

Press release: UK House Price Index for November 2018

The November data shows:

- on average, house prices have fallen by 0.1% since October 2018
- there has been an annual price rise of 2.8%, which makes the average property in the UK valued at £230,630

England

In England, the November data shows, on average, house prices have fallen by 0.1% since October 2018. The annual price rise of 2.6% takes the average property value to £247,430.

The regional data for England indicates that:

- the North East experienced the greatest monthly price rise, up by 1.2%
- Yorkshire and the Humber saw the most significant monthly price fall, down by 1.3%
- the West Midlands experienced the greatest annual price rise, up by 4.6%
- London saw the largest annual price fall, down by 0.7%

Price change by region for England

Region	Average price November 2018	Monthly change % since October 2018
East Midlands	£192,061	0.3
East of England	£294,530	0.8
London	£472,901	-1.2
North East	£132,257	1.2
North West	£162,717	-0.6
South East	£323,876	-0.1
South West	£260,177	1.1
West Midlands	£197,387	-0.4
Yorkshire and the Humber	£160,155	-1.3

Repossession sales by volume for England

The lowest number of repossession sales in September 2018 was in the East of England.

The highest number of repossession sales in September 2018 was in the North West.

Repossession sales	September 2018
East Midlands	29

Repossession sales September 2018

East of England	7
London	34
North East	62
North West	98
South East	35
South West	29
West Midlands	51
Yorkshire and the Humber	74
England	419

Average price by property type for England

Property type	November 2018	November 2017	Difference %
Detached	£375,538	£363,065	3.4
Semi-detached	£231,264	£223,741	3.4
Terraced	£201,387	£194,051	3.8
Flat/maisonette	£225,092	£227,222	-0.9
All	£247,430	£241,086	2.6

Funding and buyer status for England

Transaction type	Average price November 2018	Annual price change % since November 2017	Monthly price change % since October 2018
Cash	£232,942	2.4	-0.1
Mortgage	£254,731	2.7	-0.1
First-time buyer	£207,538	2.3	0.0
Former owner occupier	£280,908	2.9	-0.1

Building status for England

Building status	Average price September 2018	Annual price change % since September 2017	Monthly price change % since August 2018
New build	£305,763	3.7	-2.1
Existing resold property	£245,062	2.8	-0.1

*Figures for the two most recent months are not being published because there are not enough new build transactions to give a meaningful result.

London

London shows, on average, house prices have fallen by 1.2% since October 2018. An annual price fall of 0.7% takes the average property value to £472,901.

Average price by property type for London

Property type	November 2018	November 2017	Difference %
Detached	£892,829	£892,900	0.0
Semi-detached	£572,207	£573,421	-0.2
Terraced	£493,579	£488,341	1.1
Flat/maisonette	£414,889	£421,807	-1.6
All	£472,901	£476,290	-0.7

Funding and buyer status for London

Transaction type	Average price November 2018	Annual price change % since November 2017	Monthly price change % since October 2018
Cash	£496,555	-1.3	-0.8
Mortgage	£465,668	-0.5	-1.3
First-time buyer	£413,744	-0.9	-1.1
Former owner occupier	£533,580	-0.5	-1.3

Building status for London

Building status	Average price September 2018	Annual price change % since September 2017	Monthly price change % since August 2018
New build	£488,763	-0.9	-3.9
Existing resold property	£475,739	-1.5	-1.1

*Figures for the two most recent months are not being published because there are not enough new build transactions to give a meaningful result.

Wales

Wales shows, on average, house prices have risen by 0.2% since October 2018. An annual price rise of 5.5% takes the average property value to £161,499.

There were 39 repossession sales for Wales in September 2018.

Average price by property type for Wales

Property type	November 2018	November 2017	Difference %
Detached	£243,487	£230,858	5.5
Semi-detached	£155,254	£147,383	5.3
Terraced	£126,244	£118,091	6.9
Flat/maisonette	£112,551	£111,842	0.6
All	£161,499	£153,109	5.5

Funding and buyer status for Wales

Transaction type	Average price November 2018	Annual price change % since November 2017	Monthly price change % since October 2018
Cash	£156,897	4.9	0.2
Mortgage	£164,230	5.8	0.3
First-time buyer	£139,568	5.4	0.4
Former owner occupier	£187,043	5.6	0.1

Building status for Wales

Building status	Average price September 2018	Annual price change % since September 2017	Monthly price change % since August 2018
New build	£213,625	7.5	-1.7
Existing resold property	£157,800	4.9	-0.2

*Figures for the two most recent months are not being published because there are not enough new build transactions to give a meaningful result.

[Access the full UK HPI](#)

UK house prices rose by 2.8% in the year to November 2018, up slightly from 2.7% in the year to October 2018.

The [UK Property Transaction Statistics for November 2018](#) showed that on a seasonally adjusted basis, the number of transactions on residential properties with a value of £40,000 or greater was 100,930. This is 0.5% lower compared with a year ago. Between October and November 2018, transactions increased by 0.1%.

House prices grew fastest in the West Midlands region, increasing by 4.6% in the year to November 2018. House prices in London fell by 0.7% in the year to November 2018. London house prices have been falling over the year since July 2018.

See the [economic statement](#).

Notes to editors

1. The UK House Price Index (HPI) is published on the second or third Wednesday of each month with Northern Ireland figures updated quarterly. The December 2018 UK HPI will be published at 9.30am on Wednesday 13 February 2019. See [calendar of release dates](#).
2. We have made some changes to improve the accuracy of the UK HPI. We are not publishing average price and percentage change for new builds and existing resold property as done previously because there are not

currently enough new build transactions to provide a reliable result. This means that in this month's UK HPI reports, new builds and existing resold property are reported in line with the sales volumes currently available.

3. The UK HPI revision period has been extended to 13 months, following a review of the revision policy (see [calculating the UK HPI](#) section 4.4). This ensures the data used is more comprehensive.
4. Sales volume data is also available by property status (new build and existing property) and funding status (cash and mortgage) in our [downloadable data tables](#). Transactions involving the creation of a new register, such as new builds, are more complex and require more time to process. Read [revisions to the UK HPI data](#).
5. Revision tables have been introduced for England and Wales within the downloadable data. Tables will be available in csv format. See [about the UK HPI](#) for more information.
6. Data for the UK HPI is provided by HM Land Registry, Registers of Scotland, Land & Property Services/Northern Ireland Statistics and Research Agency and the Valuation Office Agency.
7. The UK HPI is calculated by the Office for National Statistics (ONS) and Land & Property Services/Northern Ireland Statistics and Research Agency. It applies a hedonic regression model that uses the various sources of data on property price, in particular HM Land Registry's Price Paid Dataset, and attributes to produce estimates of the change in house prices each month. Find out more about the methodology used from the [ONS](#) and [Northern Ireland Statistics & Research Agency](#).
8. The [UK Property Transaction statistics](#) are taken from HM Revenue and Customs (HMRC) monthly estimates of the number of residential and non-residential property transactions in the UK and its constituent countries. The number of property transactions in the UK is highly seasonal, with more activity in the summer months and less in the winter. This regular annual pattern can sometimes mask the underlying movements and trends in the data series so HMRC also presents the UK aggregate transaction figures on a seasonally adjusted basis. Adjustments are made for both the time of year and the construction of the calendar, including corrections for the position of Easter and the number of trading days in a particular month.
9. UK HPI seasonally adjusted series are calculated at regional and national levels only. See [data tables](#).

10. The first estimate for new build average price (April 2016 report) was based on a small sample which can cause volatility. A three-month moving average has been applied to the latest estimate to remove some of this volatility.
11. Work has been taking place since 2014 to develop a single, official HPI that reflects the final transaction price for sales of residential property in the UK. Using the geometric mean, it covers purchases at market value for owner-occupation and buy-to-let, excluding those purchases not at market value (such as re-mortgages), where the 'price' represents a valuation.
12. Information on residential property transactions for England and Wales, collected as part of the official registration process, is provided by HM Land Registry for properties that are sold for full market value.
13. The HM Land Registry dataset contains the sale price of the property, the date when the sale was completed, full address details, the type of property (detached, semi-detached, terraced or flat), if it is a newly built property or an established residential building and a variable to indicate if the property has been purchased as a financed transaction (using a mortgage) or as a non-financed transaction (cash purchase).
14. Repossession sales data is based on the number of transactions lodged with HM Land Registry by lenders exercising their power of sale.
15. For England, this is shown as volumes of repossession sales recorded by Government Office Region. For Wales, there is a headline figure for the number of repossession sales recorded in Wales.
16. The data can be downloaded as a .csv file. Repossession sales data prior to April 2016 is not available. Find out more information about [repossession sales](#).
17. Background tables of the raw and cleansed aggregated data, in Excel and CSV formats, are also published monthly although Northern Ireland is on a quarterly basis. They are available for free use and re-use under the Open Government Licence.
18. HM Land Registry's mission is to guarantee and protect property rights in England and Wales.
19. HM Land Registry is a government department created in 1862. It operates as an executive agency and a trading fund and its running costs are covered by the fees paid by the users of its services. Its ambition is

to become the world's leading land registry for speed, simplicity and an open approach to data.

20. HM Land Registry safeguards land and property ownership worth in excess of £4 trillion, including around £1 trillion of mortgages. The Land Register contains more than 25 million titles showing evidence of ownership for some 86% of the land mass of England and Wales.

21. For further information about HM Land Registry visit www.gov.uk/land-registry

22. Follow us on [Twitter](#), our [blog](#), [LinkedIn](#) and [Facebook](#)

Press release: UK House Price Index for November 2018

The UK HPI shows house price changes for England, Scotland, Wales and Northern Ireland.

Press release: Ofsted launches a consultation on proposals for changes to the education inspection framework

Consultation proposals on how Ofsted inspects schools, early years settings and further education and skills providers, to take effect from September 2019.

Press release: Ofsted launches a

consultation on proposals for changes to the education inspection framework

Consultation proposals on how Ofsted inspects schools, early years settings and further education and skills providers, to take effect from September 2019.

Press release: Ofsted launches a consultation on proposals for changes to the education inspection framework

Summary:

- revised framework to focus inspection on what children learn through the curriculum, rather than over-reliance on performance data
- proposals will call time on the culture of 'teaching to the test' and off-rolling
- new separate behaviour judgement to give parents reassurance that behaviour is good
- most evidence-based, research-informed and tested framework in Ofsted's 26-year history

The new framework proposes a shift that will rebalance inspection to make sure that young people are being taught the best of what has been thought and said. Instead of taking exam results and test data at face value, Ofsted will look at how a nursery, school, college or other provider's results have been achieved – whether they are the result of broad and rich learning, or gaming and cramming.

Ofsted's research has found that some children are having their teaching narrowed in schools in order to boost performance table points:

- in many primary schools, rather than reading a wide range of books, some children are instead spending their time repeating reading comprehension tests
- in certain secondary schools pupils are being forced to pick exam subjects a year or more early, meaning many lose out on the arts, languages and music
- at GCSE level, pupils are being pushed away from studying EBacc subjects such as history, geography, French and German, and towards qualifications deemed to be 'easier'

Similar practices exist in the further education and skills sector, such as:

- some colleges offering 'popular' courses designed to attract maximum student numbers, rather than those which will lead to a job
- useful maths and English not being taught to support students' vocational training
- apprenticeship providers focusing on quantity rather than quality, meaning young people don't get the training they need

And in early years, instead of feeling able to spend time reading to children, or playing with them, nursery staff feel pressured into completing endless documentation to demonstrate each stage of a child's development.

The new framework will seek to tackle these practices, looking instead at every stage of education from nursery to college, whether young people are being offered a rich curriculum which is taught well and leads to them achieving their all.

- a new 'quality of education' judgement, with the curriculum at its heart
- looking at outcomes in context and whether they are the result of a coherently planned curriculum, delivered well
- no longer using schools' internal performance data as inspection evidence, to ensure inspection does not create unnecessary work for teachers
- separate judgements about learners' 'personal development' and 'behaviour and attitudes'
- extending on-site time for short inspections of good schools to 2 days, to ensure inspectors have sufficient opportunity to gather evidence that a school remains good

The 'leadership and management' judgement will remain, and will include looking at how leaders develop teachers and staff, while taking their workload and wellbeing into account. Inspectors will continue to make an overall effectiveness judgement about a provider. All judgements will still be awarded under the current 4-point grading scale. Parents will still get the information they value and understand.

The new framework builds on our existing expertise but marks a change in emphasis towards the substance of education. The proposed changes to the framework will make it easier to recognise and reward good work done by schools in areas of high disadvantage, by tackling the perverse incentives that leave them feeling they have to narrow the curriculum. Shifting the emphasis away from performance data will empower schools to always put the child first and actively discourage negative practices such as off-rolling.

Ofsted has also responded to the demand for parents to give better information about how well behaviour is managed in a school. A new separate behaviour judgement will assess whether schools are creating a calm, well-managed environment free from bullying. Alongside that, proposals for a 'personal development judgement' will recognise the work schools and colleges do to build young people's resilience and confidence in later life – through work such as [cadet forces](#), [National Citizenship Service](#), sports, drama or

debating teams.

Launching the consultation in a speech to the [Sixth Form Colleges Association](#), Her Majesty's Chief Inspector, Amanda Spielman, will say:

The new quality of education judgement will look at how providers are deciding what to teach and why, how well they are doing it and whether it is leading to strong outcomes for young people. This will reward those who are ambitious and make sure that young people accumulate rich, well-connected knowledge and develop strong skills using this knowledge.

This is all about raising true standards. Nothing is more pernicious to these than a culture of curriculum narrowing and teaching to the test.

She will continue:

Two words sum up my ambition for the framework: substance and integrity.

The substance that has all children and young people exposed to the best that has been thought and said, achieve highly and set up to succeed.

And the integrity that makes sure every child and young person is treated as an individual with potential to be unlocked, and staff as experts in their subject or field, not just as data gatherers and process managers. And above all that you are rewarded for doing the right thing.

Ofsted is committed to making sure that any changes to the inspection framework and approach are fair, reliable and valid.

Today's proposals are the result of well over a year of research, developmental work and discussions with a wide range of stakeholders. Since June 2017, Ofsted has held over 200 engagement events attended by more than 16,000 people. The feedback from these events has helped shape the new framework and approach. More stakeholder events are planned during the course of the consultation. The draft framework criteria have also been tested in a series of pilot inspections, which will continue throughout the spring term.

The draft framework is accompanied by a research commentary which underpins the evidence base for each of its aspects. As a result, Ofsted is confident that this will be the most evidence-based, researched and transparent framework in our history.

The consultation is open until 4 April 2019. Views are sought on the overall changes to the framework as well as on how they will work in practice for the

individual education remits. All responses received will be considered carefully, and will help Ofsted to refine and improve the proposed approach before the final framework and inspection handbooks are published in summer 2019.