

# 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](http://www.gov.uk/land-registry)

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

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## **[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.

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## [Speech: PM statement to the House of Commons: 15 January 2019](#)

Mr Speaker, the House has spoken and the Government will listen.

It is clear that the House does not support this deal. But tonight's vote tells us nothing about what it does support. Nothing about how – or even if – it intends to honour the decision the British people took in a referendum Parliament decided to hold.

People, particularly EU citizens who have made their home here and UK citizens living in the EU, deserve clarity on these questions as soon as possible. Those whose jobs rely on our trade with the EU need that clarity. So with your permission Mr Speaker I would like to set out briefly how the Government intends to proceed.

First, we need to confirm whether this Government still enjoys the confidence of the House. I believe that it does, but given the scale and importance of tonight's vote it is right that others have the chance to test that question if they wish to do so. I can therefore confirm that if the Official Opposition table a confidence motion this evening in the form required by the Fixed Term Parliaments Act, the Government will make time to debate that motion tomorrow. And if, as happened before Christmas, the Official Opposition decline to do so, we will – on this occasion – consider making time tomorrow to debate any motion in the form required from the other opposition parties, should they put one forward.

Second, if the House confirms its confidence in this Government I will then hold meetings with my colleagues, our Confidence & Supply partner the DUP and senior Parliamentarians from across the House to identify what would be required to secure the backing of the House. The Government will approach these meetings in a constructive spirit, but given the urgent need to make progress, we must focus on ideas that are genuinely negotiable and have sufficient support in this House. Third, if these meetings yield such ideas,

the Government will then explore them with the European Union.

Mr Speaker I want to end by offering two reassurances.

The first is to those who fear that the Government's strategy is to run down the clock to 29th March. That is not our strategy. I have always believed that the best way forward is to leave in an orderly way with a good deal and have devoted much of the last two years negotiating such a deal. As you confirmed Mr Speaker, the amendment to the business motion tabled last week by my Right Honourable and Learned Friend the Member for Beaconsfield is not legally binding, but the Government respects the will of the House. We will therefore make a statement about the way forward and table an amendable motion by Monday.

The second reassurance is to the British people, who voted to leave the European Union in the referendum two and a half years ago. I became Prime Minister immediately after that referendum. I believe it is my duty to deliver on their instruction and I intend to do so.

Mr Speaker every day that passes without this issue being resolved means more uncertainty, more bitterness and more rancour. The Government has heard what the House has said tonight, but I ask Members on all sides of the House to listen to the British people, who want this issue settled, and to work with the Government to do just that.

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## Speech: Launch of the new Toyota Corolla

Hiroki Nakajima, Ambassador, ladies and gentlemen, it is a huge honour and a pleasure to be here to celebrate this success. Dr van Zyl referred to the decision to invest in TNGA. That was a thrilling moment to have that vote of confidence in the future, building on the success of over a quarter of a century of achievements here in Derbyshire.

But it is a particular pleasure to be able to meet team members on the line to see it now going into production and making cars that will be sold not just in this country but around the world. And it is fitting that you have invited what I like to think of as team Toyota here from the plant, from the local community and right across the country and we are all delighted at your success and are determined to make sure it can power forward in the future.

Now the Corolla of course is a historic car. This is a historic moment for a historic car. When it was launched in 1966, it was launched with these words, that it was "The most wanted car by the market – presented to the world by bringing together the essence of Toyota's technology". And what we see today through this investment is that those values and those traditions continue.

Right from the outset, it was the Corolla that brought sports car technology to the school run if I can put it that way. It was the first family car with front brake discs. It was the first Japanese car with a floor-mounted gear lever. And the first Japanese car with a 4-speed fully-synchronised manual transmission. Britons, when it was first launched, could own a piece of the future, and this is as true now as it was then.

The Corolla that we are celebrating today is a fitting heir to this tradition of continuing innovation. And as we move into the era of clean technology, the facts that the hybrid technology pioneered by Toyota is being produced here in Derbyshire, and of course in Deeside in North Wales, is a tremendous source of pride to all of us in the United Kingdom.

2,600 people work here, members of Toyota work force here onsite and 600 more in Deeside. But of course, we know that beyond the factory gates so many partners are part of this success and I know that many of them are represented here today. I just wanted to refer to and pay tribute to those who may not have the Toyota brand but are very much part of that success. Adient who supply seats for the vehicles just down the road in Burton-Upon-Trent. I think Garry Linnett is here from Aisin who produce panoramic car roofs. This fantastic innovation that's going to be appreciated for those endless summer days that we look forward to in the UK.

Kevin Schofield, I think is here from Futaba who produces the weld and sub-assembly parts, and seeing all of these parts come in at short notice, and seeing them so brilliantly deployed in these vehicles, is a real demonstration of the power of the model that Toyota has pioneered and has taught much of the rest of British manufacturing.

So, this has always been a successful partnership. We have drawn and learnt much from Toyota's presence here. We think this has been a successful joint-collaboration over the years and we are thrilled that it is moving to the next stage.

Dr van Zyl reflected the importance of having those conditions that have been central to success. Having a skilled, dedicated and motivated workforce that we have in abundance here and you always will. But also, to make sure we recognise the importance of public policy that is supportive and backs investments like this. We should be able to continue to trade without introducing any of those frictions that would disrupt what is a perfect process that has been optimised here.

I hear that very strongly. Over the years, the evidence that has been presented by Toyota and other firms within the advanced manufacturing sector in the UK has been instrumental in determining the kind of relationship that we want.

In these days ahead, I will continue to be a strong advocate for that kind of relationship which has been so crucial to our success.

Toyota has done the country a service, in bringing to life the benefits and the actuality of just-in-time production of advanced manufacturing and the

benefits that there are to all. We are very grateful for that and we give this commitment; we will always back you, we will always celebrate your success, and we will always listen to you, and to act on what you need to prosper in the future.

Today's a fantastic day of celebration. It is a huge honour to have been asked to be part of it. Thank you very much indeed for inviting me. I'd like to hand over to the ambassador.

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## **Press release: Ashford dairy farmer prosecuted for polluting stream with slurry**

A dairy farmer based near Ashford, Kent, has been ordered to pay £1,500 plus £5,516 in victim charges and costs by Maidstone Magistrates' Court, after being found guilty of discharging slurry into a local watercourse.

The Environment Agency brought the charges against Mr Peter Joules of Bircholt Farm, Bradbourne, Ashford, Kent, after its officers discovered a spill of neat slurry from an overflowing slurry lagoon that reached the stream. The officers then found that there had been a longer spill of dilute slurry and dirty water from livestock gathering areas that was also polluting the watercourse, via an underground pipe.

In March 2017, Environment Agency officers were inspecting a tributary of the Aylesford Brook when they discovered slurry running into the stream, and traced it back to the slurry lagoon at Bircholt Farm. They then discovered a black pipe discharging a brown liquid around 200 metres further upstream. The pipe was part of farmyard drainage system that discharged rainwater and yard washings. The pipe allowed diluted slurry, chopped straw, animal feed and soil sediment to enter the stream.

Environment Agency officers took samples from the stream and found the water quality was heavily impacted by the two discharges. The EU Water Framework Directive (WFD) sets limits for what is considered 'good' water quality. The WFD levels for biological oxygen demand are 4.0mg/l, yet those found in the sample were 463mg/l; 115 times the limit. For orthophosphate, the level is 0.12mg/l, but the sample returned 15.2 mg/l; 126 times above the limit.

An Environment Agency spokesperson said:

Good farm management is vital to avoid incidents like this that damage the local aquatic environment and harm wildlife.

We take these incidents very seriously and do everything within our powers to safeguard the environment and people that may be affected. Mr Joules' farm didn't have the infrastructure to deal with the slurry it produces, which caused a serious pollution incident. In these circumstances we do not hesitate to prosecute.

Ends

### **Notes to Editors**

Mr Peter Joules of Bircholt Farm was charged under: Environmental Permitting (England and Wales) Regulations 2016 Section 38(1) It is an offence for a person to (a) contravene regulation 12(1) or (b) knowingly cause or knowingly permit the contravention of regulation 12(1)(a) Section 12(1) A person must not, except under to the extent authorised by an environment permit, (a) operate a regulated facility, (b) cause or knowingly permit a water discharge activity or groundwater activity.

Mr Joules received a £600 fine for the black pipe and £900 fine for the overflowing slurry lagoon.

**For more information contact the Communications Team on 0800 141 2743**

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