

# Press release: UK House Price Index (HPI) for April 2017

[UK Property Transaction](#) statistics showed that in April 2017 the total number of seasonally adjusted property transactions completed in the UK with value of £40,000 or above increased by 20.3% compared to April 2016. The unusually low level of transactions in April 2016 was associated with the introduction of the higher tax rates on [additional properties](#) introduced in this month. Comparing April 2017 to March 2017, property transactions fell by 3.2%. See [the economic statement](#).

Sales during February 2017, the most up-to-date HM Land Registry figures available, show that:

1. The UK House Price Index (HPI) is published on the second or third Tuesday of each month with Northern Ireland figures updated quarterly. The May 2017 UK HPI will be published at 9.30am on 18 July 2017. See [calendar of release dates](#).
2. 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.
3. [New 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.
4. 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.
5. The UK HPI is calculated by the Office for National Statistics 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 [ONS](#) and [Northern Ireland Statistics & Research Agency](#).
6. 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.

7. 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.
8. 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.
9. 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).
10. Repossession data is based on the number of transactions lodged with HM Land Registry by lenders exercising their power of sale.
11. For England this is shown as volumes of repossessions recorded by Government Office Region. For Wales there is a headline figure for the number of repossessions recorded in Wales.
12. The data can be downloaded as a .csv file. Repossession data prior to April 2016 is not available. Find out more information about [repossessions](#).
13. 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.
14. As a government department established in 1862, executive agency and trading fund responsible to the Secretary of State for Business, Energy and Industrial Strategy, HM Land Registry keeps and maintains the Land Register for England and Wales. The Land Register has been open to public inspection since 1990.
15. With the largest transactional database of its kind detailing more than 24 million titles, HM Land Registry underpins the economy by safeguarding ownership of many billions of pounds worth of property.
16. For further information about HM Land Registry visit [www.gov.uk/land-registry](http://www.gov.uk/land-registry).

17. Follow us on Twitter [@LandRegGov](#) and find us on our [blog](#), [LinkedIn](#) and [Facebook](#).
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## **News story: The UK House Price Index marks one year of publishing**

Today marks the first anniversary of publishing the UK House Price Index (UK HPI) that is calculated by HM Land Registry, the Office for National Statistics, Registers of Scotland and Land & Property Services Northern Ireland. This statistic shows the changes to the value of residential properties in England, Scotland, Wales and Northern Ireland.

Throughout the year we've spoken to users and gathered their feedback. In September 2016, users were formally invited to evaluate the report, these responses are captured in the [Summary of responses](#) that is being used to plan index upgrades.

We have made a number of enhancements to the index during the year that is accessed by approximately 1,000 new users each month in addition to more than 6,600 regular users.

### **Enhancements made since review**

In response to your feedback our December 2016 developments included:

- the provision of more details about our methodology in [Calculating the UK HPI](#)
- navigation improvements, such as a new link to our [interactive tool](#) from the UK HPI reports page
- [new links](#) to key sections of the About the UK HPI page, like the revision policy.

In addition February 2017, saw the first publication of our [UK House Price Index annual review](#) that compares the historic performance of the index with the UK HPI throughout 2016.

### **Today's enhancements**

Today's enhancements are:

- we extending our revision period to 13 months from today, following a review of our revision policy (see [Revisions to the UKI HPI data](#)). This ensures the data used is more comprehensive, improving the capture of new builds.
- we will also introduce new revision tables for England and Wales within our downloadable data, so that you can easily identify and evaluate the impact of each change. Tables will be available in csv format.
- new functionality will allow you to toggle between a chart or table, depending on your preference for visual or textual information.

We've updated the information in [About the UK HPI](#) to keep you informed about the process we're undertaking to remove our experimental status. These enhancements take us a step closer towards that goal. Once removed, we can progress with our second phase of assessment as a National Statistic.

## Planned enhancements

We are committed to the continued improvement of the index and aim to introduce more enhancements over the coming months. In the meantime, thank you for your valuable feedback. To enable even greater engagement we will soon create an online forum to assist ongoing conversations. In the interim, you can [contact us](#) if you have any questions.

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## [News story: Fines of over £168,000 imposed for fisheries offences](#)

On 7 June 2017 Kafish B.V. a Dutch company which owns the UK registered trawler Margriet LT36 and its master, Dutch national Peter Kuyt, pleaded guilty to 14 breaches of the Sea Fish (Conservation) Act 1967 and the Fisheries Act 1981 at North Tyneside Magistrates' Court.

The court heard that during two separate investigations carried out by the MMO, Vessel Monitoring System data and logbook entries identified that the vessel had committed numerous offences between 2016 and 2017.

The first investigation showed that in 2016 the vessel had, on three occasions committed offences of fishing within a seasonal closure area and on one occasion fishing in a real time closure area.

The second investigation revealed that in 2017 a further eight offences of fishing within a seasonal closure area and another offence of failing to keep

an accurate logbook were committed between January and March.

Sentencing the owner and master, District Judge Sarah-Jane Griffiths said "You have acknowledged that these were serious offences and it is surprising to me that after the offences in 2016 were brought to your attention in June you committed a further 8 offences. To me it is clear that by that time at least you knew you shouldn't have been in those areas."

Despite being registered in the UK and, therefore, being required to comply with a UK fishing licence, the vessel is owned by Kafish B.V., a Dutch company. They were fined £66,000, with an additional fine of £80,000 to cover the value of the fish illegally caught, £3,500 costs and a victim surcharge of £170.

The vessel master, a Dutch national named Peter Kuyt, was fined £8,536.33 with an additional fine of £15,000 to cover the value of the fish illegally caught, £741 costs and a victim surcharge of £170.

A spokesman for the MMO said:

"The court in this case has sent a clear message that these were serious offences which were aggravated by the fact that the offences were repeated on numerous occasions.

The size of the fines imposed by the court in this case shows both the scale of damage to the marine environment caused by offences of this nature and the profits made by the perpetrators of these crimes.

Fisheries offences like these are committed at the expense of the legitimate, law-abiding members of the fishing industry who rely on the sustainability of fishing grounds for their livelihoods and future.

The MMO will always take appropriate enforcement action including pursuing and bringing prosecutions to court to protect the long term viability of the marine environment for future generations."

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## **News story: Robotics and AI: apply in the Industrial Strategy Challenge Fund**

Innovate UK is making the funding available for robotics and artificial intelligence technologies in applications such as deep mining, nuclear energy, space and off-shore energy.

This is an [Industrial Strategy Challenge Fund](#) activity. It aims to develop robotics technologies that can take people out of dangerous work environments and go beyond human limits.

## Demonstrator programme

There is up to £6 million available for projects that stimulate the development of robotics and artificial intelligence demonstrators.

This is the first phase of the competition. Projects should focus on technical feasibility studies of individual technologies, systems or subsystems in extreme or challenging environments.

Phase 2 will run in 2018. This will focus on experimental developments of fully-integrated systems that will be tested and demonstrated in realistic, extreme environments. To be considered to lead a project in phase 2 you must apply in phase 1.

## Collaborative research and development

You can apply for a share of £10 million for collaborative research and development (R&D) that results in new and novel systems.

Projects should demonstrate a potential step-change in capabilities. Examples include:

- innovative materials or systems, for example, actuators, sensors and telecommunications
- improved robotic capabilities, such as structural and radiation tolerance
- improved machine vision systems
- improved situational awareness, navigation, localisation and mapping
- more energy-efficient devices and systems
- miniaturised systems, for example, sensors, components and integrated sub-systems
- systems engineering including verification and validation tools and methodologies
- mission planning and risk management

The focus is primarily on off-shore energy, nuclear energy, space and deep mining, however, other extreme and challenging environments may also be considered. We are particularly interested in projects that cut across sectors.

## Part of the Industrial Strategy Challenge Fund

[Robots for a Safer World – part of the Industrial Strategy Challenge Fund](#)

The robots and artificial intelligence challenge is part of the Industrial Strategy Challenge Fund.

By developing new technologies and systems that can be deployed in extreme environments, this challenge will create a safer working world for people, as well as supporting advances in industry and public services to make them more productive.

Government will invest £93 million in this challenge area over the next 4 years.

## Competition information

- both competitions are now open for applications
  - in the demonstrator competition, projects should last up to 12 months and range in size up to total project costs of £500,000. The competition closes on 19 July 2017
  - in the collaborative R&D competition, projects should last up to 36 months and range in size up to total project costs of £2 million. The competition closes on 2 August 2017
  - all projects must be led by a business
  - businesses can attract up to 70% of their project costs
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## News story: UK and France announce joint campaign to tackle online radicalisation

The UK and France have joined forces to tackle online radicalisation with plans that could lead to much stronger action against tech companies who fail to remove unacceptable content.

Ahead of the Prime Minister's visit to Paris today, where she will hold talks on counter-terrorism with French President Emmanuel Macron, the UK and France have announced a new joint campaign to ensure that the internet cannot be used as a safe space for terrorists and criminals.

Crucially, plans include exploring the possibility of creating a new legal liability for tech companies if they fail to remove content. This could, for example, include penalties such as fines for companies that fail to take action. The two countries will lead joint work with the tech companies on this vital agenda, including working with them to develop tools to identify and remove harmful material automatically.

In particular, the Prime Minister and President Macron will press relevant firms to urgently establish the industry-led forum agreed at the G7 summit last month, to develop shared technical and policy solutions to tackle terrorist content on the internet.

The Home Secretary and the French Interior Minister will meet in the coming days to drive forward this important work.

Speaking ahead of her visit to Paris, the Prime Minister said:

The counter-terrorism cooperation between British and French intelligence agencies is already strong, but President Macron and I agree that more should be done to tackle the terrorist threat online.

In the UK we are already working with social media companies to halt the spread of extremist material and poisonous propaganda that is warping young minds.

And today I can announce that the UK and France will work together to encourage corporations to do more and abide by their social responsibility to step up their efforts to remove harmful content from their networks, including exploring the possibility of creating a new legal liability for tech companies if they fail to remove unacceptable content.

We are united in our total condemnation of terrorism and our commitment to stamp out this evil.