

**For immediate release: Tuesday 30<sup>th</sup> May 2023**

## Homeowners in England and Wales could access five years' worth of retirement income from property wealth

- Homeowners in England and Wales could release an average of £67,200 worth of equity from their homes, an average increase of £12k in just five years due to a 22% increase in median house price values since 2017
- Homeowners in Wales are seeing the greatest potential growth as house prices rise three-times as much as the national average

Homeowners in England and Wales could access the equivalent of five years' worth of retirement income by using equity release, according to analysis by [Legal & General Home Finance \(LGHF\)](#) of median local house price data recently released by the Office for National Statistics (ONS).<sup>1</sup>

The most recently available ONS data of median house prices in England and Wales, for the period up to September 2022, still showed an average increase of 2% over the last year, despite market volatility.

Unprecedented house price growth over the last five years, means homeowners would have seen an average increase of 22% in the value of their property. This would see the average homeowner able to access £67,200 through equity release, which equates to five years of retirement income, according to the PLSA's most recent '[Retirement Living Standards' report published in January 2023](#). Equity release can be taken, tax free, from the property with no need to repay until the last homeowner passes away or moves into long term care. However, if a customer releasing £67,200 decided to service the interest, via an Optional Payment Lifetime Mortgage (OPLM), the monthly interest payment last year would have been £215.60.<sup>2</sup>

Legal & General's average loan in 2022 was £115k – indicating that homeowners with higher value properties are more likely to consider accessing the value in their homes through lifetime mortgages. The OPLM monthly interest payment for this amount last year was around £368.96, depending on the product taken.

Homeowners in Wales were likely to see the biggest increases in recent years to the amount they can release from their homes– with the amount rising by an average of 6% in the last year and 32% over the last five years. The local authorities with the biggest increase in property wealth potential over the last five years include Blaenau Gwent (51%), Leicester (45%) and Manchester (43%). **[Full breakdown of all 331 local authorities in Notes to Eds]**

### Top 10 local authorities with the biggest percentage increase in equity release potential over the last year

Local authority name	Average equity release (24%)	Difference September 2022 with previous year (£)	Difference September 2022 with previous year (Percentage)
Blaenau Gwent	£30,000	£3,960	15%
Westminster	£238,800	£30,480	15%
Isle of Anglesey	£55,620	£6,720	14%
Three Rivers	£134,400	£15,600	13%
Kensington and Chelsea	£336,000	£36,000	12%

Elmbridge	£168,000	£18,000	12%
Pembrokeshire	£51,600	£4,752	10%
Ryedale	£66,000	£6,000	10%
South Hams	£92,400	£8,400	10%
Richmond upon Thames	£184,320	£16,320	10%
Ceredigion	£56,520	£4,920	10%

“For many homeowners aged over 55, the value of their property is still proving to be one of their most significant assets, so it is no surprise that a growing number of homeowners are considering the role it might play in their long-term financial planning.

“While equity release might not be right for everyone, it can make a significant difference to people’s retirement, so it is always worth fully exploring options with a qualified independent financial adviser. Planning for how property can play a role in that is something we anticipate will become more commonplace, whether that’s by downsizing to free up funds or releasing money tied up in your home through products like lifetime mortgages.”

**Craig Brown, CEO, Legal & General Home Finance**

**-ENDS-**

**The information contained in this press release is intended solely for journalists and should not be relied upon by private investors or any other persons to make financial decisions.**

<sup>1</sup> The average equity release customer accessed 24% of the value of their home in 2022, according to Legal & General Home Finance data.

Based on average property values across local authorities in England and Wales as per [Office for National Statistics, House price statistics for small areas in England and Wales: year ending September 2022 \(released March 2023\)](#), this would mean a median average of £67,200 worth of equity could be release from a property.

According to the PLSA’s most recent ‘[Retirement Living Standards’ report published in January 2023](#), the minimum standard of income for a single person (living outside of London) is £12,800 per annum. These are current figures at the time of publication but are subject to review annually. The comparison with property wealth assumes no income tax is payable, as the amount released from equity release is tax-free.

$£67,200/£12,800 = 5.25$  years

<sup>2</sup> Based on average Optional Payment Lifetime Mortgage (OPLM) homeowners, where the youngest borrower is aged 69 years old, to achieve an average release of 24% this would have been at a rate of 3.85% MER. External events resulted in rates varying at points throughout last year, but this rate offered through Legal & General’s Black product between 17th March to 6th June 2022 was the most steady period.

#### Local authorities in England & Wales and equity release

Region/Country name	Local authority name	Average equity release (based on 24% of median house price)	Difference September 2022 with previous year (Percentage)	Difference September 2022 with September 2017 (Percentage)
North East	Hartlepool	£30,000	-7%	2%
North East	Middlesbrough	£31,200	-7%	4%
North East	Redcar and Cleveland	£34,800	0%	12%

North East	Stockton-on-Tees	£36,588	-5%	7%
North East	Darlington	£33,864	-11%	2%
North East	County Durham	£28,800	-8%	5%
North East	Northumberland	£40,800	-11%	6%
North East	Newcastle upon Tyne	£42,000	-6%	12%
North East	North Tyneside	£42,720	-4%	8%
North East	South Tyneside	£33,594	-7%	5%
North East	Sunderland	£31,200	-7%	4%
North East	Gateshead	£33,420	-7%	7%
North West	Halton	£38,400	-1%	17%
North West	Warrington	£55,200	0%	31%
North West	Blackburn with Darwen	£31,200	-7%	21%
North West	Blackpool	£31,134	4%	16%
North West	Cheshire East	£61,320	-5%	19%
North West	Cheshire West and Chester	£55,500	-2%	17%
North West	Allerdale	£37,200	-11%	-1%
North West	Barrow-in-Furness	£32,700	-5%	14%
North West	Carlisle	£34,080	-11%	8%
North West	Copeland	£31,188	-7%	1%
North West	Eden	£56,400	2%	30%
North West	South Lakeland	£66,180	3%	23%
North West	Burnley	£28,200	0%	34%
North West	Chorley	£43,920	-6%	6%
North West	Fylde	£50,880	-5%	6%
North West	Hyndburn	£29,280	4%	21%
North West	Lancaster	£42,720	-1%	18%
North West	Pendle	£30,000	-7%	22%
North West	Preston	£38,400	-4%	15%
North West	Ribble Valley	£60,000	-1%	16%
North West	Rossendale	£39,588	-3%	27%
North West	South Ribble	£44,400	-1%	19%
North West	West Lancashire	£48,000	-8%	11%
North West	Wyre	£41,709	-4%	16%
North West	Bolton	£40,800	4%	34%
North West	Bury	£51,600	1%	37%
North West	Manchester	£55,200	5%	43%
North West	Oldham	£42,000	3%	38%
North West	Rochdale	£40,800	0%	33%
North West	Salford	£52,800	7%	39%
North West	Stockport	£65,544	-1%	33%
North West	Tameside	£44,640	6%	38%
North West	Trafford	£83,040	8%	40%
North West	Wigan	£40,080	2%	28%
North West	Knowsley	£39,600	0%	29%
North West	Liverpool	£36,000	-4%	21%
North West	St. Helens	£37,440	-1%	18%

North West	Sefton	£48,000	0%	24%
North West	Wirral	£45,900	-2%	23%
Yorkshire and The Humber	Kingston upon Hull, City of	£30,600	0%	11%
Yorkshire and The Humber	East Riding of Yorkshire	£48,480	-4%	19%
Yorkshire and The Humber	North East Lincolnshire	£35,400	-2%	14%
Yorkshire and The Humber	North Lincolnshire	£38,640	-1%	22%
Yorkshire and The Humber	York	£69,660	6%	28%
Yorkshire and The Humber	Craven	£58,800	0%	23%
Yorkshire and The Humber	Hambleton	£62,400	-4%	13%
Yorkshire and The Humber	Harrogate	£73,800	-5%	16%
Yorkshire and The Humber	Richmondshire	£60,000	1%	28%
Yorkshire and The Humber	Ryedale	£66,000	10%	27%
Yorkshire and The Humber	Scarborough	£44,550	0%	18%
Yorkshire and The Humber	Selby	£56,448	3%	24%
Yorkshire and The Humber	Barnsley	£36,000	0%	23%
Yorkshire and The Humber	Doncaster	£36,240	-2%	16%
Yorkshire and The Humber	Rotherham	£39,240	-1%	23%
Yorkshire and The Humber	Sheffield	£45,120	3%	25%
Yorkshire and The Humber	Bradford	£36,480	-3%	14%
Yorkshire and The Humber	Calderdale	£37,920	-4%	17%
Yorkshire and The Humber	Kirklees	£42,000	-3%	24%
Yorkshire and The Humber	Leeds	£52,800	0%	29%
Yorkshire and The Humber	Wakefield	£42,720	-1%	23%
East Midlands	Derby	£45,120	2%	29%
East Midlands	Leicester	£53,040	5%	45%
East Midlands	Rutland	£72,000	-5%	20%
East Midlands	Nottingham	£42,000	6%	35%
East Midlands	Amber Valley	£46,800	-7%	22%
East Midlands	Bolsover	£37,680	-1%	26%
East Midlands	Chesterfield	£42,000	-4%	23%
East Midlands	Derbyshire Dales	£75,600	9%	26%
East Midlands	Erewash	£48,000	8%	38%
East Midlands	High Peak	£55,335	4%	28%
East Midlands	North East Derbyshire	£51,600	-2%	23%
East Midlands	South Derbyshire	£55,200	0%	18%

East Midlands	Blaby	£63,654	6%	29%
East Midlands	Charnwood	£60,000	1%	25%
East Midlands	Harborough	£75,600	-3%	21%
East Midlands	Hinckley and Bosworth	£60,000	6%	33%
East Midlands	Melton	£60,000	-6%	28%
East Midlands	North West Leicestershire	£60,240	1%	32%
East Midlands	Oadby and Wigston	£62,400	1%	39%
East Midlands	Boston	£44,634	1%	27%
East Midlands	East Lindsey	£50,400	6%	31%
East Midlands	Lincoln	£42,000	1%	22%
East Midlands	North Kesteven	£55,620	2%	27%
East Midlands	South Holland	£54,000	3%	32%
East Midlands	South Kesteven	£59,520	1%	27%
East Midlands	West Lindsey	£51,599	-2%	30%
East Midlands	North Northamptonshire	£58,800	4%	29%
East Midlands	West Northamptonshire	£67,200	2%	19%
East Midlands	Ashfield	£42,480	4%	28%
East Midlands	Bassetlaw	£43,200	-5%	23%
East Midlands	Broxtowe	£54,000	3%	38%
East Midlands	Gedling	£54,000	4%	36%
East Midlands	Mansfield	£40,320	2%	32%
East Midlands	Newark and Sherwood	£50,400	-6%	24%
East Midlands	Rushcliffe	£74,400	2%	17%
West Midlands	Herefordshire, County of	£64,800	-2%	24%
West Midlands	Telford and Wrekin	£49,200	-1%	25%
West Midlands	Stoke-on-Trent	£32,400	0%	23%
West Midlands	Shropshire	£60,000	-2%	19%
West Midlands	Cannock Chase	£49,200	4%	28%
West Midlands	East Staffordshire	£48,000	-8%	18%
West Midlands	Lichfield	£68,400	3%	27%
West Midlands	Newcastle-under- Lyme	£40,800	0%	30%
West Midlands	South Staffordshire	£63,600	0%	25%
West Midlands	Stafford	£55,200	0%	18%
West Midlands	Staffordshire Moorlands	£48,000	0%	27%
West Midlands	Tamworth	£53,760	0%	30%
West Midlands	North Warwickshire	£58,800	-2%	29%
West Midlands	Nuneaton and Bedworth	£52,500	4%	37%
West Midlands	Rugby	£61,800	-4%	23%
West Midlands	Stratford-on-Avon	£84,000	0%	18%
West Midlands	Warwick	£79,920	-1%	17%
West Midlands	Bromsgrove	£78,480	2%	22%
West Midlands	Malvern Hills	£74,400	-2%	22%
West Midlands	Redditch	£56,400	-2%	26%

West Midlands	Worcester	£56,280	2%	27%
West Midlands	Wychavon	£73,200	0%	18%
West Midlands	Wyre Forest	£53,520	1%	31%
West Midlands	Birmingham	£51,600	2%	33%
West Midlands	Coventry	£51,480	6%	31%
West Midlands	Dudley	£49,920	4%	34%
West Midlands	Sandwell	£45,000	8%	39%
West Midlands	Solihull	£75,600	-3%	21%
West Midlands	Walsall	£44,880	0%	27%
West Midlands	Wolverhampton	£44,400	4%	34%
East of England	Peterborough	£54,000	1%	32%
East of England	Luton	£70,320	8%	25%
East of England	Southend-on-Sea	£78,420	1%	26%
East of England	Thurrock	£80,400	5%	22%
East of England	Bedford	£75,600	3%	19%
East of England	Central Bedfordshire	£81,600	0%	15%
East of England	Cambridge	£114,000	6%	10%
East of England	East Cambridgeshire	£74,400	-5%	13%
East of England	Fenland	£55,199	7%	31%
East of England	Huntingdonshire	£72,000	0%	20%
East of England	South Cambridgeshire	£100,080	5%	14%
East of England	Basildon	£82,200	1%	22%
East of England	Braintree	£78,000	3%	23%
East of England	Brentwood	£114,000	0%	17%
East of England	Castle Point	£85,200	6%	21%
East of England	Chelmsford	£92,400	1%	17%
East of England	Colchester	£73,920	1%	19%
East of England	Epping Forest	£122,400	2%	19%
East of England	Harlow	£78,000	3%	17%
East of England	Maldon	£90,000	4%	17%
East of England	Rochford	£92,400	5%	20%
East of England	Tendring	£64,800	2%	23%
East of England	Uttlesford	£110,102	4%	18%
East of England	Broxbourne	£98,399	4%	22%
East of England	Dacorum	£102,000	0%	13%
East of England	Hertsmere	£131,400	3%	22%
East of England	North Hertfordshire	£94,800	-1%	18%
East of England	Three Rivers	£134,400	13%	20%
East of England	Watford	£97,728	3%	13%
East of England	Breckland	£62,400	3%	24%
East of England	Broadland	£72,000	9%	26%
East of England	Great Yarmouth	£51,120	2%	29%
East of England	King's Lynn and West Norfolk	£62,400	2%	30%
East of England	North Norfolk	£72,000	2%	28%
East of England	Norwich	£54,840	5%	23%
East of England	South Norfolk	£69,600	2%	19%
East of England	Babergh	£79,200	3%	23%

East of England	Ipswich	£55,320	2%	26%
East of England	Mid Suffolk	£72,000	0%	18%
East of England	St Albans	£150,000	8%	21%
East of England	Welwyn Hatfield	£104,400	5%	18%
East of England	East Hertfordshire	£103,200	0%	12%
East of England	Stevenage	£78,000	7%	23%
East of England	East Suffolk	£67,200	2%	22%
East of England	West Suffolk	£68,400	4%	21%
London	City of London	£174,000	-4%	-15%
London	Barking and Dagenham	£87,600	9%	21%
London	Barnet	£145,200	6%	18%
London	Bexley	£100,800	8%	25%
London	Brent	£133,200	6%	17%
London	Bromley	£122,400	3%	17%
London	Camden	£192,000	5%	4%
London	Croydon	£100,080	0%	16%
London	Ealing	£132,000	6%	12%
London	Enfield	£109,920	0%	14%
London	Greenwich	£108,000	-2%	7%
London	Hackney	£144,000	0%	13%
London	Hammersmith and Fulham	£188,400	1%	3%
London	Haringey	£140,880	7%	11%
London	Harrow	£132,000	4%	10%
London	Havering	£104,400	9%	24%
London	Hillingdon	£114,000	4%	14%
London	Hounslow	£112,800	3%	24%
London	Islington	£159,600	3%	8%
London	Kensington and Chelsea	£336,000	12%	8%
London	Kingston upon Thames	£133,200	5%	14%
London	Lambeth	£131,580	-2%	6%
London	Lewisham	£111,600	-1%	11%
London	Merton	£136,800	5%	25%
London	Newham	£103,200	-1%	10%
London	Redbridge	£117,600	0%	18%
London	Richmond upon Thames	£184,320	10%	20%
London	Southwark	£130,200	-2%	2%
London	Sutton	£106,200	3%	23%
London	Tower Hamlets	£126,000	-8%	8%
London	Waltham Forest	£122,400	2%	15%
London	Wandsworth	£166,800	8%	6%
London	Westminster	£238,800	15%	-5%
South East	Medway	£69,359	3%	25%
South East	Bracknell Forest	£91,200	0%	13%
South East	West Berkshire	£90,000	-1%	12%
South East	Reading	£79,200	3%	12%

South East	Slough	£85,074	1%	13%
South East	Windsor and Maidenhead	£126,480	3%	9%
South East	Wokingham	£114,000	6%	13%
South East	Milton Keynes	£76,800	-1%	21%
South East	Brighton and Hove	£100,200	2%	21%
South East	Portsmouth	£60,000	5%	25%
South East	Southampton	£60,000	7%	22%
South East	Isle of Wight	£61,440	-2%	28%
South East	Buckinghamshire	£108,000	3%	18%
South East	Eastbourne	£67,200	3%	22%
South East	Hastings	£68,400	6%	39%
South East	Lewes	£92,040	2%	24%
South East	Rother	£84,000	1%	28%
South East	Wealden	£91,200	3%	23%
South East	Basingstoke and Deane	£81,600	1%	12%
South East	East Hampshire	£103,200	5%	19%
South East	Eastleigh	£78,000	2%	16%
South East	Fareham	£80,400	5%	20%
South East	Gosport	£58,080	5%	22%
South East	Hart	£109,200	6%	13%
South East	Havant	£73,616	-2%	18%
South East	New Forest	£93,600	3%	24%
South East	Rushmoor	£80,400	4%	12%
South East	Test Valley	£86,400	7%	22%
South East	Winchester	£111,960	0%	15%
South East	Ashford	£78,720	3%	24%
South East	Canterbury	£84,000	2%	23%
South East	Dartford	£86,400	7%	18%
South East	Dover	£72,000	7%	33%
South East	Gravesham	£85,200	8%	27%
South East	Maidstone	£84,000	1%	19%
South East	Sevenoaks	£113,940	8%	24%
South East	Folkestone and Hythe	£75,600	3%	29%
South East	Swale	£70,800	3%	26%
South East	Thanet	£71,280	4%	37%
South East	Tonbridge and Malling	£96,420	7%	18%
South East	Tunbridge Wells	£102,000	-2%	19%
South East	Cherwell	£79,200	-1%	10%
South East	Oxford	£106,986	2%	13%
South East	South Oxfordshire	£103,200	-2%	13%
South East	Vale of White Horse	£90,000	0%	10%
South East	West Oxfordshire	£88,800	1%	12%
South East	Elmbridge	£168,000	12%	23%
South East	Epsom and Ewell	£134,400	8%	19%
South East	Guildford	£121,200	4%	17%
South East	Mole Valley	£132,000	-1%	10%



South East	Reigate and Banstead	£111,720	2%	18%
South East	Runnymede	£110,400	5%	15%
South East	Spelthorne	£103,200	1%	9%
South East	Surrey Heath	£108,000	1%	13%
South East	Tandridge	£120,000	5%	20%
South East	Waverley	£128,400	2%	22%
South East	Woking	£103,200	-2%	8%
South East	Adur	£90,000	7%	25%
South East	Arun	£81,600	5%	24%
South East	Chichester	£102,000	5%	20%
South East	Crawley	£77,100	4%	15%
South East	Horsham	£102,000	1%	15%
South East	Mid Sussex	£103,200	5%	18%
South East	Worthing	£81,120	3%	21%
South West	Bath and North East Somerset	£87,600	0%	16%
South West	Bristol, City of	£79,200	6%	29%
South West	North Somerset	£71,993	-1%	26%
South West	South Gloucestershire	£76,800	6%	25%
South West	Plymouth	£49,200	5%	21%
South West	Torbay	£58,800	6%	30%
South West	Swindon	£60,000	2%	17%
South West	Cornwall	£67,200	2%	30%
South West	Isles of Scilly	£58,800	-46%	-16%
South West	Wiltshire	£74,400	3%	19%
South West	Bournemouth, Christchurch and Poole	£78,240	2%	23%
South West	Dorset	£80,880	2%	20%
South West	East Devon	£78,000	5%	23%
South West	Exeter	£68,400	3%	19%
South West	Mid Devon	£69,600	5%	32%
South West	North Devon	£70,800	5%	29%
South West	South Hams	£92,400	10%	37%
South West	Teignbridge	£69,534	3%	22%
South West	Torridge	£66,480	5%	33%
South West	West Devon	£67,800	-3%	35%
South West	Cheltenham	£70,800	-5%	16%
South West	Cotswold	£98,640	0%	17%
South West	Forest of Dean	£63,600	-3%	33%
South West	Gloucester	£55,920	4%	29%
South West	Stroud	£74,766	0%	25%
South West	Tewkesbury	£72,000	0%	20%
South West	Mendip	£73,710	4%	28%
South West	Sedgemoor	£60,000	2%	22%
South West	South Somerset	£61,680	-1%	22%
South West	Somerset West and Taunton	£64,200	1%	24%

Wales	Isle of Anglesey	£55,620	14%	40%
Wales	Gwynedd	£44,400	5%	26%
Wales	Conwy	£48,000	3%	27%
Wales	Denbighshire	£43,200	0%	29%
Wales	Flintshire	£45,600	3%	21%
Wales	Wrexham	£43,200	5%	23%
Wales	Ceredigion	£56,520	10%	35%
Wales	Pembrokeshire	£51,600	10%	33%
Wales	Carmarthenshire	£41,520	3%	28%
Wales	Swansea	£43,200	3%	29%
Wales	Neath Port Talbot	£34,500	6%	31%
Wales	Bridgend	£45,840	8%	29%
Wales	Vale of Glamorgan	£63,600	4%	26%
Wales	Cardiff	£60,000	4%	36%
Wales	Rhondda Cynon Taf	£33,252	3%	28%
Wales	Caerphilly	£40,320	8%	38%
Wales	Blaenau Gwent	£30,000	15%	51%
Wales	Torfaen	£42,240	4%	35%
Wales	Monmouthshire	£72,300	3%	34%
Wales	Newport	£48,240	-1%	28%
Wales	Powys	£55,200	7%	32%
Wales	Merthyr Tydfil	£31,680	6%	39%

## Notes to editors

### About Legal & General

### About Legal & General

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with over £1.2 trillion in total assets under management\* of which a third is international. We also provide powerful asset origination capabilities. Together, these underpin our leading retirement and protection solutions: we are a leading international player in pension risk transfer, in UK and US life insurance, and in UK workplace pensions and retirement income. Through inclusive capitalism, we aim to build a better society by investing in long-term assets that benefit everyone.

\*at 31 Dec 2022

### About Legal & General Retail

Legal & General Retail helps create brighter financial futures for all our customers. The division covers the savings, protection and retirement needs of our c.13 million retail policyholders and workplace members. In 2022, we had total individual annuity sales of £954 million, and issued £632 million of Lifetime Mortgages and Retirement Interest Only Mortgages. Our Workplace pension platform served 4.9 million members, while our Protection businesses gave peace of mind to more than 6.3 million UK life insurance, 1.8 million group and 1.5 million US customers, taking in £3.1 billion of gross written premiums.

## Further information

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