

Northern Ireland House Price Index (NI HPI) Quality Report

Introduction

This report covers the NI HPI statistics report and provides information on the quality of the data used to produce the publication and the statistical time series. This will allow users to be informed about the quality of the information upon which they may be drawing conclusions and making decisions.

The report is based on the nine quality dimensions of the European Statistical System

http://epp.eurostat.ec.europa.eu/portal/page/portal/quality/quality_reporting

Publication Name: Northern Ireland House Price Index

Department Responsible: Department of Finance (DoF)

Release Date: Quarterly in February, May, August and November

Web link to main publication: [NI House Price Index](#)

Quality report last updated: August 2016

Dimension	Assessment by the Author
Relevance	<p>The degree to which the statistical product meets user needs in both coverage and content.</p> <p>The NI HPI provides information on the change in the price of residential properties over time for different property types and for different areas.</p> <p>There are a variety of users of the data – government, economic analysts, the media, academics and the general public.</p> <p>The Index is produced at Northern Ireland level, 2014 District Council level and at five large regional areas which correspond to the 1992 Local Government Districts (LGD) below:</p> <p>Belfast: Belfast LGD</p> <p>Outer Belfast: Carrickfergus, Castlereagh, Lisburn, Newtownabbey and North Down LGDs</p> <p>East of NI: Antrim, Ards, Ballymena, Banbridge, Craigavon, Down and Larne LGDs.</p> <p>North of NI: Ballymoney, Coleraine, Derry, Limavady, Moyle and Strabane LGDs.</p> <p>West & South of NI: Armagh, Cookstown, Dungannon & South Tyrone, Fermanagh, Magherafelt, Newry & Mourne and Omagh LGDs.</p> <p>Users would like more information at lower levels of disaggregation. We are currently looking at the possibility of</p>

	<p>producing an Index for North, South, East and West Belfast (Parliamentary constituencies).</p> <p>Within government the NI HPI is used in policy formation, evaluation and in response to Assembly Questions.</p>
<p>Accuracy</p>	<p>The proximity between an estimate and the unknown true value.</p> <p>The NI HPI is based on all the sales of residential properties that are notified for stamp duty. It is not based on a sample; therefore there is no sampling error per se.</p> <p>The accuracy of the results is affected by a range of non-sampling issues:</p> <p>Coverage errors: The source used is the information available from the Stamp Duty Land Tax returns, typically completed by solicitors, to Her Majesty's Revenue and Customs (HMRC).</p> <p>This includes all domestic property sales as well as non-domestic property sales, land sales and property rentals in Northern Ireland, regardless of how they are purchased e.g. this will include auction sales. However, there are a small number of property sales which do not require notification to HMRC, these include:</p> <ul style="list-style-type: none"> ▪ transactions where no money changes hands; ▪ property that's left in a will; and ▪ transfers of property in a divorce or when a civil partnership is dissolved. <p>We only include sales that we can verify as being in Northern Ireland. This is achieved by matching it to a property in the Northern Ireland Valuation List. Therefore the number of transactions quoted in the report is the number of verified sales.</p> <p>Processing errors: Processing errors happen when mistakes occur in the implementation of the administrative and statistical methods used to produce the results. Revisions as a result of human error are identified as such in the revisions section of the statistics report.</p> <p>Measurement errors: Information provided on the Stamp Duty Land Tax form may be incorrect with missing or additional zeros recorded in the price field. There are a range of error checks to identify prices that seem to have been incorrectly recorded, for example checking the sale price against the capital value of the property. Significant</p>

	<p>differences in these two values lead to further investigation on the sale.</p> <p>Provision of revised data: Revisions to data occur for a number of reasons: late reporting of sales to HMRC, delays in matching sales of new properties to their characteristics in the Valuation List, revised data. The NI HPI revisions policy is published at: NI HPI Guidance Manuals</p> <p>Significant revisions to recent data are highlighted in the report to bring them to the attention of users.</p>
<p>Timeliness and Punctuality</p>	<p>Timeliness refers to the time gap between publication and the reference period. Punctuality refers to the gap between planned and actual publication dates.</p> <p>The quarterly NI HPI is published seven weeks after the end of the reporting period. The NI HPI publication schedule is available on the Department of Finance and Personnel (DFP) website and provides twelve months' advance notice of releases. All statistics bulletins so far have been published on the planned publication date.</p> <p>NI HPI Publication Schedule</p> <p>In the unlikely event of a change to the pre-announced release schedule, public attention would be drawn to the change and the reasons for the change explained fully at the same time, as set out in the Code of Practice for Official Statistics.</p>
<p>Accessibility and Clarity</p>	<p>Accessibility is the ease with which users are able to access the data, also reflecting the format in which the data are available and the availability of supporting information. Clarity refers to the quality and sufficiency of the metadata, illustrations and accompanying advice.</p> <p>The NI HPI statistics report contains tables, graphs and text and conform to the standards set out in the Code of Practice for Official Statistics. The publication contains a 'Background Notes' section which provides information on the scope of the Index, details of the data collection process, validation process and methodology. The NI HPI statistical bulletin is available on the DFP website and free to download at 09:30 on the day of publication.</p> <p>The NI HPI Tables are also available on the Open Data portal at: Open Data NI</p> <p>Users with queries can contact the responsible statistician either by phone (028 90 336035) or by email</p>

	<p>(Ciara.Cunningham@finance-ni.gov.uk)</p> <p>Enquiries from the media are directed through the DoF Press Office.</p>
<p>Coherence and Comparability</p>	<p>Coherence is the degree to which data that are derived from different sources or methods, but refer to the same topic, are similar. Comparability is the degree to which data can be compared over time and domain.</p> <p>Single Official UK House Price Index</p> <p>Following the publication of the National Statisticians review of house price statistics in 2010, the current producers of official house price statistics have been in consultation regarding how best to take forward the review recommendations.</p> <p>Following agreement across the four producers of official house price statistics, a joint project was undertaken to develop a single UK House Price Index from which official providers can report on their own areas of responsibility in a way that can be directly compared. This collaborative approach allows the publishing of consistent HPI data at a national, regional and sub-regional level across the UK.</p> <p>The single official UK House Price Index was launched on 14 June 2016 and can be accessed at: Single Official UK House Price Index</p> <p>The NI house price index is used as the NI component in the single official UK HPI.</p> <p>Currently there are a number of different sources of house price statistics published in addition to the NI HPI. There will be differences in the data published by each source as there are differences in both the source data and methodology used. Therefore the NI HPI is not directly comparable with these other indicators. For completeness the references to the main other house price indices are included below.</p> <p><u>A. The Halifax House Price Index</u> The Halifax produce a UK wide House Price index based on their own mortgage approvals. A regional index for Northern Ireland is also produced on a quarterly basis. The Halifax House Price Index can be accessed via Halifax House Price Index</p> <p><u>B. The Nationwide House Price Index</u> The Nationwide also produce a UK wide House Price index based</p>

	<p>on their own mortgage approvals. A regional index for Northern Ireland is produced on a quarterly basis. Indices and average prices for the UK and the regions are produced using Nationwide's updated mix-adjusted House Price Methodology. Like the Halifax and NI HPI this allows a “typical” property to be tracked over time on a like-for-like basis. The Nationwide House Price Index can be accessed via Nationwide House Price Index</p> <p><u>C. Ulster University Northern Ireland Quarterly House Price Index</u></p> <p>The Northern Ireland Quarterly House Price Index is produced by the Ulster University for the Northern Ireland Housing Executive. The market evidence is sourced from a sample of estate agents across Northern Ireland. The price statistics are based on simple arithmetic averages. The index produced is weighted to reflect the market share of each property type. The Northern Ireland Quarterly House Price Index can be accessed via Ulster University House Price Index</p>
<p>Trade-offs between Output Quality Components</p>	<p>Trade-offs are the extent to which different aspects of quality are balanced against each other.</p> <p>The main users want the figures to be available as soon as possible after the period to which they refer. Estimates are published as soon as validation is finished and quality assurance is completed. As a result, revisions are an inevitable consequence of the trade-off between timeliness and accuracy.</p>
<p>Assessment of User Needs and Perceptions</p>	<p>The processes for finding out about users and uses, and their views on the statistical products.</p> <p>The NI HPI was first published in May 2012. The first user engagement session was held February 2013 after the publication of the fourth statistics report.</p> <p>A User Consultation session was also held in November 2014 to discuss the proposed methodology for the single official UK house price index</p> <p>The notes of both meetings are available on the DoF website at NI HPI User Engagement</p> <p>User engagement sessions will be held at least once a year to facilitate feedback and discussion on the usefulness of the statistics.</p> <p>A contact email address is provided on the DoF website and users can use that to contact us with queries or comments.</p>

	<p>It is likely that members of the general public access our data via the website.</p>
<p>Performance, Cost and Respondent Burden</p>	<p>The effectiveness, efficiency and economy of the statistical output.</p> <p>The process of producing the NI HPI is carried out in-house and costs approximately £86,000 per year to run. This is all staff costs.</p> <p>The data used are all collected for a different official purpose and therefore there are no data collection costs attributable to the NI HPI.</p>
<p>Confidentiality Transparency and Security</p>	<p>The procedures and policy used to ensure sound confidentiality, security and transparency practices.</p> <p>The data are held on a network that is accredited to the security level of the data and is accessible only to staff involved in the production process. During the publication process all hard copies of interim results are locked away or securely disposed of.</p> <p>Staff are trained and reminded of the protocols for ensuring the data remain confidential. This covers physical security, IT security and data disclosure issues.</p>