

**Documentation of statistics for  
Development in Rents (housing) 2014**

## 1 Introduction

The statistics measure the development in rent (housing). The survey has been carried out since the 1950s. Until 1982 the information was collected by personal interviews. After a new sample was drawn in 1982 the information has been gathered by questionnaires sent to the owners or administrators of the dwellings.

## 2 Statistical presentation

The statistics show the development in rents before and after rent subsidies. The average development in rent before rent subsidies is used for the consumer price index and the average development in rent after rent subsidies is used for the index of net prices.

### 2.1 Data description

The statistic is used in calculating sub-indices in the consumer price index, the index of net retail prices and the harmonized index of consumer prices (HICP). Development in rent is used as an indicator for price development for rented dwellings and for regulating (indexation) rent contracts. The average development in rent before rent subsidies is used for the consumer price index and the average development in rent after rent subsidies is used for the index of net retail prices with the rent subsidies deducted.

The rent survey is based on a sample of approximately 4,200 dwellings and the price development in the sample represents the price development in the population of all dwellings rented by private households in Denmark.

The annually price development is compiled as a ratio between the average rent of the respective year and the average rent of the previous year for dwellings with a rent in both periods. The average development in rents after rent subsidies is compiled in the same way but with a deduction of the average subsidy.

### 2.2 Classification system

None.

Is placed in group 04.1-2 "Rents" according to COICOP (Classification of Individual Consumption According to Purpose) in the consumer price index, in the price index of net retail prices and the harmonized index of consumer prices (HICP).

### 2.3 Sector coverage

The population of rented dwellings.

### 2.4 Statistical concepts and definitions

Index of Development in rents: Explanations of other concepts regarding index calculations can be found in the documentation (in Danish) at the following link: [Index calculations](#).

Rented Dwelling: The population consists of rented flats and houses and cooperative housing. The survey concerns the rent for a particular dwelling.

## **2.5 Statistical unit**

The development in rents for all rented dwellings on average in Denmark.

## **2.6 Statistical population**

All dwellings rented by private households in Denmark.

## **2.7 Reference area**

Denmark.

## **2.8 Time coverage**

2000-

## **2.9 Base period**

2000=100

## **2.10 Unit of measure**

Index values and percentage changes.

## **2.11 Reference period**

Since 2002 the reference period is January.

- In the period April 1994 to October 1998: end of April and end of October.
- In the period October 1998 to January 1999: end of October and end of January.
- In the period January 1999 to January 2002: end of January and end of July.

## **2.12 Frequency of dissemination**

Annually.

## **2.13 Legal acts and other agreements**

The consumer price index is compiled in pursuance of section 8 of the Act on Statistics Denmark and Consolidated Act on calculation of an index of net retail prices.

There are no European Union regulations relating to the development in rents (housing).

## **2.14 Cost and burden**

The response burden is 190 hours, 0,05 mill. Dkr.

## **2.15 Comment**

Other information is not available.

## **3 Statistical processing**

The annually price development is compiled as a ratio between the average rent of the respective year and the average rent of the previous year for dwellings with a rent in both periods. The average development in rents after rent subsidies is compiled in the same way but with a deduction of the average subsidy.

### **3.1 Source data**

The rent survey is based on a sample of approximately 4,200 rented dwellings.

### **3.2 Frequency of data collection**

Annually.

### **3.3 Data collection**

Data collection is based on questionnaires and the questionnaires are sent to the owners or administrators of the dwellings.

The information asked for is:

- the monthly rent, excluding heating and other special services (for example, garage space)
- in cases of rent changes as a result of improvement of the flat, the respondent is asked to inform the nature of the improvement and the share of the rent change that is caused by the improvement

### **3.4 Data validation**

The data material received is examined for errors, both automatically and manually. In the automatic process observations are being flagged for further inspection if the price change compared with last year is more than plus or minus 10 percent.

### **3.5 Data compilation**

The average development in rents is calculated by dividing an unweighted average of the rented dwellings present rents with an unweighted average of the rented dwellings rents in the previous period. Only rented dwellings with a rent in both periods is included in the calculations.

### **3.6 Adjustment**

In calculating a price index it is assumed that the baskets of goods that are compared are identical, also with respect to the quality of the goods. Consequently, in the case of changes in quality the prices should, in principle, be adjusted for this.

In the development of rents statistic quality improvements in the dwellings in the sample are handled by using values reported by the respondents for a given improvement and multiplying this value with a fixed percentage rate depending on the type of improvement. This new calculated value is subtracted from the rent increase before calculation of the average increase in rents.

## **4 Relevance**

The consumer price index where the rents index is included is generally viewed as a reliable statistic based on the views of users.

### **4.1 User Needs**

The statistic measures the development in rent (housing).

The statistic is used in calculating sub-indices in the consumer price index, the index of net retail prices and the harmonized index of consumer prices (HICP). Development in rent is used as an indicator for price development for rented dwellings and for regulating (indexation) rent contracts.

### **4.2 User Satisfaction**

Feedback is given at a yearly meeting held with the most important users.

### **4.3 Data completeness rate**

Not relevant for these statistics.

## **5 Accuracy and reliability**

The statistical uncertainty is not calculated, but the quality of the consumer price index, where the development of rents statistics is included, is assessed to be high.

### **5.1 Overall accuracy**

The statistical uncertainty is not calculated, but the quality of the consumer price index, where the development of rents statistics is included, is assessed to be high based on the views of users.

### **5.2 Sampling error**

No calculation has been made of the uncertainty connected with sampling in the development of rents statistics as the sample is not randomly drawn.

The sample is from 1982 and is yearly updated by adding 40 newly constructed dwellings so the sample continuously reflects the full population of rented dwellings.

### **5.3 Non-sampling error**

Rent changes caused by improvements have to be estimated based on fixed rules.

In the development of rents statistic quality improvements in the dwellings in the sample are handled by using values reported by the respondents for a given improvement and multiplying this value with a fixed percentage rate depending on the type of improvement. This new calculated value is subtracted from the rent increase before calculation of the average increase in rents.

### **5.4 Quality management**

Statistics Denmark follows the recommendations on organisation and management of quality given in the Code of Practice for European Statistics (CoP) and the implementation guidelines given in the Quality Assurance Framework of the European Statistical System (QAF). A Working Group on Quality and a central quality assurance function have been established to continuously carry through control of products and processes.

### **5.5 Quality assurance**

Statistics Denmark follows the principles in the Code of Practice for European Statistics (CoP) and uses the Quality Assurance Framework of the European Statistical System (QAF) for the implementation of the principles. This involves continuous decentralized and central control of products and processes based on documentation following international standards. The central quality assurance function reports to the Working Group on Quality. Reports include suggestions for improvement that are assessed, decided and subsequently implemented.

### **5.6 Quality assessment**

The statistical uncertainty is not calculated, but the quality of the consumer price index, where the development of rents statistics is included, is assessed to be high based on the views of users.

### **5.7 Data revision - policy**

Statistics Denmark revises published figures in accordance with the [Revision Policy for Statistics Denmark](#). The common procedures and principles of the Revision Policy are for some statistics supplemented by a specific revision practice.

### **5.8 Data revision practice**

Only final figures are published.

## **6 Timeliness and punctuality**

The consumer price index including the rents index is published on the 10th or the first working day thereafter, following the month in which the data was collected.

The statistics are published without delay in relation to the scheduled date.

## **6.1 Timeliness and time lag - final results**

The consumer price index including the rents index is published on the 10th or the first working day thereafter, following the month in which the data was collected.

The most recent rents index based on rents in January is included in the consumer price index regarding February and is therefore published the 10th of March or the first coming working day thereafter.

## **6.2 Punctuality**

The statistics are published without delay in relation to the scheduled date.

## **7 Comparability**

The statistics have been compiled in the same way since 1982.

### **7.1 Comparability - geographical**

The sub index of rents (COICOP group 04.1-2) under the harmonized index of consumer prices (HICP) is directly comparable with the same sub indices from other countries HICP's.

### **7.2 Comparability over time**

The statistics have been compiled in the same way since 1982.

### **7.3 Coherence - cross domain**

There are no other statistics covering this area.

### **7.4 Coherence - internal**

The data are consistent.

## **8 Accessibility and clarity**

Statbank Denmark under both the consumer price index, the index of net retail prices and the harmonized index of consumer prices (HICP).

### **8.1 Release calendar**

The publication date appears in the release calendar. The date is confirmed in the weeks before.

### **8.2 Release calendar access**

The Release Calendar can be accessed on our English website: [Release Calendar](#).

### **8.3 User access**

Statistics are always published at 8:00 a.m. at the day announced in the release calendar. No one outside of Statistics Denmark can access the statistics before they are published.

### **8.4 News release**

None.

### **8.5 Publications**

None.

### **8.6 On-line database**

Statbank Denmark under group 04.1-2 under both the consumer price index, the index of net retail prices and the harmonized index of consumer prices (HICP).

### **8.7 Micro-data access**

Access to micro data is not available.

### **8.8 Other**

None.

### **8.9 Confidentiality - policy**

The procedures are in accordance with Statistics Denmark's policy on confidentiality.

### **8.10 Confidentiality - data treatment**

It is not necessary to apply confidentiality at the chosen level of publication.

### **8.11 Documentation on methodology**

A full methodological description regarding the consumer price index is available on [Documentation](#) (in Danish only). This briefly describes the sub index regarding rents.

### **8.12 Quality documentation**

Results from the quality evaluation of products and selected processes are available in detail for each statistics and in summary reports for the Working Group on Quality.

## **9 Contact**

The administrative placement of these statistics are in the division of Prices and consumption. The person responsible is Martin Birger Larsen, tel. +45 39 17 34 59, e-mail: [mbl@dst.dk](mailto:mbl@dst.dk)

### **9.1 Contact organisation**

Statistics Denmark

### **9.2 Contact organisation unit**

Prices and Consumption, Economic Statistics

### **9.3 Contact name**

Martin Birger Larsen

### **9.4 Contact person function**

Responsible for the statistics

### **9.5 Contact mail address**

Sejrøgade 11, 2100 Copenhagen

### **9.6 Contact email address**

[mbl@dst.dk](mailto:mbl@dst.dk)

### **9.7 Contact phone number**

+45 39 17 34 59

### **9.8 Contact fax number**

+45 39 17 39 99