

# UK House Price Index for June 2022

The June data shows:

- monthly house prices rose by 1% since May 2022
- an annual price increase of 7.8% which takes the average property value in the UK to £286,397

## England

In England the June data shows, on average, house prices have risen by 0.9% since May 2022. The annual price rise of 7.3% takes the average property value to £304,867.

The regional data for England indicates that:

- the East of England experienced the greatest increase in its average property value over the last 12 months with a movement of 9.7%
- the North East saw the lowest annual price growth with an increase of 3.6%
- Yorkshire and the Humber saw the most significant monthly price fall with a movement of -0.4% since May 2022
- the North West experienced the greatest monthly growth with an increase of 2.1% since May 2022

## Price change by region for England

Region	Average price June 2022	Annual change % since June 2021	Monthly change % since May 2022
East Midlands	£245,911	9.3	1.7
East of England	£354,481	9.7	0.5
London	£537,920	6.3	1.9
North East	£157,924	3.6	1.7
North West	£212,347	6.2	2.1
South East	£390,513	8.9	0.8
South West	£322,329	8	0.5
West Midlands	£246,114	6.6	0

Region	Average price June 2022	Annual change % since June 2021	Monthly change % since May 2022
Yorkshire and the Humber	£203,973	4.2	-0.4

## Repossession sales by volume for England

The lowest number of repossession sales in April 2022 was in the East of England region.

The highest number of repossession sales in April 2022 was in the North East.

Repossession sales	April 2022
East Midlands	4
East of England	0
London	4
North East	9
North West	6
South East	6
South West	4
West Midlands	2
Yorkshire and the Humber	2
England	37

## Average price by property type for England

Property type	June 2022	June 2021	Difference %
Detached	£473,654	£436,069	8.6
Semi-detached	£292,222	£268,955	8.7
Terraced	£250,778	£235,828	6.3
Flat/maisonette	£252,431	£241,889	4.4
All	£304,867	£284,252	7.3

## Funding and buyer status for England

Transaction type	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
Cash	£285,151	6.3	0.7
Mortgage	£314,661	7.6	1
First-time buyer	£254,110	7	1.3
Former owner occupier	£348,575	7.6	0.6

## Building status for England

Building status	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
New build	£404,587	16.9	-4

Building status	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
Existing resold property	£291,692	11.3	1.1

## London

London shows, on average, house prices have risen by 1.9% since May 2022. An annual price rise of 6.3% takes the average property value to £537,920.

### Average price by property type for London

Property type	June 2022	June 2021	Difference %
Detached	£1,080,081	£995,614	8.5
Semi-detached	£694,334	£639,787	8.5
Terraced	£590,640	£553,440	6.7
Flat/maisonette	£447,046	£425,811	5
All	£537,920	£505,998	6.3

### Funding and buyer status for London

Transaction type	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
Cash	£553,409	6.6	1.7
Mortgage	£532,230	6.2	1.9
First-time buyer	£464,767	5.8	2.1
Former owner occupier	£617,589	7.1	1.6

### Building status for London

Building status	Average price June 2022	Annual price change % since June 2022	Monthly price change % since June 2021
New build	£567,526	8.8	-4.3
Existing resold property	£522,226	6.9	0.9

## Wales

Wales shows, on average, house prices have risen by 0.6% since May 2022. An annual price rise of 8.6% takes the average property value to £213,091.

There were 2 repossession sale for Wales in April 2022.

### Average price by property type for Wales

Property type	June 2022	June 2021	Difference %
Detached	£322,562	£295,188	9.3
Semi-detached	£207,493	£189,073	9.7
Terraced	£167,929	£155,111	8.3
Flat/maisonette	£133,647	£129,456	3.2
All	£213,091	£196,221	8.6

## Funding and buyer status for Wales

Transaction type	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
Cash	£205,858	8	0.6
Mortgage	£217,278	8.9	0.6
First-time buyer	£184,537	8.7	1.2
Former owner occupier	£246,598	8.6	0.1

## Building status for Wales

Building status	Average price June 2022	Annual price change % since June 2021	Monthly price change % since May 2022
New build	£309,122	21.7	-3.8
Existing resold property	£205,813	15.5	2.1

[Access the full UK HPI](#)

## UK house prices

UK house prices increased by 7.8% in the year to June 2022, down from 12.8% in May 2022. On a non-seasonally adjusted basis, average house prices in the UK increased by 1.0% between May and June 2022, down from an increase of 5.7% during the same period a year earlier (May and June 2021).

The UK Property Transactions Statistics showed that in June 2022, on a seasonally adjusted basis, the estimated number of transactions of residential properties with a value of £40,000 or greater was 95,420. This is 54.3% lower than a year ago (June 2021). Between May and June 2022, UK transactions decreased by 7.9% on a seasonally adjusted basis.

House price growth was strongest in the East of England where prices increased by 9.7% in the year to June 2022. The lowest annual growth was in North East, where prices increased by 3.6% in the year to June 2022.

See the [economic statement](#).

The data is accurate. However, this release may be subject to increased revisions as we add more data over the coming months.

# Background

1. We publish the UK House Price Index (HPI) on the second or third Wednesday of each month with Northern Ireland figures updated quarterly. We will publish the July 2022 UK HPI at 9:30am on Wednesday 14 September 2022. 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 available by property status (new build and existing property) and funding status (cash and mortgage) in our [downloadable data tables](#). Transactions that require us to create 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 are available for England and Wales within the downloadable data in CSV format. See [about the UK HPI](#) for more information.
6. HM Land Registry, Registers of Scotland, Land & Property Services/Northern Ireland Statistics and Research Agency and the Valuation Office Agency supply data for the UK HPI.
7. The Office for National Statistics (ONS) and [Land & Property Services/Northern Ireland Statistics and Research Agency](#) calculate the UK HPI. It applies a hedonic regression model that uses the various sources of data on property price, including 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. We take the [UK Property Transaction statistics](#) from the 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. HMRC presents the UK aggregate transaction figures on a seasonally adjusted basis. We make adjustments 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 (May 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. The UK HPI reflects the final transaction price for sales of residential property. 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. HM Land Registry provides information on residential property transactions for England and Wales, collected as part of the official registration process 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, we show repossession sales volume recorded by government office region. For Wales, we provide repossession sales volume for the number of repossession sales.
16. Repossession sales data is available from May 2016 in CSV format. Find out more information about [repossession sales](#).
17. We publish CSV files of the raw and cleansed aggregated data every month for England, Scotland and Wales. We publish Northern Ireland data 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. 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 £8 trillion, including over £1 trillion of mortgages. The Land Register contains more than 26 million titles showing evidence of ownership for some 88% 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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## [Walsall retailer banned from running companies](#)

Rebecca Simmons was a director of Tia-Bella Limited, trading from premises in Queen Street, Wolverhampton.

The company, a specialty balloon and gifts retailer, was incorporated in March 2019 but just over 2 years later in July 2021, Tia-Bella entered into creditors voluntary liquidation. Tia-Bella's insolvency, however, triggered further enquiries from the Insolvency Service.

Investigators discovered that Rebecca Simmons had applied for a bounce back loan in May 2020, a loan from the government to support viable businesses during the pandemic, but received funds far greater than what Tia-Bella was entitled to.

Rebecca Simmons had exaggerated the company's turnover claiming it to be £180,000 and received a £45,000 loan.

But investigators uncovered that based on available records, Tia-Bella's annual turnover was a maximum of £1,300. This meant Tia-Bella was not entitled to even the minimum bounce back loan of £2,000.

Further enquiries uncovered that in the space of 2 months, Rebecca Simmons caused the company to make payments worth just over £31,000, including a £10,000 directors' loans, £10,000 towards a company car, and £10,000 worth of repayments of deposits incurred before the pandemic.

Rebecca Simmons was unable to provide supporting documents, which left investigators unable to confirm whether the £45,000 bounce back loan benefited the business or not.

On 4 August 2022, the Secretary of State for Business, Energy and Industrial Strategy accepted a 9-year disqualification undertaking from Rebecca Simmons after she did not dispute that she caused Tia-Bella Limited to apply for a government-backed Bounce Back Loan the company was not entitled to.

Effective from 25 August, Rebecca Simmons is banned from directly, or indirectly, becoming involved in the promotion, formation or management of a company, without the permission of the court.

Tia-Bella's Liquidator is considering the bounce back loan and recovery of funds.

Lawrence Zussman, Deputy Head of Insolvent Investigations, said:

Bounce back loans were issued by the government to help viable businesses during the pandemic. Not only did Rebecca Simmons grossly exaggerate the company's turnover to secure a loan she shouldn't have got a single penny of, Rebecca Simmons went onto use the funds on activities she couldn't even justify as benefitting Tia-Bella.

Rebecca Simmons conduct fell extremely short of the standards required of a company director and has been removed from the corporate arena for a significant amount of time. Her 9-year ban should serve as a clear warning that if you abuse government support, we will use our full powers to bring you to account.

Rebecca Simmons is from Walsall and her date of birth is May 1990.

Tia-Bella Limited (Company Reg no. 11914869).

Disqualification undertakings are the administrative equivalent of a disqualification order but do not involve court proceedings. Persons subject to a disqualification order are bound by a [range of other restrictions](#)

[Further information about the work of the Insolvency Service, and how to complain about financial misconduct, is available.](#)

You can also follow the Insolvency Service on:



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# Infected Blood victims to receive £100,000 interim compensation payment

Thousands of victims of the infected blood scandal will each receive an interim compensation payment of £100,000, the Government has announced today (17 August).

The Government intends to make payments to those who have been infected and bereaved partners in England by the end of October. The same payments will be made in Scotland, Wales and Northern Ireland.

The commitment to pay interim compensation meets, in full, the recommendations set out by inquiry chairman Sir Brian Langstaff in his interim report last month. That report built on the study by Sir Robert Francis QC in his detailed consideration of the issues. Details were announced by Chancellor of the Duchy of Lancaster Kit Malthouse today.

The intention is that payments will be tax-free and will not affect any financial benefits support an individual is receiving. Infected individuals and bereaved partners who are registered with any of the four UK infected blood support schemes will receive payment. Advice to those people on how exactly the interim payment will be made will be outlined to them shortly.

## **Prime Minister Boris Johnson said:**

While nothing can make up for the pain and suffering endured by those affected by this tragic injustice, we are taking action to do right by victims and those who have tragically lost their partners by making sure they receive these interim payments as quickly as possible.

We will continue to stand by all those impacted by this horrific tragedy, and I want to personally pay tribute to all those who have so determinedly fought for justice.

## **Chancellor of the Duchy of Lancaster Kit Malthouse said:**

Those affected by the infected blood scandal have suffered terribly over many years and that heart-breaking and unimaginable pain has been compounded by the financial uncertainty many have faced.

These interim payments will start the process of securing that certainty. My priority is to get the money to those people as quickly as possible.

I am grateful to Sir Brian Langstaff for the work he has done to date on the inquiry, and Sir Robert Francis, for his work on compensation. Of course, no amount of money will compensate for the turmoil victims and their loved ones have faced, but I hope these payments help to show that we are on their side and will do everything in our power to support them.

**Health and Social Care Secretary, Steve Barclay, said:**

The infected blood scandal should never have happened. In accepting Sir Brian Langstaff's recommendations, today we are taking an important step in righting this historic wrong for the thousands of people infected and bereaved partners left behind.

Building on the ongoing support we are providing through the England Infected Blood Scheme, these new interim payments of £100,000 will ensure those impacted across the whole country by this injustice can access the compensation they need, right now.

I'm grateful to those who have campaigned extensively in support of these changes – we have listened and work is underway to ensure those impacted by this tragedy receive the support they rightly deserve.

In England, the intention is to make payments by the end of October.

The Government has updated Sir Brian Langstaff that his recommendations have been accepted.

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**Notes to Editors:**

The administration of the schemes in the Devolved Administrations is for the relevant devolved administration. These interim compensation payments for current beneficiaries are estimated to cost c.£400 million for the whole UK.

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**[UK launches formal consultations with EU over access to scientific](#)**

## programmes

The Government has launched formal consultations with the EU, in an effort to end persistent delays to the UK's access to EU scientific research programmes, including Horizon Europe. Formal consultations is a mechanism set out in the UK-EU Trade and Cooperation Agreement (TCA) to resolve disputes between the UK and EU.

The UK negotiated access to a range of EU science and innovation programmes as part of the TCA in 2020. However, more than 18 months later, the EU has still refused to finalise UK access, causing serious damage to research and development in both the UK and EU Member States.

The delays have prevented the UK from accessing Horizon Europe, the EU's key funding programme for research and innovation, as well as Copernicus, the earth observation programme, which provides data on climate change. Other affected schemes include Euratom – the nuclear research programme – and access to programme services including Space Surveillance and Tracking.

Now the Government has written to the European Commission to launch dispute resolution proceedings and to encourage the EU to abide by their obligations in the deal.

Foreign Secretary Liz Truss said:

The EU is in clear breach of our agreement, repeatedly seeking to politicise vital scientific cooperation by refusing to finalise access to these important programmes. We cannot allow this to continue. That is why the UK has now launched formal consultations and will do everything necessary to protect the scientific community.

Minister for Europe Graham Stuart said:

It is disappointing that the EU has not facilitated UK participation in the agreed scientific programmes, despite extensive UK engagement on the issue. Now more than ever the UK and the EU should be working together to tackle our shared challenges from net zero to global health and energy security. We look forward to constructive engagement through the formal consultations.

UK membership of Horizon Europe would be a win-win for both the UK and EU. The UK is a world leader in science and technology, houses some of the most research intensive universities in the world and led the global effort to combat Covid-19. The UK has set aside around £15bn for Horizon Europe alone.

The EU's research and innovation community has been calling on the European

Commission to associate the UK to these programmes. The UK Government also continues to seek association so that collective work to solve the greatest economic and societal challenges can continue.

In the event that association is not formalised, the government has prepared an alternative set of programmes to support UK scientists and researchers: [Supporting UK R&D and collaborative research beyond European programmes](#).

The UK Government is ready to work together with the European Commission to resolve this issue and looks forward to constructive engagement during consultations.

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## [Two men given suspended prison sentences after social media posts brag about illegal salmon and sea trout fishing](#)

Two men have been prosecuted at South Tyneside Magistrates Court today (Tuesday 16th August) after photographs and videos found both on a mobile and posted to a social media account highlighted illegal fishing activity

Connor Bell (30), of Bexhill Road, Sunderland appeared at South Tyneside Magistrates Court Magistrates' Court on Tuesday 26th July, where he pleaded guilty to using unlicensed gill nets to catch salmon and sea trout on the River Wear, including at a location near Fatfield, in the county of Tyne and Wear. At a hearing on Tuesday 16th August, he was sentenced to 5 months imprisonment, suspended for 18 months, and ordered to do 200 hours of unpaid work.

In addition, Mr Bell was ordered to pay £1,000 costs and a victim surcharge of £128.

Michael Hutchinson (39) of Cranberry Road, Sunderland also appeared for similar offences and one other offence of handling the illegally caught fish. Hutchinson was sentenced to 2 months imprisonment, suspended for 18 months, and ordered to undertake 200 hours of unpaid work. Mr Hutchinson was also ordered to pay £1,000 costs and a victim surcharge of £128.

Gill nets are designed to catch fish by their gills and are rarely licensed in rivers, due to their ability to catch large numbers of migratory fish in a short period of time, as well as their potential for catching and killing fish indiscriminately. Gill nets are also capable of causing injury or indeed killing sea birds and mammals.

Representing the Environment Agency, lawyer Matthew Treece told the court that files on Bell's mobile phone and Hutchinson's social media pages had highlighted multiple weekends of illegal netting during the summers of 2020 and 2021, along with photographs of both men posing with catches of up to 14 fish at a time. Images from Hutchinson's Facebook profile also showed a relative, with the captured fish, along with comments from Hutchinson encouraging them to become a "fine young poacher."

On sentencing, District Judge Garland told the defendants: "You don't know how lucky you are to avoid going on a trip to Durham this morning. I view and the law views the things you were up to as extremely serious. These weren't boyish pranks. You were out there putting a large net across a confined space of river where it was highly likely you were going to catch fish of one sort or another. And you did. If you hadn't gone around bragging on Facebook about what fish you were catching, you wouldn't have been in as much trouble as you are."

**Following the case David Shears, Senior Fisheries Enforcement Officer for the Environment Agency in the North East, said:**

With salmon stocks reaching crisis in many of England's rivers, this level of illegal activity could have a serious impact on the sustainability of future stocks in the River Wear. That's why we take reports of suspected poaching seriously and work closely with the police to take action where appropriate.

We're committed to tackling illegal fishing of all kinds whether online or off and as this case clearly demonstrates, we will take action, especially where potentially damaging methods are used.

**PC Peter Baker, Wildlife Officer at Northumbria Police, said:**

We are really pleased to have been able to deliver effective justice and show the impact of illegal fishing and poaching. We are privileged to see a varied amount of marine wildlife around our area, and we should all play a part in protecting and supporting the environment. As a Force, we take all reports of this nature seriously and are committed to taking appropriate and robust action against the minority found to have been involved in such offences in the region's waterways.

Through our co-ordinated efforts with partners, we will continue to educate the public to prevent further offences from taking place.

The latest stock assessment report, from the Centre for Environment, Fisheries and Aquaculture Science, the Environment Agency and Natural Resources Wales, shows that 37 of the 42 salmon rivers (88%) in England now categorised as being 'at risk' or 'probably at risk'. In 2020, 20 salmon rivers (48%) were thought to be 'at risk' – meaning salmon stock are no

longer at sustainable levels – but in the latest report this has now risen to 31 (74%) with rivers in the South West, North West and Wales considered to be the most affected.

A licensed, strictly regulated and managed sea trout fishery operates off the North East coast and local byelaws apply to ensure sea trout may only be taken by a limited number of licenced netsmen, during the approved season (26th March to 31st May). It is also illegal to use nets to catch salmon in the North East.

Those who operate unlicensed nets risk prosecution, with unlimited fines and possible prison sentences available to the courts, and Environment Agency officers can seize equipment and vehicles.

Information about illegal fishing can be reported to the Environment Agency's 24-hour incident hotline on 0800 80 70 60.