

Social Housing Assets Data Financial Year 2020/21

Banding Classifications

Valuation Band Range	Intervening Bands
<£50,000 -£99,999	6 bands of £10,000
£100,000 - £299,999	10 bands of £20,000
£300,000 - £499,999	4 bands of £50,000
£500,000 - £999,999	5 bands of £100,000
£1,000,000 - £2,999,999 >	5 bands of £500,000

* More than one band has been merged with a lower band as the higher band(s) hold less than 10 households

District	Valuation Band Range	Intervening Bands	Total Number Social Housing Dwellings	Dwelling Values				Tenure Status	
				EUV-SH - Values		Market Values		% Occupied	% Vacant
				Total Value	Average	Total Value	Average		
				£	£	£	£		
NG23	<£50,000 -£99,999	<£50,000	74	2,568,090	34,704	6,114,500	82,628	97.3%	2.7%
NG23	<£50,000 -£99,999	<£50,000 -£59,999	11	559,440	50,858	1,332,000	121,091	100.0%	0.0%
NG31	<£50,000 -£99,999	<£50,000	2,033	74,810,190	36,798	178,119,500	87,614	98.1%	1.9%
NG31	<£50,000 -£99,999	<£50,000-59,999*	418	22,193,640	53,095	52,842,000	126,416	98.6%	1.4%
NG31	<£50,000 -£99,999	£60,000-£99,999*	114	7,129,920	62,543	16,976,000	148,912	98.2%	1.8%
NG32	<£50,000 -£99,999	<£50,000-59,999*	301	12,162,570	40,407	28,958,500	96,208	97.3%	2.7%
NG32	<£50,000 -£99,999	<£50,000 -£59,999	58	3,190,320	55,006	7,596,000	130,966	96.6%	3.4%
NG32	<£50,000 -£99,999	£60,000-£99,999*	26	1,651,860	63,533	3,933,000	151,269	100.0%	0.0%
NG33	<£50,000 -£99,999	<£50,000	331	12,627,720	38,150	30,066,000	90,834	97.3%	2.7%
NG33	<£50,000 -£99,999	<£50,000 -£59,999	63	3,449,250	54,750	8,212,500	130,357	98.4%	1.6%
NG33	<£50,000 -£99,999	£60,000-£99,999*	16	1,018,815	63,676	2,425,750	151,609	100.0%	0.0%
NG34	<£50,000 -£99,999	<£50,000	132	5,394,795	40,870	12,798,550	96,959	96.2%	3.8%
NG34	<£50,000 -£99,999	<£50,000 -£79,999*	40	2,227,785	55,695	5,304,250	132,606	95.0%	5.0%
PE6	<£50,000 -£99,999	<£50,000	225	9,040,710	40,181	21,525,500	95,669	99.6%	0.4%
PE6	<£50,000 -£99,999	<£50,000 -£59,999	62	3,309,390	53,377	7,879,500	127,089	95.2%	4.8%
PE6	<£50,000 -£99,999	£60,000-£99,999*	67	4,398,870	65,655	10,473,500	156,321	98.5%	1.5%
PE9	<£50,000 -£99,999	<£50,000	524	835,380	1,594	46,543,500	88,823	98.9%	1.1%
PE9	<£50,000 -£99,999	<£50,000 -£59,999	168	653,730	3,891	22,836,000	135,929	97.0%	3.0%
PE9	<£50,000 -£99,999	£60,000-£79,999*	532	264,180	497	88,935,000	167,171	99.2%	0.8%
PE10	<£50,000 -£99,999	<£50,000	492	19,213,215	39,051	45,745,750	92,979	98.6%	1.4%
PE10	<£50,000 -£99,999	<£50,000 -£59,999	175	9,170,070	52,400	21,833,500	124,763	100.0%	0.0%
PE10	<£50,000 -£99,999	£60,000-£79,999*	30	2,005,080	66,836	4,774,000	159,133	100.0%	0.0%
Grand Total			5,892	197,875,020	33,584	625,224,800	106,114	98.2%	1.8%

Local Authorities are required to publish details of the value of social housing stock that is held in their Housing Revenue Account. The data must be published by postal sector and classified within pre-determined valuation bands and include valuations for the dwellings using both the Existing Use Value for Social Housing (EUV-SH) and Market Value (MV). The data is required to be published annually as at 1 April and must be based on the Authority's most up to date valuations.

Existing Use Value and Market Value

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 being let in pursuant to delivery of a service for existing use i.e. tenanted socially rented 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 only and is not intended to suggest that tenancies should end to realise the market value of properties.