

JUST. NEWS RELEASE

Tuesday 6th September 2022



Over 55s benefit from £1 billion-a-day pandemic-fuelled property windfall – a total gain of £815 billion

- Latest official data shows over 55s owned £3.5 trillion of property wealth as at March 2020, nearly two-thirds of the nation's net housing wealth*
- UK HPI puts average property growth between March 2020 and June 2022 at 23.08% increasing over 55s property wealth by more than £815 billion – almost £1 billion a day

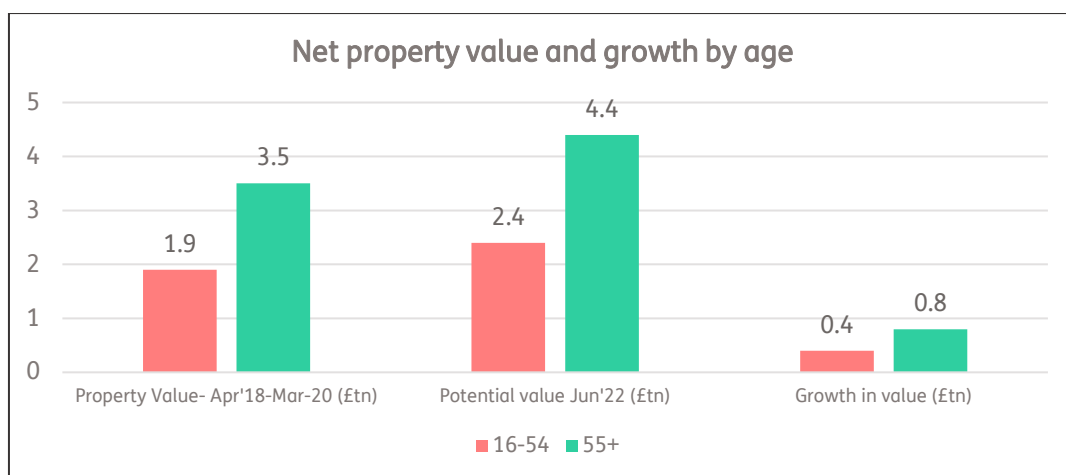
Over 55s have benefitted from £1 billion worth of property growth every day between the start of the pandemic and June 2022.

Analysis of statistics obtained via a request to the ONS¹ by retirement specialist **Just Group** uncovers the extent to which over 55s have benefitted from the growth in property value since the start of the pandemic.

The ONS figures show that in March 2020, over 55s owned more than £3.5 trillion of housing equity, accounting for just under two-thirds (65%) of the UK's total housing wealth. Much of this wealth sits with 'Boomers' (those aged 55-74) who own nearly half (47%) of the nation's housing wealth.

Since the start of the pandemic, the average property has increased in value by 23.08%². This has largely been driven by pent-up demand from the first lockdown, the race-for-space as people hunted for properties outside major cities and the stamp duty cut that further stimulated the market.

It means that over 55s could now be sitting on net property wealth of £4.4 trillion, benefitting from a pandemic-fuelled windfall of over £815 billion equivalent to nearly £1 billion of added value every single day between March 2020 and June 2022.



Stephen Lowe, group communications director, at Just Group said the figures were a reminder of the vast wealth held in property by those in, or near, retirement and the key role it can play in personal finances, commenting: "Evidently, many homeowners will have benefitted from the property price rises that have driven the market to record highs since the start of the pandemic.

“Given over 55s hold the majority of net housing wealth in the UK, it is unsurprising that they will have reaped the biggest rewards from the growth in the market. But as we enter a new economic cycle, this vast storage tank of wealth they have accumulated will inevitably play an important role in their future finances.

“With inheritance tax thresholds frozen until 2026, rising house prices will likely tip more estates into paying inheritance tax. Using property wealth to make living inheritances could provide homeowners with a means of mitigating the impact of inheritance tax as well as providing loved ones with financial support.

“That assistance could be aimed at helping younger generations onto the housing ladder or simply shielding them from some of the more immediate financial pressures.

“For those homeowners who find themselves asset-rich but income-poor, equity release may be a way to provide additional income or clear debt, giving them the resources they need to help them or their children face the cost of living crisis that looks set to bite more deeply this winter.”

Enquiries

Media

Stephen Lowe, Group Communications Director

Temple Bar Advisory

Lucy Grubb, Head of Media & PR

Alex Child-Villiers

William Barker

Telephone: +44 (0) 1737 827 301
press.office@wearejust.co.uk

Sam Livingstone

Telephone: +44 (0) 20 7183 1190

Notes to Editors:

About the research

* - Net housing wealth is defined by the ONS as the valuation of any property owned, both their main residence plus any other land or property owned in the UK or abroad, less the outstanding value of any loans or mortgages secured on these properties.

1 – ONS, Household net property wealth by household representative person (HRP) age band

2 – HM Land Registry, UK House Price Index, June 2022: <https://landregistry.data.gov.uk/app/ukhpi>

About Just

Just (Just Group plc) is a FTSE-listed specialist UK financial services company.

A leader in the individual retirement income, care and defined benefit de-risking markets, Just has been trusted to manage around £23 billion of customers' retirement savings and has helped customers release more than £6 billion from their properties.

Just provides the following wide range of products, advice and professional services to individual customers, financial intermediaries, corporate clients and pension scheme trustees:

Marketed Products

- De-risking solutions for pension scheme trustees who want to remove the financial uncertainty of operating defined benefit pension schemes;
- Individually underwritten retirement income products delivering a guaranteed income for life;
- Long term care plans that provide those people moving into residential care with peace of mind by knowing a regular payment will be made to the care provider for the rest of their life;
- Lifetime mortgages for people who want to safely release some of the value from their home.

Professional services

- Regulated financial advice and guidance services for individuals wanting help in using their pension savings and/or releasing some of the value from their home; and
- A range of business services tailored for our corporate clients, ranging from consultancy and software development to fully outsourced customer service delivery and marketing services.

The companies within Just Group are authorised and regulated in the United Kingdom by the Financial Conduct Authority and / or the Prudential Regulation Authority.

Just Group plc is registered in England and Wales with company number 08568957. Its registered office is at Enterprise House, Bancroft Road, Reigate, Surrey, RH2 7RP. Just is a trading name used by Just Group plc and its group companies. For information about Just Group plc and its group companies visit www.justgroupplc.co.uk or www.wearejust.co.uk. Please contact us if you would like this document in an alternative format.



www.justgroupplc.co.uk



@wearejust_pr