

Social Housing Assets Data Financial Year 2019/20

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	Intervening Bands	Total number of 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	86	2,707,740	31,485	6,447,000	74,965	98.8%	1.2%
NG31	<£50,000-£99,999	<£50,000	2,496	87,181,542	34,929	207,575,100	83,163	98.7%	1.3%
NG31	<£50,000-£99,999	£50,000-£59,999*	98	5,253,612	53,608	12,508,600	127,639	99.0%	1.0%
NG32	<£50,000-£99,999	<£50,000	327	11,661,510	35,662	27,765,500	84,910	97.6%	2.4%
NG32	<£50,000-£99,999	£50,000-£59,999*	44	2,341,710	53,221	5,575,500	126,716	100.0%	0.0%
NG33	<£50,000-£99,999	<£50,000	326	11,899,965	36,503	28,333,250	86,912	97.2%	2.8%
NG33	<£50,000-£99,999	£50,000-£59,999*	77	4,261,635	55,346	10,146,750	131,776	98.7%	1.3%
NG34	<£50,000-£99,999	<£50,000	145	5,816,370	40,113	13,848,500	95,507	97.9%	2.1%
NG34	<£50,000-£99,999	£50,000-£59,999*	29	1,656,165	57,109	3,943,250	135,974	93.1%	6.9%
PE6	<£50,000-£99,999	<£50,000	225	9,126,285	40,561	21,729,250	96,574	97.8%	2.2%
PE6	<£50,000-£99,999	£50,000-£59,999	61	3,225,390	52,875	7,679,500	125,893	98.4%	1.6%
PE6	<£50,000-£99,999	£60,000-£69,999	57	3,498,180	61,372	8,329,000	146,123	94.7%	5.3%
PE6	<£50,000-£99,999	£70,000-£110,000*	12	929,460	77,455	2,213,000	184,417	100.0%	0.0%
PE9	<£50,000-£99,999	<£50,000	540	19,373,130	35,876	46,126,500	85,419	97.0%	3.0%
PE9	<£50,000-£99,999	£50,000-£59,999	301	15,542,284	51,635	37,005,438	122,942	98.0%	2.0%
PE9	<£50,000-£99,999	£60,000-£69,999	324	20,791,470	64,171	49,503,500	152,789	99.4%	0.6%
PE9	<£50,000-£99,999	£70,000-£99,999*	95	7,023,030	73,927	16,721,500	176,016	97.9%	2.1%
PE10	<£50,000-£99,999	<£50,000	611	23,959,325	39,213	57,046,013	93,365	98.2%	1.8%
PE10	<£50,000-£99,999	£50,000-£59,999	75	4,047,225	53,963	9,636,250	128,483	97.3%	2.7%
PE10	<£50,000-£99,999	£60,000-£69,999	24	1,566,810	65,284	3,730,500	155,438	100.0%	0.0%
<b>Total</b>			<b>5,953</b>	<b>241,862,838</b>	<b>40,629</b>	<b>575,863,900</b>	<b>96,735</b>	<b>98.2%</b>	<b>1.8%</b>

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