Weekly Summary

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23rd October 2026

DATA: ONS report Consumer Prices Index rose 3.5% in year to Sep 2026

This was higher than the 3.1% reported for the previous month as "Transport, particularly motor fuels, made the largest upward contribution to the monthly change in both CPIH and CPI annual rates" while "restaurants and hotels made the largest, partially offsetting, downward contribution".

DATA: ONS published UK labour market overview

They report "The early estimate of payrolled employees for September 2026 decreased by 66,000 (0.2%) on the year, but remained largely unchanged between August and September 2026, increasing by 13,000 (0.0%) to 30.3 million" and "Annual growth in employees' average regular earnings (excluding bonuses) was 3.7% in June to August 2026 and has been relatively stable over the past six consecutive three-month periods".

DATA: ONS published employee earnings data for 2026

They report "Median weekly earnings for full-time employees were £811.20 in April 2026, compared with £766.60 in April 2025" and "This was an increase of 5.8% on the year, continuing the upward trend observed in recent years".

DATA: Rightmove reported asking prices fell 0.1% in year to Oct 2026

They report(PDF) "There are signs that soaring mortgage rates are now biting harder, with new sellers in more affordable and previously resilient parts of Great Britain setting lower asking prices as buyers face mounting affordability pressures" and "The number of sales agreed is down 8% on the same period a year ago, however this is broadly in line with the year to date, with deals still being done and sales activity showing surprising resilience despite higher mortgage rates".

DATA: ONS reported UK house prices rose 0.9% in year to Aug 2026

They report "The lowest annual house price percentage change was in London, where prices decreased by 2.2% in the 12 months to August 2026" and "The North East was the English region with the highest house price inflation, at 3.2%".

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

DATA: UKF published buy-to-let market update for Q2 2026

They report "In Q2 2026 there were 58,051 new buy-to-let loans advanced in the UK, worth £10.7 billion" and "This was up 20.6 per cent by number compared with the same quarter in the previous year". They also report "The average gross buy-to-let rental yield for the UK in Q2 2026 was 7.27 per cent" while "The average interest rate across all new buy-to-let loans in the UK was 4.82 per cent in Q2 2026".

DATA: ONS published construction statistics for 2025

The release includes "Statistics on the construction industry, including value of output, new orders by sector, number of firms and total employment, and Construction Output Price Indices".

DATA: MHCLG published local authority green belt statistics

They report "The extent of land designated as Green Belt in England as at 31 March 2026 was estimated at 1,632,730 hectares, around 12.5% of the land area of England" and "Overall there was a decrease of 480 hectares in the area of land designated as Green Belt between 31 March 2025 and 31 March 2026".

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 4.89% on the 21st Oct, up from 4.85% on the 14th Oct.

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 108.6 for the week ending 27th Sep, down from 108.7 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 203,425 for the week commencing 12th Oct, lower than the 204,557 total for the previous week.

Net Housing Supply, England – Source: MHCLG

POLICY: Prime Minister announced Green Book reforms

"Currently, projects on different issues, for example a housing scheme or transport proposal, are considered independently of each other" and the "updated framework will help generate new place-based business cases which will put local priorities at the heart of investment decisions, looking at a place's potential for growth and what is needed to unlock it and making sure places previously overlooked for investment are properly considered".

POLICY: Welsh Gov paused council tax revaluation

"The Finance Minister has confirmed the Welsh Government will propose a later date for the planned council tax revaluation, by bringing forward legislation to defer the plans until the next Senedd term" due to worries about the impact on household budgets.

REPORT: Transparency International on new build and money laundering

They identify "three weak points in the UK's money laundering defences that need addressing", including "regulatory loopholes, with many developers having no obligation to ask awkward questions of buyers", "conflicts of interest held by conveyancers, which encourage them to turn a blind eye to money laundering risks", and "high-risk commercial strategies targeting lucrative overseas buyers over the domestic market".

REPORT: CPS & CreateStreets reported on the future of the green belt

They report "that England has 33,000 hectares of unprotected low-quality agricultural land and 115,000 hectares of unprotected medium-quality land near existing rail infrastructure" and "If developed to the Government's minimum density, this would be enough for almost 700,000 homes and 2.4 million homes respectively".

REPORT: Housing Forum published 1.5 million homes annual review

The "report provides a detailed picture of how councils across England are directly supporting housing delivery through their planning, development, partnership and investment activities".

REPORT: MPA reported on regional construction markets

The Mineral Products Association reports "Demand for heavyside construction materials is set to fall for a fifth consecutive year in 2026, with a meaningful recovery not expected until 2028" and "Among the main headwinds facing mineral products demand has been the prolonged downturn in new-build housing activity".

REPORT: HBF published Condition Impossible

The report "finds that only half of planning condition applications (50.8%) are determined within the statutory eight-week timeframe, with performance deteriorating year on year and significant disparities between local planning authorities".

REPORT: Shelter reported on the impossible cost of private renting

They report that "Focusing on take-home pay, the research reveals that over half of private renters on the lowest incomes are using more than 50% of their pay for rent" and "also show that large numbers of these renters are left without enough money to pay for a weekly food shop".

REPORT: Regulator of Social Housing reported on the sector risk profile

"The sector risk profile is intended to help boards have a better understanding of the risks organisations face, in an increasingly complex and diverse sector".

REPORT: Demos reported on online discussions of housing experiences

They find that "People are falling into the gap between the PRS and social sector and there is no one to catch them", "People at the sharp end of the housing crisis are unable to exercise any degree of agency or control to improve their circumstances", "The state is experienced as chaotic, failing and punitive", "People are being forced to take accommodation that is unsuitable - of poor standard or miles away from where they live", and "People are seeking information from AI chatbots, forums and charities to fill the void left by official sources".

REPORT: Knight Frank reported on the UK student accommodation market

They report "The UK Purpose-Built Student Accommodation (PBSA) market is entering a new phase" as "Policy debate, geopolitical uncertainty and affordability concerns have created more noise than at any point in the last decade".

NEWS: Hamptons reported on the cost of renting versus buying

They report "More than half (56%) of first-time buyers who purchased a home in September 2026 took on a mortgage payment which was higher than their previous rent" and "That's the highest proportion in at least a decade and up from 33% in September 2022".

NEWS: Rightmove reported on reducing asking prices

They report "More than 3,000 property listings a day had their asking price reduced during September, the highest figure of any month since September 2017" while "early three-quarters of homes sold so far this year did not need a price reduction".

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37 Great Pulteney Street, Bath, Avon, United Kingdom, BA2 4DA, Company number 10502989

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