

Smart Data Accelerator: Mortgages TechSprint 2025/26

17 November 2025 - 12 February 2026





Following the FCA Open Finance Sprint in March 2025 and the publication of the [Outcomes Report](#), mortgages have been identified as one of the first use cases to be tested under the [Smart Data Accelerator](#) in 2025.

Mortgages represent one of the most significant financial commitments for consumers. Yet many face challenges with affordability, understanding of options, and access to products and services that could improve their long-term financial wellbeing. Smart data and open finance present a major opportunity to address these challenges.

As part of this commitment, we are conducting a Mortgages TechSprint to explore and test how open finance and smart data can enhance the mortgage journey. This work will shape our regulatory approach to open finance and smart data, support broader Smart Data Accelerator initiatives, and contribute to the ongoing Mortgage Rule Review.

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Event and participation details

When

Kick-off: 17 November 2025

Showcase: 12 February 2026

What

A 3-month TechSprint to explore, test and develop practical solutions using open finance and smart data to address mortgage use case challenges.

Where

Hybrid format with a virtual kick-off and an in person showcase day at the FCA Offices in London to close out the TechSprint.

How to get involved

We invite applications from organisations across the mortgage and financial services ecosystem.

To apply

1. Complete the application form, outlining relevant expertise.
2. Confirm you can commit to the full TechSprint timeline.
3. Share any requirements or adjustments needed to participate.

Selection process

- Registration window opens 7 October 2025
- Applications assessment
- Final participant list confirmed by the first week of November 2025

Key dates

- First week of November 2025: confirmation of selected participants
- 17 November 2025 - Kick-off and bootcamp briefing
- 12 February 2026 - Showcase and close
- Outcomes report drafted following showcase

Apply by 2 November 2025. Successful applicants will be notified by the FCA.

For any questions, please contact smartdataaccelerator@fca.org.uk

If you are interested in seeing how the efforts of the Mortgages TechSprint culminate, you can express your interest to attend the showcase day in February as an observer.

Visit our event page and register your interest

Why mortgages?

In June we launched a public discussion on the future of the mortgage market - [DP25/2 Mortgage Rule Review - the future of the mortgage market](#). Our discussion paper highlights there are 8.96m regulated mortgages in the UK and 3.6m renting households who plan to buy in the future. Regulatory and industry reforms have raised standards around mortgage lending. This has led to a more resilient market, with far fewer consumers in arrears than after the financial crisis: our data shows over 99% of mortgages originated since 2014 are on track. However, home ownership is becoming a more difficult aspiration for many, particularly those without family financial support. Borrowers are also increasingly living longer with their mortgages, with later life lending emerging as a significant issue.

We want to ensure our rules promote consumer understanding, information needs and innovation. Rules around advice, selling standards and information disclosure are under review to make sure they enable better customer journeys and allow innovation. New technologies, such as artificial intelligence and open finance could change the way advice and sales are delivered. The public discussion closed on September 19, and we are currently considering the feedback we have received.

Open finance

We're excited to support and lead on the ambition set out in the National Payments Vision for the UK to be a world leader in open finance. The potential benefits are transformative - empowering consumers and businesses with more choice, sparking innovation, and making financial services more engaging and accessible than ever before.

The FCA Smart Data Accelerator, part of the Government Financial Services Growth and Competitiveness Strategy, is a catalyst for accelerating the development and implementation of open finance and smart data in the UK.

Both open banking and open finance have potential to be key drivers of growth and competition in the UK financial services sector and to improve customers' financial lives and fight financial crime. In the FCA Strategy we have committed to building on the success of open banking and accelerating open finance to increase the pace of change to deliver innovation and competition, greater flexibility and lower costs to consumers.

The FCA is committed to the National Payments Vision's (NPV) prescribed role as lead regulator for open banking - we are working in tandem with the PSR to accelerate the development of open banking services, ensuring they are safe, innovative and beneficial to users.

Our Open Finance Sprint in March 2025 confirmed Mortgages as a key use case for exploration.

We are running an SME Finance TechSprint in parallel with the Mortgages TechSprint and understand some participants might be interested to test both use cases. We are open to receiving applications for both sprints provided participants have clear ideas and sufficient resources.

Mortgages TechSprint

The Smart Data Accelerator focus on Mortgages has the following objectives:

- Support firms in developing innovative solutions to help consumers better access mortgage products
- Demonstrate the operational features of mortgage use cases in practice to inform the regulatory framework for open finance
- Explore the data and tech infrastructure required to unlock new business models and support innovation in the mortgage market

Problem statements

During the TechSprint, participants will work on the following problem statements.





Enabling simplified and personalised mortgage and remortgage processes through open finance data sharing

Consumers can face friction, have low confidence, and miss savings opportunities when applying for or switching mortgages.

Goal

Streamline the mortgage and remortgage journey through open finance, including non-traditional data, enabling more personalised, timely, and better outcomes for consumers.

Focus

- Consent-based aggregation of data across different types of providers
- Helping those without a mortgage become 'mortgage ready'
- Smart prompts ahead of introductory rates or fixed-term expiry
- Seamless affordability and eligibility checks including use of contextual information e.g., lifestyle indicators, evidence of savings habits, evidence of consistent rent payments, etc.
- Real-time deal comparison
- Embedded switching journeys within apps, including to another product with same or new provider



Leveraging open finance data to facilitate overpayments for reduced long-term debt

Consumers underutilise overpayments despite clear benefits. Barriers include siloed lender data, lack of consumer understanding, poor integration with budgeting tools, and low engagement.

Goal

Empower consumers to have a better understanding of their financial position to make timely informed decisions about whether to overpay their mortgage by leveraging open finance data sharing.

Focus

- Consent-based, real-time data access
- Personalised nudges and outcomes modelling
- API-enabled tools and platforms
- Embedded journeys within financial apps

The spirit of the event

Collaboration

The Mortgages TechSprint is an experimental, open event designed to foster innovation in a safe and secure setting. It provides a platform for firms to showcase their ideas and test emerging solutions, while engaging directly with the regulator. The aim is to enable a two-way dialogue between industry and the FCA on the opportunities and challenges in shaping the future of financial services.

Balanced participation

We aim for a diverse mix of participants. To ensure balanced contributions, we will limit the size of teams from any single organisation.

Logistics

Participants will be required to self-fund participation in the event, including any travel and accommodation. Catering will be provided for the in-person Demo Day.

Participants

We are seeking a wide range of participants, including (but not limited to):

- Mortgage lenders, brokers, credit reference agencies
- FinTechs, technology and data innovators
- Start-ups and scale-ups
- Consumer groups and housing charities
- Academics and researchers
- Policy and regulatory experts
- Professional advisers (legal, consultancy, financial)
- Wider financial services institutions with an interest in lending and credit

Logistics

- Participation is self-funded, including travel and accommodation
- Catering provided during in-person sessions
- Participants must commit to the full duration of the TechSprint

Data and infrastructure

Our innovation platform provides a secure environment outside the FCA technology estate, allowing for digital and data-led co-operation without compromising security.

For this sprint, we have acquired further specific datasets to support testing, these fall into the following categories:

Consumer Data:

- Consumer Details
- Financial Data
- Energy
- Retail
- Property
- Insurance
- External Assets

Business Data:

- Business Details
- Financial Data
- Energy
- External Assets

We are partnering with Raidiam to provide access to enhanced testing capabilities, stable environment that closely mirrors a production environment, enabling comprehensive user acceptance testing, business process validation, and performance evaluation. Organisations can use this environment to conduct end-to-end testing scenarios, train users on platform functionality, build integrations, test new features, and experiment with configurations. This environment supports iterative development processes and allows for rapid prototyping and testing cycles.

Sharing communications about the event

Confidentiality

Applications and participant discussions remain confidential until final participants are announced by the FCA.

Social media

Once participants are confirmed, they may share involvement using hashtags:
#FCAMortgagesTechSprint #FCASmartDataAccelerator #FCAInnovation

Press

Any wider communications (press releases, digital content) must be agreed with the FCA Press Office.

Terminology

Participants should use the term “collaboration”, not “partnership”.

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