

Health and Social Care Secretary: NHS Providers Conference

Good morning everyone,

A lot has clearly happened since the last NHS Providers conference took place including, of course, several changes of Secretary of State.

And I know that might not matter to everyone as ministers change but I wanted to start by assuring you that the challenges that you are facing are uppermost in the thinking of this government.

And having previously held roles in Number 10, Cabinet Office and the Treasury, one of the things that I can bring to this role, is making sure on your behalf that the very real challenges you face are given the upmost visibility in the department's discussions with the centre of the government.

And in contrast to what some of you might have read in the papers last weekend, I have been very clear in setting out the extent of those challenges in shaping the context of the Chancellor's statement to the House tomorrow. I'm really looking forward to working with colleagues here and across the health and social care sector, which is an important part of all of our families' stories – and I am no exception in that.

My first memory was when my Mum was doing cleaning work in a caring home and I went along, and one of the things I remember so well is the kindness of the residents who used to treat me to lots of biscuits as a very little child and treated me so well when I was there.

And that kind and caring environment has always stuck and stayed with me.

I believe that in explaining how that has manifested itself, it is far better to show and not tell.

For any that care to look at my record during four years on the Public Accounts Committee, you will see that I was a strong champion for NHS staff who raised issues of patient safety – because I've always felt very strongly that listening to and learning from staff is critical to improving outcomes for patients.

I know that I am speaking against an extremely difficult backdrop.

We are all conscious of the fiscal statement from the Chancellor and the wider economic challenges caused by two "once in a hundred year" events – happening within the space of three years in the form of the pandemic and the war in Ukraine.

And that places constraints on pay and creates the backdrop of industrial action, along with the pressure you face as local leaders.

In these difficult times, I am extremely keen to work with you on identifying all the practical measures that we can put in place to support the NHS and care workforce.

If I can make the point more explicitly, when people ask what my priorities are for the NHS then supporting the workforce is first amongst those priorities.

We know that this will be one of the toughest winters in the 74-year history of the NHS.

And I fully understand why a survey ahead of this conference by NHS Providers showed that 85% of Trust leaders are more worried about this winter than any in their NHS career.

We face the twin threats of Covid and flu, huge external pressures around energy and cost of living.

We enter the colder months without the breathing space that we might usually have had over the summer and that I'm sure colleagues were used to in the earlier stages in their career.

And due to the Covid pressures, which have remained high, that has continued that pressure.

So there is a huge amount to do together to steer health and care through this storm and, crucially, make the changes that will make us better prepared for the future.

I am extremely grateful for everything that you have done so far in these difficult conditions – working hard to get more nurses on the frontline, and to meet those challenges.

And we in government, through our manifesto commitment to recruit 50,000 more nurses, are recognising the extent of those pressures and working with you.

We'll do everything we can to protect the NHS this winter through the booster programme, more staff on the NHS 111 and 999.

And within the Department of Health and Social Care itself, our focus is very much on what practical measures we can take to support you.

As an example, when I was minister for the Cabinet Office, I was surprised to discover that we had over 60 strategies across Whitehall – just for science and technology.

And there may be some here who feel they are often asked to contribute to long-term plans at the expense of time spent on more immediate pressures.

My focus will be on the areas that matter most to patients and workforce, and working with you on those practical measures of support.

And so alongside workforce, a second priority will be on our recovery plan.

With the backlog at 7.1 million, we will relentlessly focus on the elective recovery work that is being led by chief executive of NHS Improvement Sir Jim Mackey and delivered by you as chief executives and chairs.

Chief executive of NHS England Amanda Pritchard and I want to see the department and NHS England working closely together on these shared priorities.

As part of this close working, Amanda and I are pleased to announce two important appointments today who will work closely across both the department and NHS England.

I am pleased that Professor Sir Tim Briggs – who a number of you in this room will know very well, and who is one of this nation's most highly regarded orthopaedic surgeons – will bring his considerable clinical expertise to a new role as Clinical Lead for the Elective Recovery across that programme, taking on a broader role as well as his leadership of Get It Right First Time and his clinical practice.

I can also announce that Sarah-Jane Marsh will be taking up the role of Deputy Chief Operating Officer and National Director for Urgent and Emergency Care.

She will work closely with regional teams and Integrated Care Systems to deliver our transformation of Urgent and Emergency Care and make sure patients get the right care, in the right place, at the right time.

Sarah-Jane will replace Pauline Philip, who I'd like to thank for her dedicated service in the role since 2015.

Initiatives like Get It Right First Time and Sarah Jane's work over the summer on the 100 Day Discharge taskforce sprint have been making good progress in better using data to prioritise and address variations in performance between areas.

We took together an extremely positive step over the summer, with the two-year waits being virtually eliminated, and – as we focus on the next steps of hitting the 78-week target by April 2023 – we will work with you as Trust leaders to more quickly scale best practice.

This summer, I saw how problems often manifest themselves in one part of a complex system but are caused elsewhere.

For instance, I know that the issues that we are seeing around delayed discharge are a symptom of a broader pressure across health and care.

To support this work, we have launched a £500 million Adult Social Care Discharge Fund to help get people who do not need to be on wards – and where this damages their health – out of hospital and into social care.

Today I am pleased to announce details of the fund, which will be provided to ICBs and local authorities to free up beds at a time when bed occupancy is at 94%, and to improve capacity for social care.

The first tranche will be provided by early December, and the second will be distributed at the end of January.

In line with our devolved and data-driven approach, we will allow local areas to determine how we can speed up the discharge of patients out of hospital.

This might be through purchasing supportive technology, through boosting domiciliary care capacity or funding physiotherapists or occupational therapists to support recovery at home.

Meanwhile, we will also be looking closely at the impact of how funding is used and using this data to inform future decisions on funding, including a more compelling evaluation capacity to help those discussion with the centre of government.

Tackling delayed discharge must be an effort that spans a number of different areas across health and care, with social care, primary care, community services all working together with hospitals.

I want to move away from blame being attached to particular parts of the system for problems that arise but are the consequences of issues that have arisen elsewhere in that complex system.

Delayed discharge needs to be much more of a team effort, where everyone plays their part, and where decisions on where risk sits within a local system are best made by those closer to the issue.

Equally, I am sure you can appreciate that quite often as a Secretary of State being held accountable for individual operational failure, it can feel far removed from the day-to-day decisions made at a local level.

It is far better that variation in the different needs of demographics and local healthcare systems is reflected in devolving decisions to local leaders, who of course are better placed to assess the trade-offs about where risk sits within those decisions, rather than it being determined in a one-size fits all way within a ministerial office.

So a key direction of travel will to be empower the ICBs much more to harness advances around population level data, with the role of the centre being geared around supporting areas to address those variations in performance – of which, of course, you all play one of the largest parts.

We will support Trusts in stopping lower priority spend so they can prioritise areas that matter most to patients – like cancer care.

And we will also show more transparency from the centre about how our own resource is being deployed, to ensure this spend better aligns with fewer targets and more ICB autonomy.

We're again showing not telling, in that regard, and so providing transparency of department spend for DHSC and our central ALBs – which it's worth remembering accounts for £2.8 billion of spend – and the department along with the vast majority of our Arm's Length Bodies have now published searchable organograms showing all job titles and the number of people

working in each team.

So you as health leaders can see more clearly where resource is spent at the centre, and we can start a conversation about whether priorities and resource is best aligned with supporting you in meeting the challenges your local health system faces.

I'd like to touch briefly on pay, which I know is an important issue for your teams.

As in all sectors, pay is a central issue, particularly given the wider cost of living pressures.

I am keen to work constructively with trade union colleagues.

Last week, I met representatives from the Royal College of Nursing and yesterday I held a roundtable with a wide range of trade unions – discussing the issues that they have raised on patient safety, non-pay benefits, and of course pay itself.

But I do not think it is realistic that increases should be three times the amount paid to those outside the public sector.

And the £9 billion cost this would entail would impact other important areas of spend, such as buildings and technology, which are also important to staff.

However, I am grateful for the discussions that we had over the past few weeks and look forward to future discussions, and have made clear my door is open and we want to engage constructively.

And I can assure you all that this is an issue that I am determined to take forward.

Turning to GP access, which is another key priority.

Because when it comes to people's direct experience of the NHS, over 90% of that experience is through primary care.

So addressing the 8am morning scramble opening access to appointments is a key area of focus, and indeed was a key component of the Plan for Patients.

We know that there is no single solution, and we will be looking to ensure that we have a wider workforce for primary care.

We'll be looking at the skills mix in primary care, creating more appointments for patients, rolling out the extra phone lines, looking at how we can progress Pharmacy First.

Exploring ways to do things differently, such as new areas like home testing, and redesigning patient pathways so that all the burden doesn't fall on GPs.

Another of my priorities is ensuring a stronger future for health and care in

terms of how we use the latest technologies and trends to improve outcomes for patients and make sure that taxpayers' money is well spent.

One example of that is on the NHS estate.

I know that there are huge concerns about issues of the RAAC concrete used in certain hospitals, which needs urgent attention.

And I want to speak directly to the chief executives of all the hospital trusts that are affected.

I understand the seriousness of this issue and I am committed to delivering the government's commitment to eradicating RAAC from the NHS estate.

Equally, there has been great interest in the wider new hospitals build programme – and Saffron, I know that you have talked a lot about the importance of our capital programme to the longer-term future of the NHS.

And I couldn't agree more.

I want to use the opportunity of this biggest hospital building programme in a generation, to think differently about how we approach the NHS estate.

It's important to bear in mind that if you look at the last 10 hospitals, nine of the last 10 hospitals built in England were over time and over budget.

It interests me that, given where we were four years ago, as Minister of State in the department I visited the Royal Liverpool Hospital, which I was told four years ago was near completion when on my visit to that hospital – and four years later I am now visiting again today with it only opening last month.

So there is an urgent need to change how all NHS buildings are constructed in the future.

This means moving away from bespoke designs by local Trusts and instead having national standardised designs built through modern methods of construction, where the construction time on site is much quicker, the operational performance is delivered quicker, and the environmental features are better integrated into the build.

And the central evaluation process within government, which to date has been a sticking point for many Trusts, can be streamlined because of the greater consistency of design.

While Covid has left us with many challenges, it has also shown us that there are new ways of working which could apply.

One of the most important of those opportunities is around better use of the NHS app, which should be much more central to how people access health services.

I very much welcome that so many GPs are now making their patient records and testing results available on the NHS app, and I think there are significant opportunities to harness the NHS app further – particularly in the context of pressures in primary care, but more widely on preventative medicine.

And we have some big updates to come, including from the end of this month, allowing people to book their Covid jab through the NHS app.

But I also want to look at how we can make greater use of patient data in a safe and secure way to power life-changing medical research, and cement our nation's status as a science superpower.

I want patients to have more opportunities to share data, on an opt-in basis, to support our great universities, start-ups and scale-ups who are making incredible breakthroughs.

And through cloud computing, machine learning and the Internet of Things allow for data to be used and interrogated in new ways.

This can give us a competitive advantage when it comes to attracting tech pioneers and researchers in the future of health but also help us deliver more, effective, personalised care for patients.

This has to sit of course alongside basic improvements like the Electronic Patient Records being rolled out more quickly, and the poor Wi-Fi coverage that remains too often a frustration for staff.

No-one here is in any doubt as to the size of the challenge that we collectively face.

We have to deal with pressures from flu and Covid this winter, substantial backlogs from the pandemic, the wider cost of living challenges faced by our workforce.

And so as a result, my key areas of focus in the months ahead will be first and foremostly supporting our workforce, focusing forensically on our recovery plans – across electives, urgent and emergency care – including the issue of tackling delayed discharge and primary care access.

Alongside this, we need to fix the issue in term of the RAACs, and we need to maintain momentum on the new hospital building programme, in particular streamlining the central approval process.

And invest in tech, so we can make it easier to deliver good patient outcomes and better harness our approach on preventative medicine in a way that incentivises patients to provide data for our scientific community – who in turn, enable those treatments to be personalised, and pathways to be streamlined.

I will play my part in to try and reduce the number of top-down requests that you face, devolve decision making to a greater degree, and allow those closest to the patient to better balance how risk is addressed – given the complex landscape in which you all work.

And I will set a much higher bar within government to any new legislation, which so often creates undue distraction.

Thank you once again for everything that you do.

I'm very much looking forward in this role to working with you all to build a more resilient, healthier NHS for the long-term, so that collectively we can give the security to the people we represent of knowing it will be there for them when they need it.

Thank you very much.

[National Security Bill reaches last stage in the House of Commons](#)

This is an important stage in the progress of this vital bill, which will keep the people of this nation safe by introducing a full suite of new measures to tackle the full range of modern-day state threats, from sabotage and spying to foreign interference and economic espionage.

For the first time, the bill will make it illegal to be an undeclared spy in the UK.

It will be an offence to improperly interfere with the UK's democracy and civil society through disinformation or by attacking our electoral processes. Attempting to sabotage our critical national infrastructure – either by damaging a government or military building or by directing a ransomware attack – will also be illegal under the new offences.

Since the bill was introduced to the House of Commons, the government has added a new Foreign Influence Registration scheme (FIRS), which will compel those acting for a foreign power or entity to declare any political influencing activity that they are carrying out – and criminalise those who do not. This will strengthen the resilience of the UK political system against covert foreign influence.

The scheme will also enable the government to specify foreign powers, or entities they control, if they attempt to undermine the UK, its democracy and values. This will mean individuals or companies acting at their behest will be required to register any arrangements or activities with them – and face prosecution if they do not.

Tom Tugendhat, Security Minister, said:

The threat of hostile activity against the UK's interests from foreign powers is growing. Malign actors are emboldened and their

modes are becoming more sophisticated.

Our laws must be updated to give our agencies the tools they need to keep us safe.

Our National Security Bill will enhance our ability to protect our national security, updating our tools, powers and protections to counter those who seek to do us harm.

The bill will ensure our world class security and intelligence agencies and police have the modern tools, powers and protections they need to counter those who threaten our country.

It will also introduce additional powers and measures to tackle the threat from terrorism. For instance, allowing the courts to withhold payment of civil damages if there is a real risk that money will be used for the purposes of terrorism.

The National Security Bill is vital to deter actions which often take place in the shadows. We must be able to deter, detect and disrupt those state actors who seek to harm the UK by covertly targeting our national interests, sensitive information, trade secrets and democratic way of life.

The bill will progress through further stages as Parliamentary time allows.

1,200 new UK jobs pledged as naval shipbuilding anticipates return to Belfast

- Team Resolute selected as Preferred Bidder to deliver naval support ships
- Highly capable team includes BMT, Harland & Wolff and Navantia UK
- Plans to bolster UK shipbuilding and deliver on National Shipbuilding Strategy Refresh

The contract intends to create 1,200 UK shipyard jobs, hundreds of graduate and apprentice opportunities, and an expected 800 further jobs across the UK supply chain.

British-led Team Resolute, comprising BMT, Harland & Wolff and Navantia UK, has been appointed as the preferred bidder to deliver three crucial support ships to the Royal Fleet Auxiliary (RFA). The £1.6 billion contract (before inflation) to manufacture the vessels providing munitions, stores and provisions to the Royal Navy's aircraft carriers, destroyers and frigates deployed at sea, is subject to HM Treasury and Ministerial approval.

Pledging to invest £77 million in shipyard infrastructure to support the British shipbuilding sector, they aim to create one of the most advanced yards in the UK, significant for future export and domestic shipbuilding and offshore opportunities.

The proposal pledges that the entire final assembly for all three ships will be completed at Harland & Wolff's shipyard in Belfast, with the three 216-metre-long vessels – each the length of two Premier League football pitches – to be built to Bath-based BMT's entirely British design.

Under the contract, the majority of the blocks and modules for the ships would be constructed at Harland & Wolff's facilities in Belfast and Appledore, with components to be manufactured in their other delivery centres in Methil and Arnish. This programme, which would also support a significant British-based supply chain, would be undertaken in collaboration with internationally renowned shipbuilder, Navantia.

Build work would also take place at Navantia's shipyard in Cadiz in Spain, in a collaboration that allows for key skills and technology transfer from a world-leading auxiliary shipbuilder.

Defence Secretary Ben Wallace said:

This news will be a significant boost to the UK shipbuilding industry. By selecting Team Resolute, the Ministry of Defence has chosen a proposal which includes £77 million of investment into the UK shipyards, creating around 2,000 UK jobs, and showcasing cutting-edge British design.

Building on ambitions laid out in the National Shipbuilding Strategy, this contract will bolster technology transfer and key skills from a world-renowned shipbuilder, crucial in the modernisation of British shipyards.

The contract aims to deliver 200 further education opportunities on graduate placements and apprentice programmes, as well as supporting thousands more supply chain jobs. Harland & Wolff's welding academy is set to train 300 new UK welders during the contract. The contract would also support 120 high-skilled jobs at BMT.

Delivering on ambitions to bolster UK shipbuilding as laid out in the [National Shipbuilding Strategy Refresh](#), the contract aims to deliver significant capital investment in the UK while providing ships which are essential to the Carrier-led Maritime Strike Group.

On behalf of Team Resolute, Group CEO of Harland & Wolff, John Wood, said:

Team Resolute is proud to have been selected as preferred bidder to

provide the Royal Fleet Auxiliary with three state-of-the-art, adaptable ships which will fulfil the Royal Navy's needs while strengthening UK sovereign design and shipbuilding capability, as well as generating around £1.4 billion in national social and economic value.

Team Resolute will be making a significant investment into the UK and help to level up UK Government defence spend across the whole Union. We will create high quality UK jobs, apprenticeships and four facilities across the UK which will have shipbuilding capabilities fit for the 21st century.

The ships will be the second longest UK military vessels behind the two Queen Elizabeth-class aircraft carriers. They will have commonality with the RFA's Tide class fleet tankers, also built to a British BMT design.

In the proposal, the majority of the three ships' build would take place in the UK, and the contract will increase industrial productivity, develop the domestic supply chain and workforce while improving the industry's environmental sustainability.

Secretary of State for Northern Ireland, Chris Heaton-Harris said:

Congratulations to Team Resolute, which includes the historic Belfast shipbuilding firm Harland and Wolff, for being selected as preferred bidders.

This announcement is a fantastic testimony to Belfast's shipbuilding heritage and reputation for innovation and expertise.

The jobs and investment which this will deliver to Northern Ireland and the rest of the UK will create life-changing opportunities, while the training of hundreds of new UK welders will ensure a bright future for local industry.

Designed to support Net Carbon Zero by the end of their 30-year service lives, the RFA vessels will be equipped with energy efficient technologies to reduce power demand and will have the capability to reduce their carbon intensity by adopting low-carbon, non-fossil fuels and future energy sources.

Vice Admiral Paul Marshall, DE&S Director General Ships, said:

FSS will deliver worldwide logistic and operational support to the Royal Navy, including the Maritime Strike Group on deployment.

Significant investment in emerging shipyards across the UK will also strengthen and diversify our industrial base. Alongside our investment in the Type 26 and Type 31 frigate programmes, this

breadth will be vital to grow and support a highly capable and modern Navy.

Production is due to start in 2025 and all three support ships are expected to be operational by 2032. The manufacture contract is due to be awarded by DE&S by the first quarter of 2023, subject to completion of a successful preferred bidder stage and final approvals.

Suspended prison sentence for Bounce Back Loan fraudster

Ben Hamilton, 34, from Middlesbrough, has been sentenced to 15 months imprisonment, suspended for 18 months, after being convicted under the Companies Act following abuse of the Bounce Back Loan financial support scheme in 2020.

Hamilton was director of Netelco Ltd, a telecommunications design and installation business based in Bishop Auckland.

The company had been incorporated in 2018 and in May 2020 Hamilton applied for a £25,000 Bounce Back Loan from his bank on behalf of his business. Under the Bounce Back Loan scheme, genuine businesses impacted by the pandemic could take out interest-free taxpayer-backed loans of up to £50,000.

The loan was paid into the company bank account on 14 May 2020 and the following day Hamilton filed paperwork with Companies House to have the business dissolved.

The striking-off application to dissolve the company was explicit that interested parties and creditors, such as a bank with an outstanding loan, must be notified within seven days of making an application to dissolve a company. The form also highlighted that failure to notify interested parties is a criminal offence, however Hamilton did not follow these rules.

The company was dissolved in December 2020, and was subsequently identified as likely Bounce Back Loan fraud as part of the government's forensic counter-fraud work.

Hamilton did not co-operate with the Insolvency Service criminal investigation team, nor attend an interview when given the opportunity. Only when the Insolvency Service obtained a Proceeds of Crime Act restraining order on his bank accounts did he engage with the investigation, at which point he repaid the Bounce Back Loan in full.

He pleaded guilty to charges under the Companies Act 2006 at Teeside

Magistrate's Court on 14 October. He was sentenced on 15 November at Teeside Magistrate's Court.

In addition to the suspended sentence, Hamilton was ordered to pay £2,500 in costs.

Julie Barnes, Chief Investigator at the Insolvency Service said:

This was a clear case of attempted fraud by a company director who thought he could abuse the Covid-19 financial support schemes and get away with it.

Even though Ben Hamilton has now repaid the loan, this sentence sends a clear warning to others that attempting to defraud taxpayers is not acceptable, and when prosecuting the Insolvency Service will use all of the tools in its armoury, including the Proceeds of Crime Act, to prevent criminals from retaining their benefit from crime".

Notes to editors

Ben Hamilton is of Middlesbrough and his date of birth is August 1988.

Netelco Ltd (company reg no. 11266825).

The sentence result was announced at Teeside Magistrate's Court by judge Recorder Anthony Hawks.

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

You can also follow the Insolvency Service on:

[UK House Price Index for September 2022](#)

The September data shows:

- on average, house prices have not changed since August 2022
- there has been an annual price rise of 9.5% which makes the average property in the UK valued at £294,559

England

In England, the September data shows on average, house prices have not changed since August 2022. The annual price rise of 9.6% takes the average property value to £314,278.

The regional data for England indicates that:

- the North West experienced the greatest monthly rise with an increase of 0.6%
- the North East saw the lowest annual price growth, with a movement of 5.8%
- the South West experienced the greatest annual price rise, up by 11.9%
- London saw the lowest annual price decrease, with a fall of -0.6%

Price change by region for England

Region	Average price September 2022	Annual change % since September 2021	Monthly change % since August 2022
East Midlands	£252,982	11.3	0
East of England	£362,197	10.4	0.1
London	£544,113	6.9	-0.6
North East	£163,768	5.8	0.3
North West	£219,005	9.1	0.6
South East	£403,515	10.3	-0.2
South West	£336,583	11.9	0.3
West Midlands	£253,864	10.1	-0.3
Yorkshire and the Humber	£212,593	8.5	0

Repossession sales by volume for England

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

The highest number of repossession sales in May 2022 was in the North West.

Repossession sales	May 2022
East Midlands	4
East of England	2
London	15
North East	11
North West	23
South East	6
South West	8
West Midlands	7
Yorkshire and the Humber	14
England	90

Average price by property type for England

Property type	September 2022	September 2021	Difference %
Detached	£493,722	£443,154	11.4
Semi-detached	£302,715	£272,744	11
Terraced	£258,044	£236,426	9.1
Flat/maisonette	£253,862	£242,010	4.9
All	£314,278	£286,832	9.6

Funding and buyer status for England

Transaction type	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
Cash	£293,434	8.6	-0.2
Mortgage	£324,583	9.9	0.1
First-time buyer	£260,759	9	0.1
Former owner occupier	£360,605	10.2	-0.1

Building status for England

Building status	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
New build	£408,157	19.3	1.9
Existing resold property	£303,106	15.4	2

London

London shows, on average, house prices have fallen by 0.6% since August 2022. An annual price rise of 6.9% takes the average property value to £544,113.

Average price by property type for London

Property type	September 2022	September 2021	Difference %
Detached	£1,110,089	£1,025,398	8.3
Semi-detached	£711,663	£651,780	9.2
Terraced	£602,256	£554,727	8.6
Flat/maisonette	£446,475	£426,704	4.6
All	£544,113	£509,148	6.9

Funding and buyer status for London

Transaction type	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
Cash	£558,368	6.3	-0.9
Mortgage	£538,631	7	-0.5

First-time buyer	£467,887	6.2	-0.5
Former owner occupier	£627,873	7.6	-0.7

Building status for London

Building status	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
New build	£571,060	10.7	0.8
Existing resold property	£541,088	8.8	1.6

Wales

Wales shows, on average, house prices have risen by 2% since August 2022. An annual price rise of 12.9% takes the average property value to £223,798.

There were 6 repossession sales for Wales in May 2022.

Average price by property type for Wales

Property type	September 2022	September 2021	Difference %
Detached	£342,603	£302,103	13.4
Semi-detached	£217,876	£191,235	13.9
Terraced	£175,077	£154,975	13
Flat/maisonette	£138,134	£129,138	7
All	£223,798	£198,146	12.9

Funding and buyer status for Wales

Transaction type	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
Cash	£216,481	12.2	1.9
Mortgage	£228,057	13.3	1
First-time buyer	£192,833	12.9	2.1
Former owner occupier	£260,241	13.1	1.9

Building status for Wales

Building status	Average price September 2022	Annual price change % since September 2021	Monthly price change % since August 2022
New build	£311,152	21.5	2.2
Existing resold property	£213,290	16.5	2.2

UK house prices

UK house prices increased by 9.5% in the year to September 2022, down from % in August 2022. On a non-seasonally adjusted basis, average house prices in the UK had no change between August and September 2022, down from an increase of 3.0% during the same period a year earlier (August and September 2021).

The [UK Property Transactions Statistics](#) showed that in September 2022, on a seasonally adjusted basis, the estimated number of transactions of residential properties with a value of £40,000 or greater was 104,980. This is 7.6% higher than a year ago (September 2021). Between August and September 2022, UK transactions increased by 1.1% on a seasonally adjusted basis.

House price growth was strongest in the South West where prices increased by 17% in the year to September 2022. The lowest annual growth was in London, where prices increased by 8.3% in the year to September 2022.

See the [economic statement](#).

The UK HPI is based on completed housing transactions. Typically, a house purchase can take 6 to 8 weeks to reach completion. The price data feeding into the September 2022 UK HPI will mainly reflect those agreements that occurred after the government measures to reduce the spread of COVID-19 took hold.

[Access the full UK HPI](#)

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 October 2022 UK HPI at 9:30am on Wednesday 14 December 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 (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. 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 April 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 £7 trillion, including over £1 trillion of mortgages. The Land Register contains more than 26 million titles showing evidence of ownership for some 87% 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](#).