# Table 5.1: Northern Ireland House Price Index

## Table 5.2: Number of verified residential property sales in Northern Ireland

### Table 5.3: Northern Ireland House Price Index by property type

Guidance manuals on the background, methodology and data used to create the Northern Ireland House Price Index is available at the following link:

[Northern Ireland House Price Index](https://www.finance-ni.gov.uk/articles/about-northern-ireland-house-price-index)

#### Table 5.4: National House Building Council (NHBC) registered new dwelling sales and prices 2002-03 to 2019-20

Data for new house sales and prices is derived from information provided by solicitors to the National House Building Council (NHBC).

NHBC’s primary purpose is to help raise standards to protect homeowners. NHBC is an independent non-profit distributing company, reinvesting all resources in further research and work to improve the construction standard of new UK houses for the benefit of homeowners. For more information refer to the following link: [NHBC](http://www.nhbc.co.uk/)

NHBC data relating to other parts of the UK is available in the Housing Market Report which is produced by the NHBC and the Home Builders Federation. It is available by subscription using the following link: [NHBC Housing Market Report](http://www.nhbc.co.uk/Builders/ProductsandServices/InformationProducts/HousingMarketReport/).

**Data Quality**

*Data*

NHBC collects information on all new-build properties registered for NHBC's New-Build and Self-Build warranty products. NHBC provides the warranty on approximately 80% of new homes built in the UK.

*Data Source*

Builders, on registering their intention to build a property, state the anticipated selling price of the property, which is entered on NHBC’s computer system. Once the property is sold, the purchaser’s solicitor notifies NHBC of the sale and states the actual selling price, by completing an ‘Acceptance of Cover’ form; either entering the information on-line or by completing and returning a paper form, which will then be entered on the system by NHBC staff. Reports are run on a quarterly basis to bring back the information on selling price of properties sold in Northern Ireland within the time period.

*Data Downloads*

Reports are run against the database to identify all properties sold in Northern Ireland during the relevant time period that have a purchase price entered on the system. The following checks are carried out on the data returned: (i) reliability of data using logic checks; (ii) checking that variables fall within accepted ranges; and (iii) querying any large discrepancies between anticipated and actual selling price.

*Data Validation*

NHBC acknowledges that some errors may occur due to the inputting of incorrect data. By careful checking of the data most possible errors are identified, investigated and amendments made where necessary. This validation includes identifying inaccuracies such as missing information or data that may have been keyed incorrectly. Reliance is placed however, on the date of legal completion (date of sale) being entered correctly on the system. Any amendments necessary are made on the system and checks are carried out to confirm that they have been done.

*Data Extract*

Data for new house sales and prices are provided on a quarterly basis. Quarterly data is combined in Table 3.4 to produce yearly figures. Quarterly statistics are produced from the latest available data and are provisional. Two tables are provided; the first is a re-run of the previous quarter in order to pick up any late on-line entries or paper forms returned by the solicitors. The second table covers the most recent quarter.

In order to ensure that as many ‘Acceptance of Cover’ forms as possible are either entered on-line or manually completed and received from the solicitors for properties sold in the time period, these tables are scheduled for issue approximately six weeks after the period that the most recent table relates to. Due to the time lag in publication, the yearly total for new house sales and prices uses the re-run quarterly data supplied.

*Quality Assurance*

The data is thoroughly checked and any anomalies investigated prior to issue in order to provide a high level of quality assurance. Nevertheless, as the figures are extracted from a live database on a particular date, figures may change due to late notification from solicitors. Although a re-run of the previous quarter is supplied, alongside the data for the most recent quarter, any data from notification provided after the re-run will not be captured.

*User Needs*

NHBC welcomes any request for additional information and the requirements would be fully discussed to determine whether the data is available.

*Comparability*

The time series of data are directly comparable over time as the methods of collecting the data has not changed.

From April – June 2014 Local Government Districts (LGD) have been assigned to new dwellings by matching the dwelling postcode with the Northern Ireland Central Postcode Directory. In previous quarters the LGD stored on the NHBC database was used. These LGDs were either provided by builders or determined manually by NHBC staff referencing maps on the internet. Matching with the Central Postcode Directory is considered to provide a more accurate breakdown by LGD.

*Timeliness*

Data is provided to Professional Services Unit, DfC on a quarterly basis. The submission dates being the end of January (re-run of Q2 and first run of Q3), April (re-run of Q3 and first run of Q4), July (re-run of Q4 and first run of Q1) and October (re-run of Q1 and first run of Q2). Where : Q1=Jan to Mar, Q2=Apr to Jun, Q3=Jul to Sep and Q4= Oct to Dec.

*General Data Trends*

It is not possible to make specific comments on the data that is supplied as it relies on solicitors informing NHBC of the sale in a timely manner, and it is possible that NHBC is notified many months after the sale of the property, or maybe not at all.

##### Table 5.5: Northern Ireland Co-Ownership Housing Scheme activity 2004-05 to 2019-20

The Northern Ireland Co-Ownership Housing Scheme provides help for individuals who wish to buy their own home but who cannot do so without help. A share of the property is bought and the remainder is rented from Co-Ownership Housing. There is a cap on the value of the property that can be purchased through this scheme which previously sat at £160,000, but as of 1 April 2018 the value limit was increased to £165,000.

For more information refer to the following link: [Co-Ownership](http://www.co-ownership.org/)

**Data Quality**

*Relevance*

The main users of the data are Northern Ireland Co-Ownership Housing Association (NICHA) staff, the Department for Communities (DfC), the Northern Ireland Housing Executive (NIHE) and academics.

*Accessibility and Clarity*

The information provided can also be accessed in the form of the Northern Ireland Co-Ownership Housing Association Annual Reports on the NICHA website. Requests for the information in different formats can be made through this website.

*Accuracy*

Up until April 2016, NICHA received Housing Association Grants in order to complete purchases. Subsequent funding will be provided by way of Financial Transactions Capital (FTC) Loans. Claims are submitted to the Finance Team of Housing Division, DfC for payment of the appropriate funding. Such claims are subject to the necessary finance checks to reconcile claims and payments against the appropriate purchase records and deed transactions; this provides confirmation that the relevant monitoring returns reflect the number of actual purchases made/applications completed. Due to the final nature of the data (for reporting purposes), there are no missing values or known sources of error. Figures for ‘Homes currently owned through the scheme’ and ‘Households becoming full owners’ are validated through an external audit process.

*Timeliness*

NICHA provide monthly updates to DfC. The data outlined above is provided on an annual basis at the end of each financial year.

*Coherence and Comparability*

Figures for ‘Applications Completed’ up to (and including 2009/10) relate to contractual completions only. For 2010/11 ‘Applications Completed’ includes properties for which contracts have been signed by both parties at 31 March. For 2011/12 onwards ‘Applications Completed’ includes properties for which contracts have been signed by Co-Ownership Housing at 31 March.

###### Table 5.6: Northern Ireland first-time buyers: Lending and affordability

Table 5.7: Northern Ireland home movers: Lending and affordability

Table 5.8: Northern Ireland all loans for house purchase: Lending and affordability

UK Finance is the trade association formed on 1 July 2017 to represent the finance and banking industry operating in the UK. It represents around 250 firms in the UK providing credit, banking, markets and payment-related services. The organisation brings together most of the activities previously carried out by the Asset Based Finance Association, the British Bankers’ Association, the Council of Mortgage Lenders, Financial Fraud Action UK, Payments UK and the UK Cards Association.

UK Finance Regulated Mortgage Survey

Mortgage lenders representing around 96% of regulated mortgage lending provide UK Finance with copies of the mortgage Product Sales Data that they report to the Financial Conduct Authority (FCA). This is referred to as the Regulated Mortgage Survey (RMS).

**Table 5.9: Mortgage cases received 2007-08 to 2019-20**

**Table 5.10: Orders made in relation to mortgages 2009-10 to 2019-20**

**Description of the data**

The data contained in Tables 5.9 and 5.10 provide statistics for cases received (i.e. writs and

originating summonses issued), cases disposed (where disposed refers to the case having been dealt with/completed in terms of court proceedings) and orders made (where order refers to the decision of a court or judge) in respect of mortgages in the Chancery Division of the Northern Ireland High Court.

*Writs and originating summonses (i.e. mortgage cases)*

A writ or originating summons is a document used by the plaintiff (person beginning an action for an order for possession of property) which commences the legal process for an order of possession for property. Not all writs and originating summonses lead to eviction or (re)possession. A plaintiff begins an action for an order for possession of property. The court, following a judicial hearing, may grant an order for possession. This entitles the plaintiff to apply to have the defendant evicted. However, even where an order for eviction is issued the parties can still negotiate a compromise to prevent eviction.

*Orders*

Writs and originating summonses are disposed of by a number of different order types. Note that when a case is disposed of it may have more than one final order made.

The main order types are:

* ***Possession*** – The court orders the defendant to deliver possession of the property to the plaintiff within a specified time. If the defendant fails to comply with the court order the plaintiff may proceed to apply to the Enforcement of Judgments Office to repossess the property and give possession of it to the plaintiff.
* ***Suspended possession*** – The court may postpone the date for delivery of possession if it is satisfied that the defendant is likely to be able, within a reasonable period, to pay any sums due under the mortgage, or to remedy any other breach of the obligations under the mortgage. The order will specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears. A suspended possession order cannot be enforced by the plaintiff without the permission of the court, which will only be granted after a further hearing.
* ***Suspended possession combined*** – This is a suspended possession order that does not specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears i.e. it is a combined figure.
* ***Declaration, sale and possession*** - If the plaintiff seeks possession of property which is subject to an ‘equitable mortgage’ (i.e. normally one created informally by the deposit of deeds rather than the execution of a mortgage deed) the court may order a sale of the property to enable enforcement of the equitable mortgage and that the defendant give up possession for that purpose. The sale price is subject to approval by the court.
* ***Non – possession*** – Includes the following order types:
  + ***Strike out*** - This occurs when the moving party does not wish to proceed any further, or when the court rules that there is no reasonable ground for bringing or defending the mortgage action.
  + ***Dismiss action*** - The mortgage action is dismissed by the courts.
  + ***Other orders*** - These include: (a) Declaration of possession coupled with an order for sale in lieu of partition and (b) Stay of Eviction – after a Possession Order is granted but prior to actual repossession, the Defendant may apply to Court to seek a stay of eviction which, if granted, prevents repossession for a certain defined period.

**Data Quality**

The information on mortgage cases and orders is available in the ‘Mortgages: Action for Possession’ bulletin (a National Statistics publication). Information relating to quality can be found under the ‘Methodology’ section in these bulletins. It provides information which includes data sources, data quality and validation, and the revisions policy. The link is provided below:

[Mortgages: Action for Possession](https://www.justice-ni.gov.uk/publications/nicts-mortgages-action-possession)