

CNC is helping to shape the future of UK policing

Strengthening links between the specialist force and the West Cumbrian college, students working towards a level-three diploma in policing, were invited to spend time at the world-class Griffin Park tactical training centre, just outside the Sellafield site.

While at Griffin Park, which has the biggest 360-degree live fire range in Europe, students learned about life within CNC and the FTU from officers and staff who carry out this unique work, and were taught how the Dog Training Unit can be utilised to protect both nuclear facilities and the public.

This was the first cohort of students given a four-day placement, and Chief Inspector Marcus Robson, Griffin Park's Unit Commander, said: "It's vital CNC plays a role in shaping the future of policing; and it's also really rewarding for us to play a role in the education of local students.

"While at Griffin Park, the students were given first-hand experience of the FTU and dog unit. They also had an opportunity to learn about life within CNC, and the incredible work we do from our experienced staff, who proudly defend the UK's nuclear sites as well as the public.

"Through these links with Lakes College, our aim is to bolster the wider recruitment drive, and it was great to see the students enjoy their time with us."

There are plans to host more students throughout the academic year at Griffin Park, which cost £42.5m when it opened its doors in 2020, and most recently hosted soldiers from the [USA's Nuclear Disablement Team](#).

Kayleigh Smith, lead work placement officer for Lakes College, added: "With many of our policing students being interested in a career with CNC at Sellafield, this is a great opportunity to see what their future career could entail.

"We are also working closely with CNC to look at the delivery of our curriculum, as well as having employer-engagement sessions with our students around the recruitment process.

"We are very grateful for the work CNC has put into this to make our students' work placement an unforgettable experience."

[Pubs Code changes – Important information for the tied pub industry](#)

The Government is making changes to the Pubs Code from 1 April 2022. The Pubs Code Adjudicator (PCA) will be publishing more information over the coming weeks to help the industry understand the changes. In the meantime, you can find a summary of the changes below.

Market Rent Only (MRO) Procedure

The Pubs Code allows the tied tenant to request the option of a MRO tenancy for their pub at certain points in a tenancy, including at renewal or at a rent review. If the event which allows them to request a MRO option takes place on or after 1 April 2022, there will be an updated MRO procedure.

This involves a longer period to negotiate before the deadline to make a referral for arbitration in relation to any dispute about the compliance of the MRO terms.

The tied tenant can end negotiation earlier if preferred, for example, the terms are agreed but the tenant wants to refer the rent to an independent assessor.

From 1 April 2022:

1. The 21-day period in which the tied tenant must send their MRO notice to the pub company will start the day after the MRO event, instead of on the day the event happened.
2. The pub company must send an offer for the amount of rent payable as part of the MRO proposal. If it does not, the tied tenant has 14 days starting the day after they receive the MRO proposal to make an arbitration referral to the PCA.
3. If the pub company disagrees there has been a MRO event, the tied tenant has 14 days from receiving that response to make an arbitration referral to the PCA.
4. If the pub company fails to send any response, the tied tenant has 14 days from the end of the 28-day period of response to make an arbitration referral to the PCA.
5. A tied tenant who receives a MRO proposal will have a 3-month resolution period to consider the proposal and negotiate with the pub company about the terms and rent.

6. Within 7 days of the resolution period ending, the pub company can send an updated MRO proposal to reflect the negotiations. This 7-day period is known as the updated period of response.
7. The tied tenant can end the resolution period earlier than 3 months after receiving the MRO proposal by giving the pub company 7 days' notice. But the resolution period must last for at least 21 days.
8. The tied tenant has 21 days after the end of the updated period of response to:
 - refer the pub company's proposal to the PCA for arbitration if they do not consider the terms are MRO-compliant
 - refer any dispute about the MRO rent to an Independent Assessor

Please note, the above highlights some important changes to the time limits but it does not represent the full scope of the amendments. The PCA will shortly be publishing a factsheet setting out further details of the new MRO procedure to apply to MRO events after 1 April 2022.

Annual price increases triggering right to request MRO and rent assessment

A tied tenant may request MRO and/or a rent assessment if there is a significant increase in the price of tied products or services. The Code sets out how to calculate whether there has been a significant increase in price.

For invoices received 1 April 2022 onwards, the 'comparison period' in the calculation changes so that the periods being compared when determining whether there has been a significant increase in price will be 12 months apart instead of 13 months.

Extended protection

When a pub company sells a tied pub, the tied tenant will keep their rights under the Pubs Code for a period of time (except the right to the MRO option). From 1 April 2022, the pub company must give details to the PCA of who they have sold the tied pub to.

This will allow the PCA to contact the new landlord and ensure that the continuing rights of those tied tenants are protected.

Changes to when a pub company starts being regulated under the Code

The Pubs Code regulates companies owning 500 or more tied pubs in England and Wales. The period for which a pub company must own 500 or more tied pubs in

the previous financial year (in order to become regulated and have to comply with the Pubs Code) is being reduced from 6 months to 3 months.

This means that tied tenants will be protected by the Code sooner.

[InFocus: News and views from the GPA \(March 2022\)](#)

WELCOME TO INFOCUS, MARCH 22

Yvette Greener, Client Director

Our mission in the GPA is to provide great places to work for civil servants. We achieve this through continuous innovation, which involves excelling in both operations execution and strategic management putting clients and customers at the heart of everything we do. Through our quarterly newsletter, we hope to keep you updated on a number of key improvements and priority activities we have underway – there are many.

It is now just over three months since I joined the GPA as Client Director, during which time I have sought to understand more about what is and isn't working for clients. We are pleased to see a marked improvement in client satisfaction across nearly all of our clients in Q3 – an increase of 11 percent from Q2 and 33 percent from Q1. Several things have helped us deliver this progress including, improving responsiveness to queries and improving the accuracy of the invoices we send to clients. But, from our survey and through engagement with clients we have also heard that we need to be more consistent and focus on collaboration.

Moving into the new financial year we will be launching a new GPA Client Strategy and underpinning a plan to deliver it, which includes our expectations of how this will drive our performance. As part of embedding this new approach we want to work with clients through a matrix approach by the services they take, working in partnership with our clients to achieve "trusted partner" status, gaining a better understanding of drivers and in meeting requirements.

Whether you are currently a client or not, we want people to recognise that our ambition is to be an industry leader with all our clients and customers as our advocates.

HOW INSIGHTS UNDERPIN WORKPLACE DESIGN STRATEGIES

We are committed to delivering great places to work for our clients and customers. Essential to this is the need to gain a deep understanding of our customers so that we can deliver products and services that best meet their needs.

Following on from the success of the [Leesman homeworking survey and report](#) in 2020, we have now completed another five Leesman surveys. These surveys combined will provide us with data from approximately 35,000 civil servants which is helping to shape our workplace offer.

We have also piloted our own customer satisfaction survey in three buildings (Rosebury Court in Norwich, 2 Rivergate in Bristol and Temple Quay House in Bristol). We're currently analysing the data, using dashboards to present the insights back in a visual and engaging way. The data is already providing great insights into what is and isn't working. And we are putting action plans in place where improvement is needed. Our next step is to develop our plan for future surveys which we will share shortly.

SMARTER WORKING PROGRAMME

We have continued to support departments in their smarter working implementation, with 14 departments successfully achieving 'mature' status to date. This means each mature department has provided demonstrable evidence of how their people and culture, leadership, technology and workspaces are supporting, advocating and role modelling smarter ways of working. Most importantly for mature departments, smarter working is not complete once they reach mature status – the investment in creating and maintaining great workplace experiences is still a focus for all.

Smarter Working mature departments:

- * Charity Commission
- * Crown Prosecution Service
- * Department for Digital, Culture Media and Sport
- * Department for Education
- * Department of Health and Social Care
- * Department for International Trade
- * Food Standards Agency
- * Forestry Commission
- * National Archives
- * National Savings and Investments
- * OFGEM
- * OFSTED
- * OFWAT
- * UK Export Finance

The Smarter Working Programme has created a community of practitioners that support each other with sharing best practices and continuous improvement. This community is helping to raise the bar in workplace experience across the civil service.

Get in touch today with our dedicated Smarter Working team
gpasmartworkingqueries@gpa.gov.uk.

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LATEST SURVEY RESULTS SHOW IMPROVEMENTS IN CLIENT SATISFACTION

Our ambition is to be recognised as an industry leader, with our clients and customers as our advocates. We're achieving this through continuous improvement and innovation, which involves excelling in both operational execution and strategic management, putting clients and customers at the heart of everything we do.

Our Client Satisfaction Survey 2021/2022 Q3 scores have continued to increase, with an 11 percent improvement since Q2, and 33 percent from Q1. The greatest improvements have been seen in finance and recommendation, as well as attitude and workplace projects.

Although we are seeing improvements in most areas, we are continuing to work hard in areas where more focus is needed, such as delivering client-focused services to ensure end-to-end solutions; improving responsiveness and delivering more consistent services; and continuing to attract and retain the right people to ensure the appropriate amount of resources and skills.

In the 22/23 financial year, we will implement a GPA-wide programme to deliver strategic change that embeds a client-centric approach into our DNA. This will be woven into staff inductions and communications, and embedded into team meetings, projects and delivery programmes. We will continue to share updates on this in the coming months.

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GPA'S OneEstate IS IMPROVING PRODUCTIVITY, FLEXIBILITY AND REPORTING

Our OneEstate initiative is a series of interoperable digital products that is allowing civil servants from our client departments to work flexibly, from any location and on the go. It is also improving the data we capture to make better informed decisions and provide more transparent reporting.

Shared Network

Our shared network is now fully operational across three Hubs, and is being installed in two further properties over the next few months. This is enabling multiple departments to share a common network infrastructure in a

single building.

GovWifi

GovWifi was confirmed as a live service in 2021. It is being rolled out across Government buildings as the standard for wifi connectivity. We have identified some buildings with limited performance and bandwidth, and are working with the Cabinet Office to improve the service in these locations. But overall, analysis is showing greater reliability.

GovWifi is the seamless connection to the wifi within a building. Once a user has registered with the service, GovWifi will continue to connect automatically as the default provider when in any GovWifi-enabled building.

GovPass

Our new GovPass – common access pass – solution was developed in collaboration with the Government Security Group. It is now installed in five properties, with more planned this financial year. This includes some of London's most iconic properties.

We are also extending GovPass from the sole purpose of a common access pass to allow occupancy reporting. We expect to pilot GovPass for occupancy reporting from March. When enabled, it will allow clients to receive automated occupancy reports from their access control systems via the GPA.

GovPrint

GovPrint – the centralised networked printing service – is now installed in a small number of buildings and is reducing the number of printers required. We are working closely with HMRC to pilot GovPrint in its Hubs with an intention of a wider roll out.

Development of GovPrint 2 is underway with initial discussions with print solution suppliers. We hope to have this available in the next 12 months, building on the success of the first generation product.

Occupancy

The GPA is now monitoring level 1 occupancy across 23 properties. This means we are capturing the number of people in a specific building. The data is currently being collected from a combination of digital and manual processes. We have also completed a contract to deploy sensor based capabilities to 12 properties, and will continue to increase this over the next three years.

Audio Visual

Our audio visual standard has now been successfully installed in several Hubs. We've also improved equipment in meeting rooms to support collaborative working across the UK. And we are now looking to evolve this solution further to provide better services based on lessons learned from previous installations and the impact of Covid. We hope to publish this updated standard over the coming weeks.

Procurement

Our range of interoperable products is offering an exciting mix of benefits to our clients. And we continue to develop and evolve these products in collaboration with our partners, and based on client needs and industry trends.

We have recognised limitations in some of our supplier contracts, which has made it difficult to support our clients to access some technologies for their own needs. We are currently in a strategic procurement process across our entire product range to improve this situation. Our intention is to have long-term partnerships with suppliers as we develop our regional Hubs and Whitehall Campus, as well as have contracts that are designed to allow our clients to leverage the same technology for their own needs.

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GPA'S CAPITAL PROGRAMME PROGRESS CONTINUES

Our Capital Projects team is recognised as the delivery partner for a number of our client government departments. We're also leading the Government Hubs and Whitehall Campus programmes. Many of our client-funded projects are very significant in scale and greatly increase the scope of the built infrastructure programme we are delivering. For example, we provided advisory support to BEIS in its successful bid to retain the European Centre for Medium Range Weather Forecasting (ECMWF) in the UK, and relocate it to the University of Reading campus. We are continuing to support BEIS with the development plans for this landmark Net Zero carbon new facility. [Find out more about the ECMWF relocation here.](#)

We have recently restructured our team to provide a more regionally-focused approach (North; Scotland and Northern Ireland; Central; South and Wales; and London), which ensures the continued delivery of our committed, large-scale and complex programme portfolio and projects. It is also enabling a greater alignment with clients and colleagues, supporting regional and portfolio planning.

GOVERNMENT HUBS PROGRAMME

Places for Growth (PfG), our Capital Programme and government departments are adopting a 'regional campus' model, to ensure roles are relocated out of London. This also supports collaboration and co-location between teams, while allowing the Civil Service to draw from talent across regions.

In locations such as York and Manchester, the proposed Hubs will help to unlock a much larger urban regeneration opportunity on some of the largest redevelopment sites in the UK.

HUBS UPDATES:

Peterborough, Fletton Quays

Bridehall Developments has now completed the Developer Base Build CAT A construction phase. We are excited to take possession of this latest Government Hub as we move into CAT B fit-out stage, which is being delivered by Overbury. We remain on schedule to welcome tenants in January 2023.

Left: Exterior view showing the Attenuation pond and hard landscaping completed with close to 10,000 plants in place.

Top right: The public-facing entrance.

Bottom right: A typical floor at completion of the main construction works.

Croydon, 2 Ruskin Square

Construction remains on schedule with our Developer, Stanhope. The building has achieved full height with all floors constructed. With the façade being installed at pace. Work has been completed on the stage 3 design and we are due to receive tenders back imminently for the fit out works. We remain on schedule for the developer to conclude construction works in September 2023.

Far right: Insulation and fire protection being installed to the underside of the loading dock.

Top left: Looking out over the double-height staff entrance.

Bottom left: Facade being installed on the buildings' South and West elevations.

WHITEHALL CAMPUS PROGRAMME

Our Whitehall Campus programme shares many common objectives and approaches with our Hubs programme: both support the Governments' Levelling Up initiative to regenerate regional areas and to relocate roles out of London, both of which play a direct role in the Civil Service transformation.

London, Whitehall Campus

3-8 Whitehall Place and 55 Whitehall – Full Business Case has been approved, and we have a pre-Construction Services Agreement in place to award the contract to BW: Workplace Experts.

22-26 Whitehall – the Outline Business Case is approved and the programme has reached a key milestone with the completion of the design stage recognised as Royal Institute of British Architects (RIBA) Stage 2: Concept Design.

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SHAPING SUPPLIER PARTNERSHIPS WITH CLIENT INSIGHTS

We recently completed the Workplace Services Transformation Programme (WSTP) contract specifications for the Supply Chain Project (SCP). This includes five procurements, and is currently being reviewed by the Crown Commercial Service (CCS).

We have commenced a data gathering exercise and engagement sessions with clients to understand five key areas of our service design:

- * current FM service provision
 - * future FM service needs (if different from above)
 - * essential requirements, such as policy compliance, security clearance levels, etc
 - * niche FM service requirements, such as various single services which could be bundled within the WSTP scope to maximise competition and achieve greater value
- * how the proposed GPA services already developed meets their needs, e.g. Hubs

The sessions are also identifying the services to be delivered with our Workplace Services Performance Partner. And we are gathering feedback to assess potential impacts and/or issues, such as clients with on-site helpdesk services, as well as dedicated escalation and communication needs.

The feedback from all sessions is enabling us to design the final draft specifications to ensure they reflect current and future client needs, and are being mapped on an action log for final review.

We are also reviewing the GPA's own policies to ensure that, where required, any client-specific policies that differ from our own are included within the tender documentation for the FM, Security, and Performance Partner services.

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Find out more about the [Government Property Agency here](#)

[Scheduled Maintenance of VMD's online services](#)

News story

The VMD's online services will be temporarily unavailable due to essential

maintenance from Saturday 26 March to Sunday 27 March.



The VMD's online services will be temporarily unavailable from Saturday 26 March to Sunday 27 March to carry out scheduled maintenance.

All systems are expected to be back online by Monday 28 March.

The systems that will be affected are:

- licensing applications
- secure messaging
- pharmacovigilance reports via the online adverse event reporting form
- the Gateway

We apologise for any inconvenience.

Published 23 March 2022

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

Since March 2020 all those involved in the property market have been impacted by the effects of coronavirus (COVID-19); HM Land Registry is no different and as a result, this release of the UK House Price index is not as complete as it could be.

The data is accurate. However, this release may be subject to increased revisions as we add more data over the coming months. See [Reducing delays](#) for more information.

The January data shows:

- on average, house prices have risen 0.4% since December 2021
- there has been an annual price rise of 9.6% which makes the average property in the UK valued at £273,762

England

In England the January data shows, on average, house prices have risen by 0.1% since December 2021. The annual price rise of 9.4% takes the average property value to £291,560.

The regional data for England indicates that:

- the East Midlands experienced the greatest increase in its average property value over the last 12 months with a movement of 11.6%
- the East Midlands experienced the greatest monthly growth with an increase of 1.8%
- London saw the lowest annual price growth with an increase of 2.2%
- London saw the most significant monthly price fall with a movement of -1.8%

Price change by region for England

| Region | Average price January 2022 | Annual change % since January 2021 | Monthly change % since December 2021 |
|-----------------------------|-------------------------------|--|--|
| East Midlands | £235,503 | 11.6 | 1.8 |
| East of England | £341,629 | 11.5 | 1.4 |
| London | £510,102 | 2.2 | -1.8 |
| North East | £150,787 | 8.3 | 1.7 |
| North West | £199,791 | 9.6 | -0.3 |
| South East | £378,311 | 11.1 | 0.5 |
| South West | £307,468 | 10.9 | -1.1 |
| West Midlands | £235,809 | 10.3 | -0.1 |
| Yorkshire and the Humber | £194,525 | 7.3 | -0.2 |

Repossession sales by volume for England

The lowest number of repossession sales in November 2021 was in the East of England.

The highest number of repossession sales in November 2021 was in the North West.

| Repossession sales | November 2021 |
|--------------------|---------------|
| East Midlands | 2 |
| East of England | 1 |
| London | 5 |
| North East | 9 |
| North West | 19 |
| South East | 4 |
| South West | 4 |
| West Midlands | 2 |

Repossession sales November 2021
Yorkshire and the Humber 7
England 53

Average price by property type for England

| Property type | January 2022 | January 2021 | Difference % |
|------------------------|---------------------|---------------------|---------------------|
| Detached | £459,987 | £409,299 | 12.4 |
| Semi-detached | £278,310 | £252,171 | 10.4 |
| Terraced | £236,083 | £217,353 | 8.6 |
| Flat/maisonette | £243,827 | £233,302 | 4.5 |
| All | £291,560 | £266,588 | 9.4 |

Funding and buyer status for England

| Transaction type | Average price January 2022 | Annual price change % since January 2021 | Monthly price change since December 2021 |
|------------------------------|---------------------------------------|---|---|
| Cash | £274,054 | 9.5 | 0.2 |
| Mortgage | £300,381 | 9.3 | 0.1 |
| First-time buyer | £241,467 | 8.5 | 0.1 |
| Former owner occupier | £335,103 | 10.2 | 0.1 |

Building status for England

| Building status* | Average price January 2022 | Annual price change % since January 2021 | Monthly price change % since November 2021 |
|-------------------------------------|---------------------------------------|---|---|
| New build | £392,091 | 25.8% | 6.2 |
| Existing resold property | £281,852 | 8.4 | 2.1 |

*Figures for the 2 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 fallen by 1.8% since December 2021. An annual price rise of 2.2% takes the average property value to £510,102.

Average price by property type for London

| Property type | January 2022 | January 2021 | Difference % |
|------------------------|---------------------|---------------------|---------------------|
| Detached | £1,023,120 | £964,309 | 6.1 |
| Semi-detached | £654,928 | £621,952 | 5.3 |
| Terraced | £553,729 | £535,223 | 3.5 |
| Flat/maisonette | £428,181 | £427,497 | 0.2 |
| All | £510,102 | £499,115 | 2.2 |

Funding and buyer status for London

| Transaction type | Average price January 2022 | Annual price change % since January 2021 | Monthly price change % since December 2021 |
|-----------------------|-------------------------------|--|--|
| Cash | £530,430 | 2.8 | -1.5 |
| Mortgage | £503,603 | 2.1 | -1.9 |
| First-time buyer | £439,723 | 1.3 | -1.9 |
| Former owner occupier | £587,393 | 3.5 | -1.8 |

Building status for London

| Building status* | Average price January 2022 | Annual price change % since January 2021 | Monthly price change % since November 2021 |
|-----------------------------|-------------------------------|--|--|
| New build | £558,015 | 14.8 | 5.5 |
| Existing resold property | [£514,043 | 3.1 | -0.2 |

*Figures for the 2 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 1.3% since December 2021. An annual price rise of 13.9% takes the average property value to £206,251.

There were 2 repossession sales for Wales in November 2021.

Average price by property type for Wales

| Property type | January 2022 | January 2021 | Difference % |
|-----------------|--------------|--------------|--------------|
| Detached | £319,526 | £276,415 | 15.6 |
| Semi-detached | £199,736 | £175,326 | 13.9 |
| Terraced | £159,520 | £140,081 | 13.9 |
| Flat/maisonette | £130,738 | £122,374 | 6.8 |
| All | £206,251 | £181,118 | 13.9 |

Funding and buyer status for Wales

| Transaction type | Average price January 2022 | Annual price change % since January 2021 | Monthly price change % since December 2021 |
|-----------------------|-------------------------------|--|--|
| Cash | £200,614 | 13.9 | 1.7 |
| Mortgage | £209,658 | 13.9 | 1.1 |
| First-time buyer | £176,893 | 13.5 | 1.2 |
| Former owner occupier | £240,958 | 14.3 | 1.4 |

Building status for Wales

| Building status* | Average price January 2022 | Annual price change % since January 2021 | Monthly price change % since November 2021 |
|-----------------------------|-------------------------------|--|--|
| New build | £294,074 | 30.5 | 4.3 |
| Existing resold property | [£194,917 | 11 | -0.8 |

*Figures for the 2 most recent months are not being published because there are not enough new build transactions to give a meaningful result.

UK house prices

UK house prices increased by 9.6% in the year to January 2022, down from 10% in December 2021. On a non-seasonally adjusted basis, average house prices in the UK increased by 0.4% between December 2021 and January 2022, down from an increase of 0.7% during the same period a year earlier (December 2020 and January 2021).

The [UK Property Transactions Statistics](#) showed that in January 2022, on a seasonally adjusted basis, the estimated number of transactions of residential properties with a value of £40,000 or greater was 106,990. This is 10.6% lower than a year ago (January 2021). Between December 2021 and January 2022, UK transactions increased by 5.1% on a seasonally adjusted basis, following a large increase in the month prior.

House price growth was strongest in Wales where prices increased by 13.9% in the year to January 2022. The lowest annual growth was in London, where prices increased by 2.2% in the year to January 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 January 2022 UK HPI will mainly reflect those agreements that occurred after the government measures to reduce the spread of COVID-19 took hold.

Reducing delays

Our absolute top priority is to reduce any delays, both those caused by the pandemic and those existing beforehand. To deliver our services while promoting public health, we are:

- adjusting our resources where necessary
- introducing automation where practical
- recruiting and training more than 500 new staff

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 February 2022 UK HPI at 9:30am on Wednesday 13 April 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](#).