

# September 2019 Price Paid Data



Image credit: Helen Hotson/Shutterstock

In September 2019:

- the most expensive residential property sold in September was in Kensington and Chelsea for £17,000,000
- the cheapest residential property sold in September was in Sunderland for £16,000
- the most expensive commercial sale taking place in September 2019 was in Didcot for £32,750,000
- the cheapest commercial sale in September 2019 was in Salford for £100
- there was a 2.9% increase in newbuilds compared to September 2018

Of the 91,459 sales received for registration 25,140 took place in September 2019 of which:

- 545 were of residential properties in England and Wales for £1 million and over
- 304 were of residential properties in Greater London for £1 million and over
- 1 was of a residential property in West Midlands for more than £1 million
- 4 were of residential properties in Greater Manchester for more than £1 million
- 0 were of residential properties in Wales for more than £1 million

## **The number of sales received for registration by property type and month**

Of the 91,459 sales received for registration in September 2019:

- 70,343 were freehold, a 4.2% decrease on September 2018
- 11,595 were newly built, a 2.9% increase on September 2018

This month's Price Paid Data includes details of more than 91,000 sales of land and property in England and Wales that HM Land Registry received for

registration in September 2019.

<b>Property type</b>	<b>September 2019</b>	<b>August 2019</b>	<b>July 2019</b>
Detached	21,576	22,213	21,968
Semi-detached	24,418	25,283	24,848
Terraced	24,385	25,244	25,115
Flat/maisonette	15,975	15,565	15,915
Other	5,105	5,269	5,699
Total	91,459	93,574	93,545

There is a time difference between the sale of a property and its registration at HM Land Registry.

[Access the full dataset](#)

In the dataset you can find the date of sale for each property, its full address and sale price, its category (residential or commercial) and type (detached, semi-detached, terraced, flat or maisonette and other), whether or not it is new build and whether it is freehold or leasehold.

## Background

1. Price Paid Data is published at 11am on the 20th working day of each month. The next dataset will be published on 28 November 2019.
2. [Price Paid Data](#) is property price data for all residential and commercial property sales in England and Wales that are lodged with HM Land Registry for registration in that month, [subject to exclusions](#).
3. The amount of time between the sale of a property and the registration of this information with HM Land Registry varies. It typically ranges between two weeks and two months. Data for the two most recent months is therefore incomplete and does not give an indication of final monthly volumes. Occasionally the interval between sale and registration is longer than two months. The small number of sales affected cannot be updated for publication until the sales are lodged for registration.
4. Price Paid Data categories are either Category A (Standard entries) which includes single residential properties sold for full market value or Category B (Additional entries) for example sales to a company, buy-to-lets where they can be identified by a mortgage and repossessions.
5. HM Land Registry has been collecting information on Category A sales from January 1995 and on Category B sales from October 2013.
6. Price Paid Data can be downloaded in text, CSV format and in a machine

readable format as [linked data](#) and is released under [Open Government Licence \(OGL\)](#). Under the OGL, HM Land Registry permits the use of Price Paid Data for commercial or non-commercial purposes. However, the OGL does not cover the use of [third party rights](#), which HM Land Registry is not authorised to license.

7. The [Price Paid Data report builder](#) allows users to build bespoke reports using the data. Reports can be based on location, estate type, price paid or property type over a defined period of time.
8. HM Land Registry's mission is to guarantee and protect property rights in England and Wales.
9. 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.
10. HM Land Registry safeguards land and property ownership valued at £7 trillion, enabling more than £1 trillion worth of personal and commercial lending to be secured against property across England and Wales.
11. For further information about HM Land Registry visit [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
12. Follow us on [Twitter](#), our [blog](#), [LinkedIn](#) and [Facebook](#).

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## [Homes England unlocks its Help to Buy: Equity Loan calculator so advisers can check an applicant's likely approval](#)

The updated sustainability calculator allows brokers and financial advisers to use the mortgage interest rates they expect specific lenders to charge, after any discounted or fixed period comes to an end. This replaces affordability tests based on an assumed Standard Variable Rate of 4.8%. It

will show customers what they can afford to borrow from the outset, resulting in fewer loan applications being declined after the customer has their mortgage offer.

Help to Buy Director Will German said:

“Brokers and advisers play a vital role in helping customers to use and understand Help to Buy. We’ve listened to their feedback and have updated the Help to Buy: Equity Loan calculator to help them do more realistic affordability checks for their clients before they formally apply for their equity loan.

“We have unlocked the calculator so they can see, select and enter the most likely follow-on rate from their recommended lender. They can see immediately if it is higher than the current Standard Variable Rate of 4.8% that we apply and can assess affordability more effectively.”

If the individual lender’s rate is higher, advisers can factor this in from the outset of their client’s loan application. They can assess the risk of the payment rate potentially causing a problem in the future at the earliest opportunity. Homes England only allows customers to use Help to Buy if they are able to afford the loan payments. Customers who fail the sustainability check cannot take out a Help to Buy: Equity Loan, so the accuracy of the information that goes into the calculator is crucial.

Will German said: “Our customer feedback highlights how important brokers and financial advisers are to customers. This calculator update will allow them to improve the service they offer their customers.

“It also gives potential Help to Buy: Equity Loan customers more certainty about the financial advice they receive, what they can afford and the likely outcome of their loan application.”

Jane Benjamin, Director of Mortgages PMS and Sesame, said: “It’s great news that the constraints that brokers may have felt with having the second affordability check in place have now been lifted.

“Advisers can now more confidently consider a wider range of lenders at the very beginning of the time-pressured application journey. It’s fantastic to be working with Homes England to implement positive change supporting brokers and customers.”

The sustainability calculator and guidance for its use are [here](#)

### **Notes to editor**

Help to Buy: Equity Loan – is a government loan, that is interest free for five-years, towards a deposit on a new-build home with a purchase price of up to £600,000. Borrowers pay 5% deposit, the government lends up to 20% (up to 40% in London) and a mortgage of up to 75% (55% in London) makes up the rest.

Homes England is the government’s housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By

releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

For further information, please contact the Help to Buy communications team via [Media\\_helptobuy@homesengland.gov.uk](mailto:Media_helptobuy@homesengland.gov.uk)

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## **Multi-million investment in school and college buildings**

Academies and sixth form colleges across England can now bid for a share of more than £400 million to transform facilities, improve school buildings and create more good school places.

The multi-million-pound annual fund can be used by academies and sixth form colleges to expand classrooms, upgrade facilities such as sports halls or science labs, and address issues with the general wear and tear of school buildings.

This year applications will be subject to new criteria which will favour bids from schools with good governance and organised finances – including showing restraint on executive salaries.

Today's launch of millions of pounds to improve schools and colleges across the country follows the Prime Minister's announcement confirming the budget for schools and high needs education would be increased by a total of over £14 billion over three years, rising to £52.2 billion by 2022-23. Schools and local authorities found out earlier this month their allocations for the first part of that investment – £2.6 billion – for the coming year.

Education Secretary Gavin Williamson said:

This government is determined to give all children the best possible education, but as well as great teachers, we want all pupils to learn in classrooms that enable them to gain the knowledge and skills they need for success.

Following our huge investment in school funding with an increase of a total of £14 billion over three years, this year's multi-million-pound fund will support our pledge to create more good school places and continue raising standards.

The Department for Education will today launch the latest round of the Condition Improvement Fund – the last of which approved bids worth over £400 million to improve school buildings and expand academies and sixth-form

colleges rated Good or Outstanding by Ofsted.

The new criteria builds on a number of steps taken by the Government to bolster academy trust finances and clamp down on high pay – challenging 278 trusts over pay since 2017, with 51 academy trusts reducing top salaries as a result.

The strengthened criteria for next year's Condition Improvement Fund will incentivise academies and trusts to improve finances and governance. Bids are assessed on a point based criteria and applicants will get a four-point deduction if they pay two or more salaries in excess of £100,000 or one salary over £150,000, and have failed to take appropriate action in response to our high pay challenge. Alongside this, Academies Minister Lord Agnew has also introduced:

- an extra point for applicants that have signed-up to the most recent government funding agreement;
- deductions of up to four points for applicants that have not submitted a financial improvement plan following a visit from a School Resource Management Adviser; and
- Further scrutiny for successful projects worth more than £1 million.

All applications for the Condition Improvement Fund will be scored against the new criteria, with points added or deducted from the overall score. For unsuccessful bids, applicants will still have the option of applying for Urgent Capital Support to ensure their buildings are safe for pupils and staff.

Today's announcement comes ahead of the deadline this Thursday (31 October) for parents to choose secondary schools for their children. In 2019, 93% of parents received offers for one of their top three choices. We're on track to create a million new school places this decade, the largest increase in school capacity for at least two generations.

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## **Minister for Asia and the Pacific speech at One Young World event**

### **Introduction**

Ladies and Gentlemen.

It is a pleasure to welcome you all to London on behalf of Her Majesty's Government, and to welcome the tenth One Young World Summit back to the UK, where it all began.

Lancaster House has hosted many an historic diplomatic occasion – prior to

this evening's! This is a night up there with them all.

From the Coronation Banquet thrown by Winston Churchill, and the founding negotiations of NATO in the 1950s; you guys are making history where history had been made.

To more recent State Visits by President Obama and President Xi Jinping and last year's Commonwealth summit. Last time I was here was for the Commonwealth Trade Ministers Meeting.

## **Working Together**

What all these occasions have in common with this evening is that they are all about bringing people together to make the world a better place. I am not going to sing the song.

That applies as much to local politics as to international diplomacy. I was first elected as a Councillor at the age of 22, and I have been Member of Parliament for the lovely constituency of South Derbyshire since 2010. I may be a Foreign Office Minister but the needs of my constituents are always still a massive priority for me. When I get back at midnight I will have a packed few days in Derbyshire.

Each Friday I meet people for open-door, face to face "surgeries". I need to be ready to consider questions about anything from the price of heating, and how to access services, to problems with parking and planning permission. Maybe even visa issues. It is a constant reminder that politics is about real people with real concerns. I am pleased and stunned that One Young World is also alive to the practical nature of the challenges in front of us. And that it is an engine of ideas for responding to the concerns of real people around the world.

These certainly are interesting times, both here in the UK and globally.

## **Global Britain**

We in the UK are leaving the European Union and reshaping our place in the world as a truly Global Britain. A country that is loyal, energetic and committed – to friends both near and far, new friends and old friends.

We live in a time when people across the world are re-engaging with politics and the issues that matter to them – which is great. The job of those of us in government is not to pay lip service to them, but to listen and learn, to stay true to our values, and to act in the best interests of the people we serve. It is an approach that I take in both local politics and international affairs.

Let me leave you with three messages about what that means for the UK, with our newfound freedom on the world stage.

First, we are going to engage more, listen more, and do more.

We have expanded our diplomatic service and we are opening new posts, meaning

ours will be the third largest diplomatic network in the world, after the US and China. We will be more open than ever before to foreign visitors, students and workers.

Second, the UK will continue to play a leading role in global affairs, defending our interests and promoting our values as an active global citizen and a force for good in the world. That means continuing to work for global peace, security and prosperity as a permanent member of the UN Security Council, and a leading member of NATO, the G7, G20 and the Commonwealth.

Our Commonwealth delegates will have heard my colleague Lord Ahmad talk on Monday about the critical importance of that organisation as a global voice and influence.

The UK's role as a force for good also means continuing to support the world's most vulnerable people, through our generous humanitarian and peacekeeping funding, and through helping countries build resilience to climate change.

## **Climate Change**

We have already helped tens of millions of people to adapt to our changing climate, and now we are doubling our support for international climate finance, as our Prime Minister announced at the UN Climate Summit in September. One of the first things he did as new PM.

We were the first major economy to legislate for net zero emissions by 2050. We will continue to invest in clean energy, we will build sustainable infrastructure, and we will share British expertise in science, innovation and green finance.

Next year we are hosting COP26 in partnership with Italy, up in Glasgow. We want to raise the level of global ambition and the sense of urgency, to prevent further catastrophic global warming and help the worst affected countries adapt to the impacts that are already being felt.

My third and final message to you today is that we need you – young politicians, thinkers and entrepreneurs – to get stuck in, and offer your ideas on how we can fix the problems we all face, and make the world a better place.

## **Chevening**

This is one reason why the UK is offering more of our brilliant Chevening scholarships. Some of you are already Chevening scholars, or applying to be.

If you don't know about it, the Chevening programme brings bright young people to the UK to study in our fantastic universities, and then afterwards they join a global network of 50,000 alumni.

So many of them are now in positions of influence that we call them Changemakers.



They include the youngest minister in Botswana's history; a distinguished Indian conservationist, and the first female judge in Pakistan, who has made a huge difference to women and other marginalised members of society.

Get on the scheme and go for the stars because you are the ones who will change the world.

If you want to make a positive difference in this world, be it in government or the judiciary, or through business or civil society, you will find a supportive partner in the UK Government.

So make the most of the Summit.

Enjoy London.

Keep in touch.

And most of all – whether big or small, local or international – always strive to make a positive difference.

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## [Operation Brock is activated on the M20](#)

Drivers of lorries weighing more than 7.5 tonnes heading for Eurotunnel or the Port of Dover on the M20 should follow signs directing them onto the coastbound carriageway of the M20 between junction 8 for Maidstone and junction 9 for Ashford. A 30mph speed limit is in place and, in the event of disruption at the ports, lorries could be queued on this section of motorway.

All other drivers can continue their journeys as normal. On the M20, two lanes remain open to traffic in each direction between junctions 8 and 9, using a contraflow on the London-bound carriageway, with a 50mph speed limit in place.

Operation Brock is the name for a series of measures that improve Kent's resilience in the event of cross-channel disruption. It has stages that can be deployed sequentially, scaling up or down to meet demand. In addition to the M20 contraflow, lorries can be routed to Manston Airfield and, if needed, the M26 motorway can be closed and used to queue HGVs too. The operation is an interim measure which was successfully deployed in March 2019, and crucially keeps the M20 open in both directions using a contraflow system.

It has been deployed now in response to potential delays at the ports in the coming days or weeks. Its deployment will be kept under continual review and it will be stood down when it is no longer needed.

For more information on Operation Brock and other contingency measures in

Kent, visit:

[How Operation Brock will affect your journey](#)

[Government advice for car drivers in Europe after Brexit](#)

[Government advice for bus and coach drivers in Europe after Brexit](#)

[Government advice for HGV drivers in Europe after Brexit](#)

[How Kent County Council has prepared for Brexit](#)

[Kent's joint action plan for dealing for disruption](#)

## **General enquiries**

Members of the public should contact the Highways England customer contact centre on 0300 123 5000.

## **Media enquiries**

Journalists should contact the Highways England press office on 0844 693 1448 and use the menu to speak to the most appropriate press officer.