

Governor's statement on addressing crime in Turks and Caicos

Let me start, as the Governor, by welcoming you. For those listening to us on the radio we are in the Premier's Office and I'm joined by the Premier and the recently appointed Commissioner of Police. We also have with us the Deputy Governor, Deputy Premier, and the Executive Leadership team of the Police Force.

We are here to describe and take questions about the recent spike in the murder rate on the islands.

Let me first start with the most important group we want to acknowledge; the victims. Their lives taken, their futures stolen. Their families, their friends hurt beyond imagination. Those who were their parents, their partners, their sweethearts, their brothers, their sisters, their children. Those who were once at their school or who shared a work place or who just thoroughly enjoyed their company or their humour. Those that loved them intensely in life and those who had no idea how much they thought of them until they were gone.

I'm very aware that a life taken away – suddenly, unexpectedly and violently – is a blow very hard to deal with. There's an immediate overwhelming heart-stopping shock to be replaced over time by a feeling of sadness that remains and returns when least expected. No opportunity for a final goodbye, no opportunity to perhaps put something right or say something that needed to be said.

The cold statistic of 10 murders doesn't start to explain the impact this has on those very close to the person who has lost their life, but also on a community. And on an island, which is one extended community, a violent attack on one member feels like an attack on us all. I speak therefore for all of us when I say we want to bring those who did this, to your loved ones, and to our community, to justice.

Beyond gaining justice for those we have lost, you quite rightly want to know what we are going to do about this to prevent further loss, and that's the purpose of this press conference.

I promised when I was sworn in that I was going to be clear, and in being 'clear' I was going to be 'straight'. So what we are not going to do is down-play the seriousness nor are we going to offer you the illusion of a quick fix.

Anyone suggesting there is one, hasn't looked at a whole range of comparative scenarios from around the region or from around the world as to how serious crime has to be tackled across government and society.

I said when appointing the new local Deputy Commissioner, last month, that

when we come to talking about 'the police and crime' we have reached the end of a conversation rather than having a much needed conversation about its causes. It's going to take time, and it's going to take far more than just 'the police' to develop a society that's at ease with itself and where serious crime is a genuine aberration.

The important march on Sunday, led by our church leaders, supported by the Honourable Premier and Honourable Leader of the Opposition, which placed an emphasis on society and community, was an excellent example that these leaders, religious and secular, understand that.

In being clear and in being straight we are also not going to engage in hyperbole or stoke emotions. What our collective intention is, in a leadership role, is to inform you with facts. What's the issue? What's being done?

I'm first going to say something about the leadership, not only of this issue, but our general approach to leading the country at times such as this, and then something about what the facts are telling us. The Commissioner is then going to talk about the immediate policing response that he and his Executive Team have led. Most importantly the Premier is going to talk to the wider societal issues and her government's continued support to the police as we move forward. We will then take questions.

Let's start at the top. The most important thing we, as a national leadership team can do, at this time, is lead. The symbolism of the three of us presenting together should not be lost on you, nor on the criminals. We have been working on this, in the background, as part of the National Security Strategy since I arrived and we had expected to explain this change of approach, when we rolled that out. But today we have the opportunity to give you a glimpse of how we are going to lead national and internal security going forward.

The world is now too complex for there to be institutional stovepipes and we intend to lead in a joined up way in the expectation that others will match our behaviours and work across institutional boundaries to deliver results.

Beyond that simple thought: those on the front line delivering operational impact; those paying for it; those who are held responsible to the electorate; those who can propose policy and deliver legislation, and; those who hold the Constitutional lead, including in extremis the power to call on emergency powers, or on international support, have to be working in sympathy.

Being blunt, if we can't get it together at the top, what hope below. Some have called this a crisis (given what I've seen in my life this isn't, I assure you, a crisis). But if it is, it's also an opportunity to make this three way relationship meaningful. The three of us have seized that opportunity. It's now the new normal. Key point: every resource and power available to us can, as we wish, now be focused rapidly when and where we want it to be because we are joined up.

So what's the problem we are seeking to solve? I've already described 10 murders. That's 10 too many; justice needs to be done and will be done. Beyond that, what else are the facts telling us.

The first is, is that the emotions the public are feeling, are grounded in truth. I'm going to give you the facts as to why we should as a society be concerned and focused. What we should not be, as a society is panicked or afraid. In this regard what is not helpful are misleading accounts on social media of phantom shootings and non-existent attacks that distract police from dealing with issues where there is genuinely life at risk.

If you are spreading a story on social media about an attack that's supposedly occurring but that you've not witnessed, please pause and think. Are you helping make society better and safer. Gossip and rumour are toxic at the best of times but when they promote unnecessary fear, when what we need is strength and resilience, they become part of the problem. Please be part of the solution. Please deal in known facts.

I want to first of all explain one fact that I know you are less interested in but one that is none-the-less accurate and important. Year-on-year the overall (and I stress the word here overall) crime statistics have been falling. Over five years overall crime is down 30%. I've been with our police more since my arrival than I have been with my own team. We have an increasingly good force. The statistics tell us that away from the most serious crime where there are really deep non-policing factors at play, our police have been getting better at doing their job and part of this is down to investments made in them.

But I also know that, at this moment, this is not the figure that you are interested in. What you are interested in are the levels of serious crime. On this issue the figures tell us an interesting story. Over the last five years they initially rose to peak in 2016/17 at 426 serious crimes that year to then fall back, in line with other falls in crime rate, to 314 last year.

So what's happened this year. If we look at the April to August figures and compare them to last year, there is a sharp increase in serious crime. If you break this down further it's not 'murder' (the very visible and appalling tip of the ice-berg) that shows a significant increase but instead that which is less easy for the press or public to see: 'firearms offences'.

Murder, itself, shows a relatively small rise but the more general firearms offences have increased from 26 last year to 62 this year. That's very significant.

Some of these firearms offences are linked to robbery, it's those that we know are causing widespread public concern, but a significant number are indeed 'retaliation', not so much linked to gangs or turf, but to perceived arguments and disrespect amongst groups. It's an uncomfortable truth, but it's a truth the three of us need to share with you, that much of this problem is not imported, it's home grown. It's not 'the other', it's 'us'.

It's also worth saying that we believe we are dealing with a very small

number of criminals – who are increasingly becoming known to us – and when arrested and charged – because there is evidence that can be put before the court – will reduce, possibly seriously reduce, the problem we have right now.

Having explained the local picture I now want to say something about how this impacts on our tourist industry as it's not just local but international commentators that are following this. The way murder rates are calculated globally is by death per 100,000. In a country as small as ours just one murder starts to impact on this ratio. Just one bad individual can start to change the way our Islands are presented globally.

The facts are that in 5 years we have lost only two tourists to murder. One at a resort, one in a private residence. That is two too many. Everything I said at the start of this conference about the devastating shock to family and friends I want to reemphasize, again. The shock is exacerbated because these were our guests in our country, away from their family and their friends and they came because they knew they were coming to a world class, amazingly relaxed and tranquil destination, that have people returning year-on-year, who in many cases see it as their second spiritual home, because they love these islands and her people. It is, and it remains, one of the most perfect destinations in the world.

The facts regarding tourist safety are we have 1.8 million tourists arriving with us by air or sea every year. A tourist is statistically extraordinarily safe; almost certainly safer than in their home country. It's important, as we face down the problem we have, we don't unintentionally signal that this island is anything other than amazingly safe for our visitors and what a superb job our tourist industry do in ensuring their guests have an extraordinary time with them and with us.

Finally TCI: we are bigger, we are better and we are stronger than allowing a small number of bad men, to bring fear into our amazing country. The stoicism we show in times of natural disaster is admirable; let's show it now. As you hear the Commissioner and Premier speak let's all of us assume 'agency', not just in observing the problem, but being a part of the wider societal solution.

As I hand over to our Commissioner, I end where I began, we are determined to bring those who are working so hard to undermine our society to justice. Our thoughts – indeed our motivation – come from us understanding the deep hurt that these men did to the victims and those close to their victims – and if this ever was to your mind a crisis, it's now become a realised opportunity. You have an unshakable national team that intends to impose itself on this and any future national security problem. This is therefore an important moment for the country in more than one sense. Commissioner, over to you.

Record attendance of Chilean executives at ninth Chile Day in London

The strong relationship between the UK and Chile was once again stressed by the presence of over 500 investors and business persons, as well as officials from the Chilean government, at Chile Day 2019 held in London on 10 and 11 September.

Chile Day aims to strengthen ties between the representatives of Chilean capital markets and the City of London. It presents Chile as an investment destination and platform for funds across Latin America. For the UK, Chile Day is an opportunity to show the benefits of investing in one of the most important financial cities of the world.

For 9 years in a row, Chile Day was held in London, in partnership with:

- the Chilean Ministry of Finance
- the British Embassy in Santiago
- the Embassy of Chile in London
- InBest Chile (main organiser)
- Pro Chile (the export promotion bureau of Chile)

There were also side events held at the Bank of England, the London Stock Exchange and the Foreign and Commonwealth Office (FCO).

The focal points of this year's Chile Day were:

- cyber security
- green finance
- fintech
- venture capital

Signature of memorandum of understanding

The highlight of Chile Day 2019 was the signature of a memorandum of understanding between the UK and Chile at the Foreign and Commonwealth Office. The instrument, signed by FCO Minister of State Andrew Stephenson MP and Chilean Minister for Finance Felipe Larrain, will allow the 2 countries to further collaborate in this sector, especially in the fields of data protection and hacking prevention.

At the event was also present Chile's Presidential Adviser for Cyber security, Mario Farren, who also held meetings with officials from the National Cyber Security Centre, the FCO, the Home Office, Cabinet Office and Department for Business, Energy and Industrial Strategy (BEIS).

Further information

If you want to know more about Chile Day, contact [Gabriel Henriquez](#), Trade and Economics Policy Officer, British Embassy, Santiago.

For more information about the events and activities of the British Embassy in Santiago, follow us on:

[UK statement on safety of journalists of the media at HDIM 2019](#)

Madam Moderator, Ladies and Gentlemen,

The United Kingdom fully aligns ourselves with the statement given by Sweden on behalf of the EU and would like to add some comments in our national capacity.

I outlined yesterday how the Global Campaign for Media Freedom has two objectives: to mobilise a global spotlight on media freedom and to increase the costs to those abusing it.

We are now working actively to deliver on the initiatives launched at the conference. We would welcome your participation and ideas on these five areas:

First, we are encouraging more countries to sign the campaign Global Pledge, developed jointly with Canada. By doing so, Governments are committing to safeguard media freedoms and to protect journalists, and to hold themselves to the highest standards. Across the OSCE region, we already have 14 countries signed up. We are encouraging others to do so.

Second, we will be launching the new Media Freedom Coalition next week at a Ministerial event at the UN General Assembly in New York on 25 September. Members of the Coalition – those governments who have signed the Pledge – will speak out and lobby on specific cases, make collective statements in international fora and provide peer review to encourage progress on media freedom. If your government is interested in joining the Coalition, please contact the UK Delegation.

Third, we encourage your support in providing financial contributions to the Global Media Defence Fund, administered by UNESCO, which will train, support and provide legal assistance to journalists. With thanks to Slovenia and Lithuania for their commitments already to join the UK and Canada on this important initiative.

Fourth, we are responding to the appeal by the UN Secretary-General, OSCE

Representative and other organisations to take preventative action at the national level by encouraging all countries to develop National Action Plans on the safety of journalists. We now have an international taskforce, led by UNESCO together with the OSCE, to support countries with best practice. Please do approach those organisations and the UK if your country might wish to develop such a plan.

In the UK, we have just started work on our own national committee and action plan which will examine current protections offered to journalists in the UK, and consider how to work together to reinforce them. The Committee will champion journalists' ability safely to carry out their important roles in society and to continue to hold the powerful to account. This is part of our broader commitment to ensuring the future sustainability of high-quality, public interest news. We are happy to share our experience and arrange exchange visits between media professionals and the bodies that oversee the media.

Fifth, the Foreign Secretary's Special Envoy Amal Clooney has convened an independent panel of prominent legal experts to help countries strengthen their legal protections to enable the functioning of a free media and prevent and reverse abuses and violations of media freedom. We encourage your governments to draw on support from the Legal Panel.

Madam Moderator,

We are grateful to the OSCE Representative for the Freedom of the Media and to civil society, journalists and media actors for their work to promote and protect media freedom. We invite you to discuss these issues further at the side event being held by the UK and Canada on legal safety of journalists at 1815 in room 1 immediately following the afternoon plenary session.

Thank you.

[Hackney Council's approach to moving to a cloud-first model from the PSN](#)

This case study is part of guidance on [moving to modern network solutions and away from legacy networks](#).

Objective

The London Borough of Hackney wanted to migrate as many of its services as possible from the Public Services Network (PSN) to the internet. Hackney wanted to use the internet to provide:

- an easier and a more convenient user experience
- a more secure and cost effective way of sharing data with other organisations
- its IT team with a way to constantly monitor compliance and network security to manage issues instead of waiting for scheduled checks like penetration tests

The migration included moving email to Google's G Suite.

Background

Hackney used the PSN to:

- let staff connect to the Joint Asset Recovery Database (JARD) – a national database used by financial investigators, prosecutors and enforcement staff
- let staff send email using gsi.gov.uk addresses
- run the Domain Name System (DNS) to support JARD and email
- access Department of Work and Pensions (DWP) services
- provide onward connectivity to the NHS Health and Social Care Network (HSCN)

Hackney still uses the PSN to access JARD and services like Blue Badge.

How Hackney moved to the internet

The council moved away from government .gsi email domains and implemented Transport Layer Security (TLS) in response to the [securing government email guidance](#) and upcoming decommission of the GCSx email service.

Hackney's IT department has around 100 staff, supporting 3,500 users across the council, and occasionally uses third-party suppliers. The team had lots of experience so all migration activity was carried out in-house.

Hackney now forces a TLS connection to all the main public sector domains (gov.uk, police.uk, nhs.net, mod.uk, cjsm.net). If an email fails to deliver, the sender would get a non-delivery report, but the IT team has not seen this happen. Hackney staff know they should contact their internal service desk if this happens so they can get help to try again or use a different route.

The IT team is now working to further enhance their security practices through introducing a 'red team' approach. The team will proactively scan the external interfaces of services and imitate the steps a hacker might take to gain access to identify risks so that mitigating actions can be taken swiftly.

Hackney also uses the National Cyber Security Centre's (NCSC's) [Mail Check](#) and [Web Check](#) tools, which help increase security across government by providing additional assurance against services that Hackney presents externally.

Hackney is also working to provide access to on-premise services, such as their intranet, service desk portal, and finance system, using the internet, via any standard browser. This will allow users who authenticate themselves successfully to access services from anywhere. If a corporate service presented over the internet allows offline access, then users will require a trusted device.

Challenges of migrating to the internet

One of the biggest challenges of migrating to the internet is managing a centralised identity and authentication approach. Hackney would like to encourage interoperability. However, this is only possible with systems that are designed to work with [open standards](#).

For example, Hackney would like to help staff access legacy applications from anywhere with a single sign-on with [Microsoft Internet Information Services](#) (IIS) over the web.

Hackney introduced a [reverse proxy](#) to:

Before plugging any service into its Security Assertion Markup Language (SAML) authentication solution, the team first have to add the service to their identity provider to authenticate users. In some cases, this procedure will only work if no other backend requests are made through the service using old authentication types. If the service uses old authentication types like [NTLMv2](#), it's possible to end up with a situation where users can successfully authenticate to what is now a broken service.

The IT team will now require all future services to support the SAML protocol or Open Authorisation (OAuth) for end user authentication and access control. However, many of Hackney's legacy services do not support these. The council took a couple of approaches to protecting these services while still providing them to the internet by using:

- multi-factor authentication for all internet facing services storing [OFFICIAL information](#)
- a cloud identity service to simplify the end user experience

Hackney tried to use a native web application to present legacy applications. If that is not possible they use VMware to present a Windows application, or virtual desktop infrastructure if the application still needs to integrate with other Windows services.

In all cases, the team still present everything through HTML5 so it feels more like a web service to end users.

Benefits of the migration

Since migrating away from the PSN to the cloud, Hackney Council has:

- improved reliability and provided more flexible services for end users
- started to remove PSN-related infrastructure, which is helping to reduce data centre costs and IT administration effort
- improved security through mandating industry standard security controls and NCSC guidance

Lessons learned from the migration

Hackney found it valuable to run planning workshops to help:

- agree key principles
- talk about proposed solutions
- avoid forcing preconceived ideas and plans onto teams
- highlight the benefits of the migration to the cloud
- get buy-in from across the organisation

The team found that getting backing from an impartial source like a Chief Technology Officer or a senior architecture colleague was important. This made sure the project was supported effectively and was not seen as just a security-led activity.

During the migration, Hackney found some suppliers had not yet caught up with the way government now approaches [technology and security](#). The council had to push some vendors to use open standards and provide cloud-based solutions. For example, Hackney wanted cloud-connected printers but found this difficult to explain to some suppliers and is still in the middle of procuring these.

Outcomes of the migration

Hackney switched to a cloud-based email service by following the [GOV.UK secure email guidance](#). This process took about 4 months after the business case and budget was approved. Most of the migration complexity centred on deciding if archive mailboxes and distribution lists were still needed.

Hackney holds a current PSN compliance certificate and will continue to use the PSN for services such as Blue Badge and connecting to DWP for policy updates and queries on revenues and benefits.

The council will continue to migrate to web and mobile technologies as part of its adoption of a [zero trust architecture](#).

For more information on how to migrate to modern networks you can email psnservicedesk@digital.cabinet-office.gov.uk.

UK House Price Index for July 2019

The July data shows:

- on average, house prices have risen by 0.5% since June 2019
- there has been an annual price rise of 0.7%, which makes the average property in the UK valued at £232,710.

England

In England, the July data shows on average, house prices have risen by 0.5% since June 2019. The annual price rise of 0.3% takes the average property value to £248,837.

The regional data for England indicates that:

- Yorkshire and the Humber experienced the greatest monthly price rise, up by 3.2%
- the North East saw the most significant monthly price fall, down by 2.1%
- Yorkshire and the Humber experienced the greatest annual price rise, up by 1.9%
- the North East saw the largest annual price fall, down by 2.9%

Price change by region for England

Region	Average price July 2019	Monthly change % since June 2019
East Midlands	£194,798	0.3
East of England	£292,444	0.1

Region	Average price July 2019	Monthly change % since June 2019
London	£477,813	1.0
North East	£127,466	-2.1
North West	£166,022	1.0
South East	£320,454	-0.7
South West	£258,602	1.2
West Midlands	£199,802	1.2
Yorkshire and the Humber	£167,181	1.9

Repossession sales by volume for England

The lowest number of repossession sales in May 2019 was in the East of England.

The highest number of repossession sales in May 2019 was in the North West.

Repossession sales	May 2019
East Midlands	51
East of England	11
London	51
North East	84
North West	140
South East	89
South West	45
West Midlands	61
Yorkshire and The Humber	85
England	617

Average price by property type for England

Property type	July 2019	July 2018	Difference %
Detached	£375,593	£376,383	0.2
Semi-detached	£232,963	£231,083	0.8
Terraced	£202,253	£200,525	0.9
Flat/maisonette	£227,828	£228,677	-0.4
All	£248,837	£247,981	0.3

Funding and buyer status for England

Transaction type	Average price July 2019	Annual price change % since July 2018	Monthly price change % since June 2019
Cash	£233,891	0.2	0.4
Mortgage	£256,347	0.4	0.6
First-time buyer	£209,289	0.7	0.9
Former owner occupier	£281,680	0.0	0.1

Building status for England

Building status*	Average price May 2019	Annual price change % since May 2018	Monthly price change % since April 2019
New build	£302,142	1.6	-1.1
Existing resold property	£242,166	0.9	0.4

*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 risen by 1.0% since June 2019. An annual price fall of 1.4% takes the average property value to £477,813.

Average price by property type for London

Property type	July 2019	July 2018	Difference %
Detached	£900,963	£929,011	-3.0
Semi-detached	£582,005	£591,665	-1.6
Terraced	£495,372	£504,801	-1.9
Flat/maisonette	£420,219	£424,322	-1.0
All	£477,813	£484,724	-1.4

Funding and buyer status for London

Transaction type	Average price July 2019	Annual price change % since July 2018	Monthly price change % since June 2019
Cash	£502,685	-1.4	1.4
Mortgage	£470,331	-1.4	0.9
First-time buyer	£417,824	-1.3	1.2
Former owner occupier	£539,459	-1.6	0.7

Building status for London

Building status*	Average price May 2019	Annual price change % since May 2018	Monthly price change % since April 2019
New build	£474,404	-3.4	-2.7
Existing resold property	£464,372	-2.8	-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 1.0.% since June 2019. An annual price rise of 4.2% takes the average property value to £165,303.

There were 62 repossession sales for Wales in May 2019.

Average price by property type for Wales

Property type	July 2019	July 2018	Difference %
Detached	£248,324	£239,992	3.5
Semi-detached	£159,374	£152,727	4.4
Terraced	£128,766	£122,692	5.0
Flat/maisonette	£116,882	£113,148	3.3
All	£165,303	£158,626	4.2

Funding and buyer status for Wales

Transaction type	Average price July 2019	Annual price change % since July 2018	Monthly price change % since June 2019
Cash	£160,445	4.0	1.3
Mortgage	£168,171	4.3	0.9
First-time buyer	£143,080	4.6	1.2
Former owner occupier	£191,105	3.8	0.8

Building status for Wales

Building status*	Average price May 2019	Annual price change % since May 2018	Monthly price change % since April 2019
New build	£214,053	5.7	-0.6
Existing resold property	£158,746	4.5	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

UK house prices grew by 0.7% in the year to July 2019, down from 1.4% in June 2019. This is the lowest annual growth rate for the UK since September 2012, when house prices increased by 0.4%.

The [UK Property Transaction Statistics for July 2019](#) showed that on a seasonally adjusted basis, the number of transactions on residential properties with a value of £40,000 or greater was 86,490. This is 12.4% lower than a year ago. Between June 2019 and July 2019, transactions fell by 8.5%.

House price growth was strongest in Wales where prices increased by 4.2% in the year to July 2019, down slightly from 4.3% in the year to June 2019. The lowest annual growth was in the North East, where prices fell by 2.9% over the year to July 2019.

See the [economic statement](#).

ENDS

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 August 2019 UK HPI will be published at 9.30am on Wednesday 16 October 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 £7 trillion, including over £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](#).