On 29 April 2016, the Bank of England published a consultation article on plans to develop a new data collection for buy-to-let lending.¹ On 29 July 2016, following the feedback received, the Bank published a summary of the responses and outlined planned changes to the collection.² The Bank also published details relating to phase 1 of the data collection, to be implemented from 2017 Q3 data.

Phase 2 delivery

The Bank has today published details of phase 2 of the data collection, to be implemented from 2018 Q1 data.³ These have been published alongside the release of the PRA's final policy on buy-to-let underwriting standards,⁴ recognising that some attributes relate closely to those underwriting standards. In particular, this includes attributes relating to borrower income, tax and portfolio size.

A list of attributes to be delivered as part of phase 2 reporting is shown in Appendix 1. Four attributes have been added since the initial consultation article. These are as follows:

- **Capped Interest Rate:** This was previously included as a category within 'Interest Rate Type'. The Bank will now collect this as a separate attribute because capped rates can apply to different types of interest rates.
- **Other Property Equity:** This has been added to identify where other equity is either taken into consideration in the assessment or included as additional security. This will help provide supporting information for loan-to-value analysis.
- **County Court Judgement:** This was previously included as a category within 'Borrower Impaired Credit History'. The Bank will now collect this as a separate attribute to align to PSD reporting.
- **Date of Registration:** This is applicable to businesses only, and not individuals. It was previously included as part of 'Date of Birth', but is to be collected separately to improve clarity.

Four attributes were marked as optional for phase 1 of the collection, which will be mandatory from phase 2 of the collection. These are loan regulation, type of dwelling, date of birth and an accompanying borrower reference.

Next steps

The Bank is working with firms and the CML to refine details of phase 3 of the collection (the collection of data relating to firms' corporate books), to be delivered from 2018 Q3 data. Details will be published once that work is complete.

¹ For further details, see 'Proposals for a loan-level data collection for buy-to-let lending: a consultation', by Ross Meader, Bank of England *Bankstats (Monetary & Financial Statistics)*, April 2016, available at: www.bankofengland.co.uk/statistics/Documents/articles/2016/11_apr.pdf.

² For further details, see 'A loan-level data collection for buy-to-let lending', by Zeeshan Akhtar and Ross Meader, Bank of England *Bankstats (Monetary & Financial Statistics)*, July 2016, available at: www.bankofengland.co.uk/statistics/Documents/articles/2016/14jul.pdf

³ The details are available at: www.bankofengland.co.uk/statistics/Pages/reporters/defs/default.aspx.

⁴ Further details are available at: <http://www.bankofengland.co.uk/pr/Pages/publications/290916.aspx>

Appendix 1: List of phase 2 attributes (additional to phase 1)

Attribute	Data type	Enumeration
Loan attributes (to be reported for each loan)		
Currency	Category	GBP: Pound sterling EUR: Euros USD: US dollar JPY: Japanese yen OTH: Other foreign currency
Lender Fee Amount	Numeric (£)	
Capitalised fees	Numeric (£)	
*Loan Regulation	Category	C: Consumer buy-to-let O: Other regulated N: Not regulated
Reversion Rate	Numeric (%) - 2dp	NA: Not applicable
Reversion Rate Type	Category	F: Fixed rate D: Discounted variable rate T: Rate tracker S: Standard variable rate O: Other NA: Not applicable
Capped Interest Rate	Category	N: No caps Y: Rate is capped
Type of Affordability Assessment	Category	I: Interest coverage ratio (ICR) only B: ICR and the income of a single borrower J: ICR and income of multiple borrowers S: Income of a single borrower only M: Income of multiple borrowers O: Assessed more widely (e.g. based on multiple properties) NA: Not assessed
Other Property Equity	Category	N: No A: Yes – taken into consideration in the loan assessment R: Yes – included as additional security
Buy-to-let Portfolio with Same Lender	Integer	
Buy-to-let Total Portfolio	Integer	NA: Not available
Probability of Default	Numeric - 4dp	NA: Not applicable
Property attributes (in the case of multiple properties to be reported for each property)		
*Type of Dwelling	Category	B: Bungalow D: Detached house S: Semi-detached house T: Terraced house H: House: type unknown F: Converted flat or maisonette P: Purpose-built flat or maisonette A: Flat: type unknown U: Multi-unit freehold blocks (MUFBs) C: Part-commercial (i.e. a flat above a shop) M: Multiple properties (in the case of portfolio loans) O: Other NK: Not known NA: Not applicable
House in Multiple Occupation	Category	Y: Yes N: No NK: Not known NA: Not applicable
Borrower attributes (in the case of multiple borrowers to be reported for each borrower)		
*Borrower Reference	String	
Borrower Status	Category	B: Named borrower G: Guarantor

Borrower Sector	Category	I: Individual U: Unincorporated business S: SME L: Large corporate O: Other
*Date of Birth ⁵	Date (YYYY-MM-DD)	
Date of Registration ⁶	Date (YYYY-MM-DD)	NA: Not available
Borrower Postcode	String	NR: Non-resident NK: Not known
Borrower Income	Numeric (£)	NA: Not applicable NS: Not assessed
Borrower Tax Rate	Numeric (%) - 1dp	NA: Not applicable NS: Not assessed
Borrower Impaired Credit History	Category	B: Bankruptcy order D: Debt relief order V: Individual voluntary arrangement (IVA) A: Arrears NA: Not applicable NC: No impaired credit history NK: Not known
County Court Judgements	Numeric (£)	NA: Not applicable
Borrower Tenure	Category	H: Owner-occupier R: Renter O: Other NK: Not known NA: Not applicable
Credit Score	Integer	NA: Not applicable
Credit Score Provider	Category	X: Experian Q: Equifax C: Call Credit O: Other I: Internal Score NA: Not applicable
Memo items (aggregated)		
House Purchase Approvals	Integer	
House Purchase Approval Cancellations	Integer	

*These attributes were optional for phase 1 but will be mandatory from phase 2.

⁵ Date of Birth applies to individuals only

⁶ Date of Registration applies to sectors excluding individuals.