Land & Property Services
Seirbhísí Talún agus Maoine

Department of Finance
An Roinn Airgeadais
www.finance-ni.gov.uk

Quality Management Approach

LPS Valuation Statistics

Date June 2026

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LPS Valuation Statistics (House Price Index)

All LPS Valuation (NISRA) official statistics are produced and published in line with the Code of Practice (the Code), regulated by the Office for Statistics Regulation. This approach is aligned with the Code, particularly Quality (Q1-Q3: Assured methods and data), Trustworthiness (T2: Transparency) and Value (V1: Relevance to users).

The framework for the Code of Practice for Statistics is based on three core principles:

- Trustworthiness – having confidence in the people and organisations that produce statistics and data
- Quality – using suitable data and appropriate methods that produce assured statistics
- Value – producing statistics that benefit the public by informing and supporting decision making, action and debate

Quality has three essential areas of practice:

- Prioritise quality
- Be rigorous
- Be open about quality

This document sets out how LPS Valuation Statistics manages quality across all stages of statistical production, It explains how we ensure appropriate data sources, robust methods, transparent communication and continuous improvement.

Governance and roles

The Head of Valuation Statistics provides strategic oversight, ensures compliance with the Code and approves major methodological changes. They are responsible for quality management, risk oversight and final sign-off of outputs.

Output leads coordinate production, quality assurance and continuous improvement activities. Analysts and producers apply a quality management approach, escalate concerns and participate in peer review and lessons-learned activities.

Quality principles

LPS Valuation Statistics is committed to producing accurate, timely and high-quality official statistics that meets user needs and are produced and disseminated in accordance with the Code.

The following quality principles underpin the deliver of statistics in LPS Valuation –

- Relevance
- Accuracy
- Accessibility and clarity
- Timeliness and punctuality
- Coherence and comparability
- Output quality trade-offs
- User needs and perceptions
- Performance, cost and respondent burden
- Confidentiality, transparency and security

This framework aligns with the Code's requirement to:

- Prioritise quality
- Be rigorous
- Be transparent about quality

Statistical Production and Quality assurance process

Quality is managed across the statistical lifecycle, from data collection through to publication and review.

Stage 1: Data collection and preparation

Data are sourced primarily from Stamp Duty Land Tax returns and matched the NI Valuation List to ensure coverage of residential property transaction in NI.

Stage 2: Validation and quality assurance

A range of checks are applied to ensure data quality, including

- Validation against property records
- Identification of outliers and incorrect values
- Consistency and completeness checks
- Peer review of methods and outputs

Stage 3: Analysis and production

Statistical methods are applied to produce the NI HPI, ensuring consistency with recognised national and international approaches

Stage 4: Review and sign-off

Outputs are reviewed, quality assured and approved by the Head of Valuation Statistics prior to publication

Stage 5: Publication and continuous improvement

Statistics are published alongside supporting metadata and quality information. User feedback, revisions and comparisons with other sources are used to drive continuous improvement.

Managing quality across key dimensions

Relevance

Users are at the central to decision-making. We engage with a wide range of users, including government, economic analysts, academia, media and the general public. We use harmonised standards and definitions where possible and clearly explain deviations and their implications. Related UK and international statistics are signposted to support interpretation.

Accuracy

The NI HPI uses a near-complete administrative dataset, however, accuracy is influenced by non-sampling errors:

- **Coverage errors:** some transactions (e.g. inheritance, divorce transfers, non cash sales) are not captured
- **Measurement errors:** incorrect values recorded in source data
- **Processing errors:** potential errors in data handling and methodology

Quality checks including validation against property values and investigation of anomalies.

Revisions occur due to late data, improved matching and error correction. These are clearly communicated to users.

Timeliness and punctuality

Statistics are pre-announced in a 12-month publication schedule, with at least four weeks' notice of release dates

- Published at 9.30am on a Wednesday
- NI HPI released seven weeks after the refence period

Release timing reflects a balance between timeliness and data quality. Any changes to the schedule are communicated with explanation.

Accessibility and clarity

Statistics are published on the Department of Finance website and via the NISRA data portal, supported by press release, reports, tables and visual tools.

We ensure:

- Free and equal access
- Compliance with accessibility standards
- Clear presentation of key messages
- Supporting metadata and methodology documentation

Coherence and comparability

We base methods on national and international good practice and use recognised standards, classifications and definitions. If we deviate we will explain why and the impact on interpretation and use in the publication.

We design statistics to improve comparability and consistency across geographies where possible, and we provide comparisons and signpost other relevant statistics to support interpretation.

The current producer of official house price statistics are in a working group who meet regularly to ensure coherence, however they report on their own areas of responsibility. This collaborative approach allows publishing of consistent HPI data at a national, regional and sub-regional level across the UK. The NI house price index is used as the NI component in the single UK HPI.

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 is included:

- The Halifax House Price Index (based on Halifax mortgage approvals with a regional index for NI produced on a quarterly basis)
- The Nationwide House Price Index (based on Nationwide mortgage approvals with a regional index for NI produced on a quarterly basis. Indices and average prices for the UK and regions are produced using Nationwide's updated mix-adjusted House Price Methodology. Like Halifax and the NI HPI – this allows for a "typical" property to be tracked over time on a like for like basis).
- Ulster University Northern Ireland Quarterly House Price Index (produced by Ulster University for the NI Housing Executive. The market evidence is sourced from a sample of estate agents across NI. The price statistics are based on simple arithmetic averages. The index produced is weighted to reflect the market share of each property type).

Output quality trade-offs

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 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.

User needs and perceptions

The NI Residential Property Price Index (NI RPPI) was first published in May 2012 and in May 2016 was renamed as the NI House Price Index (NI HPI). The first user engagement session was held in February 2013. A contact email address is provided on the DOF website and users can contact us with any queries or comments.

Performance, cost and respondent

The process of producing the NI HPI is carried out in-house and costs approximately £90,000 per year to run. This is all staff costs.

We gather data efficiently and cost-effectively and continue to seek any new, more efficient opportunities for sourcing data.

Confidentiality, transparency and security

We collect, access, use and share data ethically to serve the public good. We have published our data management policy which explains choices, rights and protections, transparency about breaches and public actions to address weaknesses.

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. Staff are trained and reminded of the protocols for ensuring the data remain confidential. This covers physical security, IT security and data disclosure issues.

We protect the confidentiality of individual and business information, apply appropriate disclosure control methods before release and have published our confidentiality policy.

We handle and store data safely and securely, follow statutory obligations and regularly review data management arrangements to keep pace with technological and contextual changes. Revisions are handled in accordance with the Department's revisions policy.

Contact Information

Contact LPS Valuation Statistics at LPS.ValuationStatistics@finance-ni.gov.uk

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