Weekly Summary

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9th October 2026

NOTE: Unfortunately, due to illness & surgery, the previous weekly summary was published on the 11th September. To aid my recovery, this summary only covers the latest week. Thank you, Neal.

DATA: Lloyds reported UK house were unchanged in year to Sep 2026

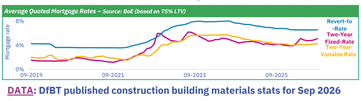
They report(PDF) UK house prices were unchanged compared to both the previous month and the same month last year. They also report "Northern Ireland continues to lead the UK, with annual house price growth increasing to +7.4 %" while "Greater London recorded the largest annual decline, down -2.2% year -on -year to £531,548, closely followed by the South East, down -2.1% to £380,829".

Annual % Change in UK House Prices – Source: Nationwide, Lloyds

DATA: Bank of England published quoted mortgage rates for Sep 2026

They report the average rate on a two-year fixed-rate mortgage at 75% loan-to-value increased to 5.13% in September, from 4.92% the previous month – that's slightly below the recent peak of 5.14% in April but October's figure is likely to be higher. The two-year variable rate and revert-to-rate rates were unchanged, at 4.23% and 6.58% respectively.

Average Quoted Mortgage Rates – Source: BoE (based on 75% LTV)



DATA: DfBT published construction building materials stats for Sep 2026

They report "deliveries of bricks decreased by 10.1% in August 2026 compared with August 2025" and "the material price index for 'All Work' increased by 6.4% in August 2026 compared with August 2025".

DATA: BoE published Credit Conditions Survey for Q3 2026

They report "Lenders reported that the availability of secured credit to households decreased in the three months to end-August 2026 (Q3)" and "It was expected to increase slightly over the next three months to end-November 2026 (Q4)". They also reported that "demand for secured lending for house purchase decreased in Q3, and was expected to increase slightly in Q4".

DATA: Financial Market Expectations For BoE's Bank Rate

The chart provides a summary for the expected future level of Bank Rate based on daily data. The One Year figure was 4.78% on the 7th Oct, down from 4.86% on the 30th Sep.

Interest Rate Expectations Based on OIS Curves – Source: BoE

DATA: New Sales Listings, Great Britain

This chart provides a summary of the number of new sales listings on Rightmove based on weekly data (indexed, with 2023 = 100). The 52-week average was 108.7 for the week commencing 13th Sep, slightly lower than the 108.8 reading for the previous week.

Index of New Sales Listings, GB – Source: Rightmove via ONS (100 = 2023)

DATA: New Build Energy Performance Certificates, England

This chart provides a summary of the number of EPCs on new build properties, a useful leading indicator for net additions. The 52-week rolling total was 205,618 for the week commencing 28th Sep, lower than the 205,829 total for the previous week.

Net Housing Supply, England – Source: MHCLG

POLICY: MHCLG consultation on Awaan's Law in the PRS

"This consultation looks at the approach to applying Awaab's Law to tenancies in the private rented sector and to certain types of accommodation occupied under licence".

REPORT(PDF): RICS published residential market survey for Sep 2026

They report "Macroeconomic headwinds weigh on the near-term outlook, with interest rate expectations moving higher in recent weeks" as "Buyer demand remains subdued, while near-term sales expectations have edged back into marginally negative territory" and "House prices continue to face modest downward pressure at the headline level".

REPORT: Scottish Gov on tenant engagement with MEES

The research, on the Minimum Energy Efficiency Standard in the private rented sector found that "With trust in landlords low, participants responded well to the legal obligation for change that the proposed MEES offer".

REPORT(PDF): IMLA published Market Briefing

They report "The gap in mortgage pricing between the mainstream and buy-to-let markets has never been more favourable to buy to let. Two-year fixed rate deals in the buy-to-let market were, on average, 73 basis points cheaper than those available to owner occupiers at the end of August, but this reflected significantly higher arrangement fees in the buy-to-let market".

REPORT: JRF published Poverty in Scotland 2026 report

They find "In 2022–25, 17% of people (940,000) in Scotland were in relative poverty after housing costs" and "Despite some progress, the legal target to reduce relative child poverty to 10% by 2030/31 is set to be missed by a wide margin".

REPORT: JRF on how rent controls reduce the cost of LHA uprating

They suggest "The Autumn Budget should mark the beginning of a permanent return to annual uplifts of Local Housing Allowance (LHA)" and "This uprating should be paired with a rent control that would slow rental growth directly within this Parliament" as it would "significantly reduce the cost of future LHA uprating overtime and protect government finances from large jumps in rents".

REPORT: Crisis reported on cutting homelessness in Scotland

The "Independent analysis for Crisis Scotland by Heriot-Watt University models ten policy interventions and finds a comprehensive package could cut the most severe homelessness by 47% by 2028".

REPORT: HBF reported on Planning Performance Agreements

They report "Local authorities are increasingly relying on additional payments from developers to resource the planning process" but the "Growing reliance on Planning Performance Agreements risks masking the true time taken to determine applications".

REPORT: Onward reported on reducing housing benefit spending

"As well as addressing the unsustainability of housing benefit spending, this paper also considers ways to correct some of the underlying unfairness to those paying for both their own housing and their neighbours'".

REPORT: Savills reported on the Build-to-Rent sector in Q3 2026

They report "More than £900 million was invested in Q3 2026, taking year-to-date volumes to c.£4.2 billion – more than any previous year at this point" and "Q4 has accounted for the largest share of annual investment in each of the past three years, so 2026 could deliver a new annual record by year-end".

BLOG: Bank Underground on using CHAPS as a leading indicator for sales

They find "UK property transactions can be identified and observed directly within minutes of payment settlement using CHAPS, the UK's high-value payment system" and it "closely aligns with existing official housing market statistics and therefore can act as a reliable real-time indicator of these statistics". *Can we have some weekly data published please!*

BLOG: IPPR on the supply case for social housing

They suggest social housing can unlock more housing supply but "realising its potential requires more than putting additional grant into the existing system" and "means rebuilding social housing as a stable, counter-cyclical source of demand, and using devolution to organise delivery at the scale needed to transform how Britain builds".

NEWS: Hamptons reported on how the mansion tax is reshaping the market

They report "Evidence from agreed sales suggests the £2.0m threshold is increasingly acting as a psychological and financial barrier" and "The number of sales agreed between £2.0m and £2.2m is down 4% year-to-date" while "agreed sales within the 10% below the threshold (£1.8m to £1.99m) are up 19% year-to-date".

CORPORATE: Unite Group published Q3 Trading Update

They report "Across the Unite Students portfolio, 95.6% of beds are now sold for the 2026/27 academic year (2025/26: 95.3%)" and "Since A-Level results, we have agreed nominations with universities for an additional 450 beds for the 2026/27 academic year, reflecting increased acceptances at the strongest universities". They also report "Our leasing performance has delivered 0.6% growth in like-for-like income" which "reflects a modest increase in occupancy and a 0.3% reduction in annual rents" while they have "seen a 15% improvement in income in Nottingham, where targeted price reductions have driven materially higher occupancy".

Chart of the Week

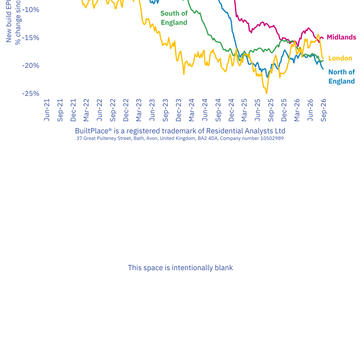
The number of Energy Performance Certificates for new build dwellings is a useful leading indicator for net additions (see chart above). Across England, the figure had been consistently hovering around 210,000 p.a. in 2026 but since August it has been trending downwards, to 205,600 at the end of September.

Looking at the regional data, as per the chart below, shows a mixed picture. The annual number of new build EPCs in the south of England had been slowly recovering but has been in decline since around February, while in London the data is more volatile but hit a recent high in August. However, it has fallen sharply (-5%) since then. Delivery in the Midlands has been low but relatively stable but there has been a fall-off in delivery in the north of England since August.

I wouldn't expect these figures to get better anytime soon given the underlying economic environment and it's possible that the delayed implementation of the Your First Home scheme might lead to some potential new homes buyers delaying their decision as they wait to find out if they qualify for the scheme. Publishing the income cap would go some way to helping buyers assess whether they should wait or not, but this is always a risk with announcing but delaying the implementation of a housing market intervention.

New Build Energy Performance Certificates by Region

Source: MHCLG



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