

Local Government Transparency Code 2015

Housing Stock Data 01/04/2019

Annex C: Social housing asset data to be published

Postal Sector	Valuation Band Range	Intervening bands	Dwelling value						Tenure Status			
			Total number social housing dwellings	EUV-SH Values		Market Values		No. of Voids	% occupied dwellings	% vacant dwellings		
				Total	Average	Total	Average					
BL0, BL2, BL8 & BL9	<£50,000 - £99,999	<£50,000	4227	125959800	29799	416	16090000	38678	3	99	1	100.0
		£50,000 - £59,999				1115	59625000	53475	10	99	1	100.0
		£60,000 - £69,999				318	20922500	65794	3	99	1	100.0
		£70,000 - £79,999				611	43624000	71398	3	100	0	100.0
		£80,000 - £89,999				340	28691000	84385	4	99	1	100.0
		£90,000 - £99,999				819	76088500	92904	2	100	0	100.0
	£100,000 - £200,000	£100,000 - £119,999				391	41787500	106873	12	97	3	100.0
		£120,000 - £139,999				203	25981000	127985	36	82	18	100.0
		£140,000 - £159,999				13	1895000	145769	0	100	0	100.0
		£160,000 - £179,999										100.0
		£180,000 - £199,999				1	195000	195000	0	100	0	100.0
						4227			73			

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			Total number social housing dwellings	EUV-SH Values		Market Values		No. of Voids	% occupied dwellings	% vacant dwellings		
				Total	Average	Total	Average					
M26, M26 & M45	<£50,000 - £99,999	<£50,000	3708	309750000	83536	132	5753000	43583	5	96	4	100.0
		£50,000 - £59,999				693	36296000	52375	17	98	2	100.0
		£60,000 - £69,999				517	33038000	63903	5	99	1	100.0
		£70,000 - £79,999				205	15078000	73551	3	99	1	100.0
		£80,000 - £89,999				810	67639000	83505	8	99	1	100.0
		£90,000 - £99,999				644	60071000	93278	4	99	1	100.0
	£100,000 - £200,000	£100,000 - £119,999				111	12807500	115383	0	100	0	100.0
		£120,000 - £139,999				363	45692500	125875	1	100	0	100.0
		£140,000 - £159,999				233	33375000	143240	1	100	0	100.0
		£160,000 - £179,999										
		£180,000 - £199,999										
						3708			44			
			7935			7935			117	98.53	1.47	100.0

The tenanted value of dwellings within the Housing Revenue Account is valued at Existing Use Value - Social Housing. This assumes the estimated amount for which a property should exchange on the date of valuation subject to the property be let in pursuant to delivery of a service for existing use ie tenanted dwellings rather than vacant possession.

The Market Value or Existing Use Value indicates the best price at which a sale of an interest in the property would have been completed unconditionally for cash consideration with vacant possession.

The vacant possession value is for comparison purposes and is not intended to suggest that tenancies should end to realise the market value of properties.

All Valuations as at 01/04/2019 and are in accordance with Government Guidance.

To ensure that published valuation information for social housing assets is not disclosive of individual properties, authorities are required to publish their valuation data at postal sector level, i.e. full 'outbound' code (first part of the postcode) and first digit of the 'inbound' code (second part of the postcode). This provides an average cell size of 2,500 households, which should be large enough to prevent identification of individual dwellings. However, in particular areas where the postcode sector gives a number of households below 2,500 the postcode level should be set higher, that is at postcode district level (e.g. PO1 ***).