



# Residential property market, average prices and repossessions in April 2019

Key findings for the Lancashire-14 area

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**Originally published 11 October 2019**

**Median house prices for wards (all properties) for year ending June 2019  
added 12 February 2020**

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# 1 Overview

## 1.1 The new UK House Price Index (HPI)

The new UK House Price Index (HPI) records the changes in the value of residential properties in England, Scotland, Wales and Northern Ireland.

The first publication of the [new UK House Price Index \(HPI\)](#) was released on the 14th June 2016 with provisional figures for April 2016. The UK HPI replaced the two previous house price indices published separately by the Land Registry and the Office for National Statistics (ONS). The new UK HPI is a joint production by the Land Registry, Land and Property Services Northern Ireland, the ONS and Registers of Scotland and contains a number of improvements for users of house price data.

The new UK HPI was launched originally as an *experimental statistic*. However, the UK HPI statistics received National Statistic status on 18 September 2018. This was confirmed in a letter from the Director General for Regulation, Office for Statistics Regulation, UK Statistics Authority.

Further information about the new UK HPI is available in the ONS guidance document '[About the UK House Price Index](#)', originally published on the 14 June 2016 and last updated on 8 July 2019 (at the time of writing of this report). Another useful document is the ONS guidance document '[Comparing house price indices in the UK](#)', again updated on 8 July 2019 (at the time of this report).

## 1.2 Data used in this report and future revisions of UK HPI data

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From 13 June 2017, the UK HPI revision period was extended to 12 months. This is to ensure that all relevant transactions, particularly relating to new build, are captured in the UK HPI.

The UK HPI data in this report is for April 2019. The data for April 2019, was initially published in June 2019, however, the data within this report was published by HM Land Registry on 18 September 2019 (downloaded from the [GOV.UK, UK House Price Index: data downloads for July 2019 web page](#)). The April 2019 data analysed in this report has therefore had three months of revisions (or potential revisions). Please note that the April 2019 data will be included in subsequent releases and may be subject to revision until the June 2020 release of the UK HPI.

# 2 Key findings for the Lancashire-12 and Lancashire-14 areas

## 2.1 Summary of the April 2019 UK HPI data

The UK House Price Index (HPI) reveals an average price for all property types in the Lancashire-12 area of £142,265 in April 2019. This represents a yearly rise of 0.7%. In comparison, the average price for all properties in the UK was £229,168, which represented a 1.4% increase on a year earlier. Local prices are below the UK averages for all house types, but it is the less expensive property categories of flat/maisonette and terraced house that have the greatest discrepancies with national averages.

Burnley and Hyndburn registered the lowest average prices for each of the property types in the Lancashire-14 area, whilst Ribble Valley and Fylde recorded the highest for each of the categories.

**Table 1: Average house prices (£s), April 2019**

Type of Property / Area	Detached	Semi-detached	Terraced	Maisonette/ flat	All property types	All property types - yearly change (%)	All property types as percent of United Kingdom all average
Burnley	160,331	104,820	72,112	59,244	85,199	7.6	37.2%
Chorley	260,389	158,515	123,545	109,125	173,780	1.1	75.8%
Fylde	282,271	188,238	150,702	109,346	185,025	-2.5	80.7%
Hyndburn	166,299	107,858	77,288	58,653	91,755	-0.5	40.0%
Lancaster	257,653	161,372	131,368	97,296	153,102	1.8	66.8%
Pendle	187,356	121,442	83,562	66,223	97,918	-2.8	42.7%
Preston	230,580	142,490	99,289	76,260	127,004	1.5	55.4%
Ribble Valley	327,656	203,748	156,578	144,231	213,198	-3.3	93.0%
Rossendale	219,426	139,298	104,527	94,607	133,425	3.0	58.2%
South Ribble	253,738	157,940	121,246	97,125	169,831	1.0	74.1%
West Lancashire	279,004	169,751	125,943	103,020	181,633	2.2	79.3%
Wyre	220,425	143,631	112,812	85,640	148,427	-1.4	64.8%
<b>Lancashire-12</b>	<b>246,087</b>	<b>150,454</b>	<b>102,577</b>	<b>93,643</b>	<b>142,265</b>	<b>0.7</b>	<b>62.1%</b>
<b>Lancashire-12 yearly percentage change</b>	<b>0.8%</b>	<b>1.2%</b>	<b>0.6%</b>	<b>-1.4%</b>	<b>0.7%</b>	<b>0.7</b>	<b>-</b>
<b>Lancashire-12 as percent of United Kingdom average</b>	<b>70.7%</b>	<b>69.1%</b>	<b>55.1%</b>	<b>46.2%</b>	<b>62.1%</b>	<b>-</b>	<b>62.1%</b>
Blackburn with Darwen	205,453	121,853	94,604	78,446	114,416	3.3	49.9%
Blackpool	175,660	119,681	88,280	67,503	105,008	0.2	45.8%
North West	280,288	172,369	123,790	119,584	162,351	2.9	70.8%
England & Wales	363,946	225,580	193,762	219,970	240,453	1.4	104.9%
<b>United Kingdom</b>	<b>348,278</b>	<b>217,647</b>	<b>186,068</b>	<b>201,204</b>	<b>229,168</b>	<b>1.4</b>	<b>100.0%</b>
<b>United Kingdom yearly percentage change</b>	<b>2.2%</b>	<b>2.2%</b>	<b>1.4%</b>	<b>-0.5%</b>	<b>1.4%</b>	<b>-</b>	<b>-</b>

Notes: Average prices for April 2019 in this table were published in September 2019 following revisions after initial release in June 2019. Average prices may now be subject to revisions for up to 12 months.

Source: [GOV.UK Land Registry \(UK House Price Index: reports\)](https://www.gov.uk/land-registry/uk-house-price-index-reports). Data for April 2019 is contained within the data downloads for June 2018 (and subsequent monthly datasets) in files Average price.csv and Average price by property type.csv. Data produced by Land Registry © Crown copyright 2017.

Within the Lancashire-14 area, average prices in April 2019 ranged from £327,656 for a detached property in the Ribble Valley to £58,653 for a flat/maisonette in Hyndburn. The average price for a detached house in Ribble Valley represented 94.1% of the UK average (£348,278) for this type of property, whilst the average price for a flat/maisonette in Hyndburn was 29.2% of the UK average for this type of dwelling (£201,204).

Ribble Valley registered the highest average price for semi-detached properties in the Lancashire-14 area of £203,748 in April 2019 (93.6% of the UK average of £217,647). Burnley (£104,820) had the lowest average price for a semi-detached property in the Lancashire-14 area, which was 48.2% of the UK average.

The average price for a terraced property in Burnley (£72,112) in April 2019 was 38.8% of the UK average (£186,068). Ribble Valley had the highest average for terraced properties sold in the Lancashire-14 area, at £156,578, (84.2% of the UK average).

For the overarching 'all property types' category, Ribble Valley (£213,198) had the highest average price in the Lancashire-14 area in April 2019. This was 93.0% of the UK average (£229,168). Burnley (£85,199) had the lowest average price locally, just 37.2% of UK average.

For the Lancashire-12 area, the average price for three of the individual property types (detached, semi-detached and terraced properties) rose in the year to April 2019. However, these increases were lower than those registered for the UK. For flats/maisonettes in the Lancashire-12 area, the average price reduced by -1.4% over the year. This was a greater reduction than recorded for the UK (-0.5%).

In percentage terms, the average price of semi-detached properties rose the most in the Lancashire-12 area over the year (by 1.2%), followed by detached properties (0.8%) and terraced properties (0.6%). In contrast, the average price for flats/maisonettes in the Lancashire-12 area fell by 1.4% over the year. Overall, for the 'all property types' category, the average price rose by 0.7% in the Lancashire-12 area in the year to April 2019.

The spread of the yearly change in average prices varied more at the district level, with each property type seeing increases and decreases.

For the detached, semi-detached and terraced property categories, plus the 'all property types' category, Burnley, Blackburn with Darwen, Rossendale, West Lancashire and Lancaster all recorded yearly percentage increases in average prices that were greater than, or equal to, the UK percentage increases. Preston also saw a yearly percentage increase that was greater than the UK percentage increases for the 'all property types' category.

In contrast, for the detached, semi-detached and terraced property categories, and the 'all property types' category, Ribble Valley, Pendle, Fylde and Wyre all recorded yearly percentage decreases in average prices. These were opposite to the percentage increases recorded for the UK and Lancashire-12 area. Hyndburn also

saw reductions for the detached, terraced and the 'all property types' categories. Blackpool recorded a fall in average prices for terraced properties.

Contrary to the other property categories, the average price for flats/maisonettes in the Lancashire-12 area fell by -1.4% over the year, and reduced by -0.5% at the UK level. At the district level, nine of the Lancashire-14 areas also saw average prices for flats/maisonettes fall over the year. Ribble Valley (-5.1%), Pendle (-4.1%), Fylde (-3.9%), Wyre (-2.8%), Hyndburn (-2.0%), Blackpool (-2.0%) and South Ribble (-0.5%) all saw average prices decrease by more than, or equal to, the UK percentage reduction of 0.5% in the year to April 2019. Preston (-0.4%) and Chorley (-0.3%) saw average prices reduce by a lower percentage than the UK. In contrast, Burnley (6.0%), Rossendale (4.4%), Blackburn with Darwen (2.2%) and Lancaster (0.2%) all recorded yearly increases in the average price for flats/maisonette, whilst West Lancashire saw no change.

## 2.2 Average prices for all properties

For the all property types category, Ribble Valley (£213,198) had the greatest overall average property price within both the Lancashire-12 and Lancashire-14 areas in April 2019, which was 93% of the UK average (£229,168). Fylde had the second highest average in the Lancashire-14 area of £185,025, or 80.7% of the UK average. The Lancashire-12 average was £142,265, or 62.1% of the UK figure. The North West average was £162,351 (70.8% of the UK average). The averages for 'all properties' in West Lancashire, Chorley, South Ribble, Lancaster and Wyre were also above the Lancashire-12 average in April 2019, ranging from £181,633 to £148,427. Burnley (£85,199), Hyndburn (£91,755) and Pendle (£97,918) had the lowest average prices for this category in the both the Lancashire-12 and Lancashire-14 areas. These prices were 37.2%, 40.0% and 42.7% of the UK average (£229,168), respectively.

The average price of all properties in the Lancashire-12 area increased by 0.7% over the year, compared to 1.4% for the UK as a whole, 2.9% in the North West and 5.2% in Wales (the largest regional increase). London (-1.4%) and the South East of England (-0.4%) were the only two UK regions to record a reduction in the average price for all properties in the year to April 2019.

Within the Lancashire-14 area, Ribble Valley (-3.3%), Pendle (-2.8%), Fylde (-2.5%), Wyre (-1.4%) and Hyndburn (-0.5%) saw a reduction to the average price for the all properties category. The average prices for the all properties category rose in the remaining Lancashire-14 areas over the year to April 2019. The yearly increases in Burnley (7.6%), Blackburn with Darwen (3.3%), Rossendale (3.0%), West Lancashire (2.2%), Lancaster (1.8%) and Preston (1.5%) were greater than the UK annual increase (1.4%). Of the nine Lancashire-14 areas that recorded a yearly increase in the all properties category, Blackpool (0.2%) saw the lowest percentage rise.

The average price for the all properties category in Blackburn with Darwen was £114,416 in April 2019, which was 49.9% of the UK average. The Blackpool figure (£105,008) was 45.8% of the UK average house price. Both the Blackburn with

Darwen and Blackpool averages were above those for Burnley, Hyndburn and Pendle.

### 2.3 Average prices for detached houses

Detached houses in the Ribble Valley had the highest average price within the Lancashire-14 area in April 2019, at £327,656, or 94.1% of the UK average of £348,278 for detached properties. The Lancashire-12 average for a detached property was £246,087, which was 70.7% of the UK figure. The average prices of detached properties in Fylde, West Lancashire, Chorley, Lancaster and South Ribble were also above the Lancashire-12 average in April 2019, ranging from £282,271 down to £253,738. Burnley (£160,331) had the lowest average price for a detached property in the Lancashire-14 area, which was 46.0% of the UK average. Detached properties were also below 60% of the UK average in Hyndburn, Blackpool, Pendle and Blackburn with Darwen.

The average price of a detached property in the North West in April 2019 was £280,288 or 80.5% of the UK figure.

The average price of detached properties in the Lancashire-12 area increased by 0.8% over the year to April 2019, compared to 2.2% for the UK as a whole, 3.3% in the North West and 5.8% in Wales (the largest regional increase). London (-0.9%) was the only UK region to see a fall in the average price of detached properties over the year to April 2019.

The yearly rises in Burnley (8.7%), Blackburn with Darwen (4.0%), Rossendale (3.0%), West Lancashire (2.4%) and Lancaster (2.3%) were however, greater than the UK annual increase (2.2%). Ribble Valley (-3.1%), Pendle (-2.0%), Fylde (-1.9%), Wyre (-1.1%) and Hyndburn (-0.3%) each recorded a reduction to the average price of detached properties.

### 2.4 Average prices for semi-detached properties

Ribble Valley (£203,748) registered the highest average price for semi-detached properties in the Lancashire-14 area in April 2019, which was 93.6% of the UK average price of £217,647. In the Lancashire-12 area, the average figure was £150,454, or 69.1% of the UK average. Fylde, West Lancashire, Lancaster, Chorley and South Ribble also had averages for semi-detached properties that were above the Lancashire-12 average, ranging from £188,238 down to £157,940. Burnley (£104,820) had the lowest average price for a semi-detached property in the Lancashire-14 area, which was 48.2% of the UK average. Semi-detached properties were below the Lancashire-12 average in seven further local authorities within the Lancashire-14 area, ranging from £107,858 in Hyndburn up to £143,631 in Wyre.

The average price in the North West of England for a semi-detached property was £172,369 (79.2% of the UK average).

The average price for semi-detached properties in the Lancashire-12 area increased by 1.2% over the year, compared to 2.2% for the UK as a whole, 3.4% in the North West and 5.7% in Wales (the largest regional increase). London (-1.1%) was the

only UK region to see a fall in the average price of semi-detached properties over the year to April 2019.

The increases in Burnley (8.4%), Blackburn with Darwen (3.9%), Rossendale (3.7%), West Lancashire (2.5%), and Lancaster (2.5%) were greater than the UK yearly rise (2.2%). Hyndburn saw the lowest yearly increase in the Lancashire-14 area, of just 0.2%, for semi-detached properties. Ribble Valley (-3.0%), Pendle (-2.0%), Fylde (-1.9%) and Wyre (-1.1%) each recorded a reduction to the average price of semi-detached properties in the year to April 2019.

## 2.5 Average prices for terraced properties

The average price for a terraced property in Burnley of £72,112 in April 2019 was just 38.8% of the UK average sum of £186,068. In the Lancashire-12 area, the average figure was £102,577, or 55.1% of the UK average. In addition to Burnley, averages were also lower than the Lancashire-12 figure in Hyndburn, Pendle, Blackpool, Blackburn with Darwen and Preston, ranging from £77,288 to £99,289. Ribble Valley (£156,578) registered the highest average price for terraced properties sold in the Lancashire-14 area in April 2019, which was 84.2% of the UK average. Fylde (£150,702) had the second highest average price in the area, which was 81.0% of the UK average. The average prices of terrace houses within the remaining six local authorities in the Lancashire-14 area ranged between £131,368 in Lancaster down to £104,527 in Rossendale - all above the Lancashire-12 figure.

The average price for a terraced property in the North West of England (£123,790) was 66.5% of the UK average (£186,068).

The average price of terraced properties in the Lancashire-12 area increased by 0.6% over the year, compared to 1.4% for the UK in total, 2.6% in the North West and 4.7% in Wales. The South East of England (-0.7%) and London (-0.2%) were the two regions to record a fall in the price of terraced properties over the year to April 2019.

The yearly increases in Burnley (7.2%), Blackburn with Darwen (3.0%), Rossendale (2.6%) and West Lancashire (1.8%) were greater than the UK yearly rise (1.4%). Of the eight Lancashire-14 areas that recorded a yearly increase in the price of terraced properties, South Ribble (0.3%) saw the lowest percentage rise. In contrast, Ribble Valley (-3.6%), Pendle (-3.3%), Fylde (-2.9%), Wyre (-2.2%), Hyndburn (-0.9%), and Blackpool (-0.2%) recorded a reduction to the average price of terraced properties in the year to April 2019.

## 2.6 Average prices for flats and maisonettes

For flats and maisonettes, the average price for such a property sold in Hyndburn of £58,653 in April 2019 was 29.2% of the UK average of £201,204. In the North West, the average price of a flat/maisonette was £119,584 (59.4% of the UK average). For the Lancashire-12 area, the average figure was £93,643, or 46.5% of the UK average. In addition to Hyndburn, averages were also lower than the Lancashire-12 figure in Burnley, Pendle, Blackpool, Preston, Blackburn with Darwen and Wyre, ranging from £59,244 to £85,640. Ribble Valley recorded the greatest average price

for a flat/maisonette in the Lancashire-14 area in April 2019, at £144,231, which was 71.7% of the UK average. The average prices for flats/maisonettes within the remaining six local authority areas in the Lancashire-14 area ranged between £109,246 in Fylde down to £94,607 in Rossendale - all higher than the Lancashire-12 figure.

The average price for flats/maisonettes in the Lancashire-12 area reduced by -1.4% over the year, compared to a -0.5% reduction for the UK overall, a 1.6% rise in the North West and a 3.4% increase in Wales (the largest regional increase). The average price for flats/maisonettes fell by the largest percentage in the North East (-2.1%) over the year. Average prices also fell London (-2.0%), the South East (-1.5%) and the East of England (-1.4%) in the year to April 2019 for this property type.

In the Lancashire-14 area, Burnley (6.0%), Rossendale (4.4%), Blackburn with Darwen (2.2%) and Lancaster (0.2%) recorded yearly increases in the average price for flats/maisonette, whilst West Lancashire saw no change. The remaining nine Lancashire-14 areas saw yearly falls in the price of flats/maisonettes ranging from -5.1% (Ribble Valley) and -0.3% (Chorley).

## 2.7 Median house prices for wards (all properties) for the year ending June 2019

The median house prices (for all properties) at the ward and local authority levels within the Lancashire-14 area have been uploaded to the [housing dashboard](#) (slide 5). The data is for the year ending June 2019 (not a single month) and has been sourced from the UK House Price Index (HPI).

Within the Lancashire-14 area, the five wards with the highest median house prices (all properties) fall in either Fylde or Ribble Valley. These are Singleton and Greenhalgh (£431,000) and Ribby-with-Wrea (£360,000) wards in Fylde, and Bowland (£399,995), Whalley Nethertown (£375,000) and Gisburn and Rimmington (£360,000) wards in the Ribble Valley.

The five wards with the lowest median house prices (all properties) in the Lancashire-14 area fall in either Burnley or Pendle. These are Daneshouse with Stoneyholme (£43,750), Bank Hall (£53,747) and Queensgate (£54,995) wards in Burnley, and Whitefield (£46,250) and Bradley (£52,500) wards in Pendle.

The highest median house price (all properties) at the ward level (£431,000) is almost 10 times greater than the lowest median house price (all properties) at the ward level (£43,750) in the Lancashire-14 area.

The relationship between the median house prices (for all properties) at the ward level and the 2019 index of multiple deprivation ward scores have also been plotted on slide 5. As expected, this generally shows a pattern of lower median house prices in areas with greater deprivation (and vice-versa).

## 2.8 Repossessions

In April 2019, there were 630 repossessions within England and Wales, up from 614 in April 2018. The North West region (128) registered the largest number in April 2019, followed by Yorkshire and the Humber (103), the South West (73) and the North East (69). The East of England (18) registered the lowest number of repossessions.

Please note that these figures appear to differ in volume from the statistics contained in the ['Mortgage and landlord possession statistics'](#) published by the Ministry of Justice.

## 2.9 Towns and cities analysis of median house prices – April 2015 to June 2015

In March 2016 the ONS produced a report on [deprivation and quality of housing](#) in 112 large towns and cities in England and Wales. This was for a new type of statistical geography not previously used. The time period used for the median house price analysis was April to June 2015. In this report (in table 2), we see that the town of Burnley had the lowest median house price value for all house types at £78,000. It is clearly the terraced properties, with a median price of £55,000, and constituting the bulk of housing stock in the area, that brings this value down so low. We present here the four listed towns/cities in the Lancashire-14 area.

**Table 2: Median house price of towns and cities in Lancashire, April to June 2015**

Town/city	Median house price for all property types (£)	Rank of 112 towns/cities in England and Wales
Burnley	78,000	1
Blackpool	102,500	6
Blackburn	105,000	9
Preston	120,000	23

Source: [ONS and Land Registry - Towns and cities analysis, March 2016](#)

## 3 Description of the geographies used in this report.

The Lancashire-12 area is comprised of the 12 local authorities that fall within the Lancashire County Council administrative boundary. The Lancashire-14 area incorporates the two additional unitary authorities of [Blackburn with Darwen](#) and [Blackpool](#) and has the same geographic footprint as the [Lancashire Local Enterprise Partnership](#) (LEP) area.

The 12 local authorities within the LCC boundary are [Burnley Borough Council](#), [Chorley Borough Council](#), [Fylde Borough Council](#), [Hyndburn Borough Council](#), [Lancaster City Council](#), [Pendle Borough Council](#), [Preston City Council](#), [Ribble Valley Borough Council](#), [Rossendale Borough Council](#), [South Ribble Borough Council](#), [West Lancashire Borough Council](#) and [Wyre Borough Council](#).

## 4 Background information

### 4.1 The new UK House Price Index (HPI)

The UK HPI records the changes in the value of residential properties in England, Scotland, Wales and Northern Ireland.

The first publication of the new UK House Price Index (HPI) was released on the 14th June 2016 with provisional figures for April 2016. The UK HPI replaced the two previous house price indices published separately by the Land Registry and the Office for National Statistics (ONS). The new UK HPI is a joint production by the Land Registry, Land and Property Services Northern Ireland, the ONS and Registers of Scotland and contains a number of improvements for users of house price data.

Further information about the new UK HPI is available in the ONS guidance document '[About the UK House Price Index](#)', originally published on the 14 June 2016 and last updated on 19 November 2018 (at the time of writing of this report).

### 4.2 Improvements contained within the new UK HPI

The new UK HPI includes properties purchased with cash (the prior ONS HPI did not include cash purchases) and new build properties (the prior Land Registry HPI did not include new properties). The new UK HPI uses the geometric mean methodology to calculate average house prices, in line with international best practice, which reduces the skewing effect of very high value properties on the data (the prior ONS HPI used the arithmetic mean, which could be distorted by high values). The prior ONS HPI did not allow comparison of average price levels between years. The methodology used to calculate average prices within the prior Land Registry HPI was based on a standardised set of properties from April 2000, which meant that prices in the later periods were not reflective of current trends in the housing market. The new UK HPI methodology directly addresses these latter two limitations.

The data and new methodology for the new UK HPI will allow breakdowns by:-

- type of dwelling (detached house, semi-detached house, terrace, flat/maisonette and all properties)
- type of property (new build or old)
- volume of sales
- cash or mortgage purchases (not available for Northern Ireland)
- type of buyer (first-time buyer or existing owner; not available for Northern Ireland)

Further information on the limitations of the prior ONS and Land Registry HPIs and the improvements contained within the new UK HPI can be found in the ONS article, '[Introducing the single official house price index](#)', published on the 30<sup>th</sup> March 2016.

### 4.3 Calculation of the new UK House Price Index

The UK HPI uses house sales data from the Land Registry (for England and Wales), Registers of Scotland, and Land and Property Services Northern Ireland and is

calculated by the Office of National Statistics and the Land & Property Services Northern Ireland. The index applies a statistical method, called a hedonic regression model, to the various sources of data on property price and attributes to produce estimates of the change in house prices each period. The index is published monthly, with Northern Ireland figures updated quarterly. Further information about the methodology used to calculate the new UK HPI is contained within the document '[Development of a single Official House Price Index](#)', published by the ONS on the 1 February 2016.

#### 4.4 Data exclusions

There are a number of registrations excluded from the version of the Price Paid Data (PPD) used in the UK HPI. These are:

- all commercial transactions
- sales that were not for full market value
- transfers, conveyances, assignments or leases at a premium with nominal rent which are:
  - 'Right to buy' sales at a discount.
  - subject to a lease
  - subject to an existing mortgage
  - to effect the sale of a share in a property
  - by way of a gift
  - under a Compulsory Purchase order
  - under a court order
  - to Trustees appointed under Deed of appointment
  - Vesting Deeds Transmissions or Assents
  - of more than one property
  - leases for seven years or less

#### 4.5 Publication of the new UK House Price Index

The UK HPI will be published on the second or third Wednesday of each month until March 2019. However, as from April 2019 the UK HPI will be published on the second or third Thursday of each month. A summary for the UK HPI, data files and indices for England, Wales, Scotland and Northern Ireland are available on the [GOV.UK website](#). Please note that data for Northern Ireland is updated quarterly. The UK HPI summary includes details about the UK HPI, an economic statement providing commentary on housing demand and supply in the UK and monthly and annual average house price change figures.

Bespoke UK HPI average house price data for specific areas (down to local authority level), by housing type, and for different time periods, is available via the [UK HPI search tool](#). Data for countries, local authorities, English regions and English counties can be accessed by selecting the relevant 'button' on the web page.

A second and separate dataset, for raw price paid data (PPD) is available from the Land Registry for [individual properties](#) within England and Wales via the Land Registry open data website. Average price paid data for local authorities, counties, regions, England and Wales, and for various postcode levels, is available by

selecting the [standard reports](#) option on the Land Registry web site. Price Paid Data (PPD) is published at 11am on the 20th working day of each month.

**Important note**

Please note that the aggregated average price paid data for geographic areas may differ considerably to the UK HPI average price data, as the price paid data is raw data, free from the statistical processing used in the UK HPI.

## 4.6 Status of the new UK House Price Index

The new UK HPI was published initially as an experimental official statistic to allow for users to acclimatise to the format of the new HPI, to evaluate user reaction to the new data, evolve the publication of data further to meet user requirements and to further develop the data sources used in the production. Whilst the methodology for the new UK HPI has been finalised, further work was undertaken to secure additional property attributes data (such as from Scottish Assessors) that will supplement and provide additional assurance to the production process going forward. For further information see the related web pages published by the UK Statistics Authority - [House Price Index Phase 1 \(Office of National Statistics and partners\)](#) and [UK and Northern Ireland House Price Indices \(Phase 2\) – HM Land Registry and partners](#).

It was expected that the necessary steps to remove the experimental status would have been at the end of 2016, once the above points had been implemented and assessment of the new UK HPI as a National Statistic had been undertaken. However, following a consultation with users, after which a second stage of developments were added (such as extending the revision period to 12 months), the removal of the experimental status was put off until summer 2017. The UK HPI statistics eventually received National Statistic status on 18 September 2018. This was confirmed in a letter from the Director General for Regulation, Office for Statistics Regulation, UK Statistics Authority.

Please note that the Northern Ireland Residential Property Price Index, used as a component source in the production of the new UK HPI remains an official statistic (i.e. this is not classified as experimental).

The main sources of price paid data used in the UK HPI are the Land Registry for England and Wales, Registers of Scotland and Her Majesty's Revenue and Customs Stamp Duty Land Tax data for the Northern Ireland Residential property prices index (RPPI). Price Paid Data (PPD) is published at 11am on the 20th working day of each month. Price Paid Data is property price data for all land and property sales in England and Wales that are lodged with the land Registry for registration in that month, subject to exclusions.

## 4.7 Annual and monthly change in average property prices

Owing to the number of property types for which data is available, it is not possible to analyse both the annual and monthly change in average price for each property type for all of the authorities within the Lancashire-14 area in this report. The data, including the monthly and annual change in average property prices, have been [included as a download](#) with this report and can also be downloaded from the

[GOV.UK, UK House Price Index: data downloads for July 2019](#) web page (published on 18 September 2019). See files Average price.csv (8.8 MB), Average price by property type.csv (26.8MB), or UK HPI full file (CSV, 55.0MB). Please note that the April 2019 data will be included in subsequent releases and may be subject to revision until the June 2020 release of the UK HPI.

#### 4.8 The impact of revisions to the data

The amount of time between the sale of a property and the registration of this information with Land Registry varies. It typically ranges between 2 weeks and 2 months. Data for the two most recent months is therefore incomplete and does not give an indication of final monthly volumes. Occasionally, the interval between sale and registration is longer than two months. For these sales, the data can only be updated when the details are lodged for registration. From 13 June 2017, the UK HPI revision period has been extended to 12 months. This will ensure that all relevant transactions, particularly relating to new build, are captured in the UK HPI. The analysis of the April 2019 UK HPI data in this report is therefore subject to change. Please see the HM Land Registry [Guidance, About the UK House Price Index](#), updated on 8 July 2019 on the GOV.UK web site and section 4.4, Revisions to the UK HPI data, for further information.

The UK HPI data in this report is for April 2019. The data for April 2019, was initially published in June 2019, however, the data within this report was published by HM Land Registry on 18 September 2019 (downloaded from the [GOV.UK, UK House Price Index: data downloads for July 2019 web page](#)). The April 2019 data analysed in this report has therefore had three months of revisions (or potential revisions). Please note that the April 2019 data will be included in subsequent releases and may be subject to revision until the June 2020 release of the UK HPI.

The revisions that have been made since the April 2019 data was initially published in June 2019 can affect the actual prices and the nature of the monthly and yearly analysis quite markedly, especially in smaller authorities, where there may be only a few sales within some property bands. For instance, in Wyre, the initial unrevised figures for April 2019, published in June 2019, indicated an average price for a detached house of £228,790 and an annual increase in the price of 2.6%. However, after three months of revisions, the average price of a detached house in Wyre had decreased to £220,425 (-£8,365) and the annual change in the price had reversed, showing a fall of -1.1% in the year to April 2019 (using the April 2018 data published in September 2019).

#### 4.9 Repossessions

As from the 16 August 2016 release of the new UK HPI, the number of repossessions were also included in the published dataset (for England and Wales only). The first month of repossession data was for April 2016 ([Repossessions.csv](#)). For England, the volume of repossessions is only available by Government Office Region, however, the csv file also contains the data for Wales. The April 2019 data in this report can be downloaded via the [GOV.UK, UK House Price Index: data downloads for July 2019 web page \(published in September 2019\)](#).

Please note that these figures appear to differ in volume from the statistics contained in the 'Mortgage and landlord possession proceedings' data link below, produced by the Ministry of Justice.

## 5 Related websites

### 5.1 Alternative sources of house price data

Official property prices from the ONS/Land Registry (prices paid) may differ with datasets obtained from mortgage providers or other sources, owing to differences in the input data and methodologies.

Both Halifax and Nationwide produce house price indices based only on their own mortgage approvals and therefore will not include any cash transactions. They both have UK-wide coverage, and since the Halifax and Nationwide use only their own in-house data they can process them immediately and do not have to await the receipt of data from other lenders. This means that they are timelier than the UK HPI.

The [Halifax UK House Price Index](#) was launched in 1984. It is based on the lending of one of the UK's largest mortgage lenders and is said to provide the longest unbroken monthly data series of any UK housing index.

The [Nationwide building society](#) is also one of UK's largest mortgage providers. On a quarterly basis, it states that it has the longest unbroken run of house price data, stretching back to 1952 and on a monthly basis it has data from 1991.

The [Rightmove](#) property website contains information on house prices. Within the [North West area](#) the Lancashire results are available for all the major urban areas in the [Lancashire-14 area](#) with some accompanying narrative.

The [Zoopla](#) website has a '[browse house price and value by area](#)' facility that contains the Lancashire results within the North West England option. By clicking on the Lancashire option, details are revealed for the average sale prices and rental levels for a large number of towns in the Lancashire-14 area. Please also see the [data page for Lancashire](#) that includes the current price breakdown by property type and average the average property rental price. It also has a 'value trends' option that highlights price changes by broad house type over the past few years.

### 5.2 Mortgage and landlord possession proceedings

The Ministry of Justice publishes details of [mortgage and landlord possession statistics](#) down to the local authority level. The local authority data-set include the possession type: whether the type of claim relates to a landlord or mortgage repossession, and possession action. Please note that these figures appear to differ in volume from the repossession statistics contained in the new UK HPI.

[Shelter](#) is a charity that works to alleviate the distress caused by homelessness and bad housing. The organisation's website includes advice about preventing repossession and additional related information.

### 5.3 Other useful websites

Launched in January 2015, [OnTheMarket.com](http://OnTheMarket.com) aims to provide all potential buyers, sellers, landlords and tenants with a property search service. Estate agents who sign up to the website do so on the condition that they stop listing on other property portals. The site has a page that details [properties for sale or rent in the Lancashire area](#).

[PlotSearch](#) is a property finding resource for self builders, renovators and small scale property developers. The search facility allows users to obtain results for the Lancashire, which includes sites that are outside the Lancashire 14-authority area. The UK Auction List website is constantly updated with [properties in the Lancashire area](#) that are up for sale by auction.

People who live in a council or housing association property, and want to move house, may have the option to [swap their home](#) with another council or housing association tenant.

The government's valuation office publishes local authority level results on the level of [mean \(average\) and median \(middle value\) rent by local authority](#). The local figures are in tables 2.1 to 2.7 and cover the cost of renting a room, studio apartment, one, two, three, and four or more bedroom properties.