

Social Housing Assets Data Financial Year 2021/22 - Subject to Audit

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	71	2,799,090	39,424	6,664,500	93,866	100.0%	0.0%
NG23	<£50,000-£99,999	£50,000-£79,000*	14	942,480	67,320	2,244,000	160,286	100.0%	0.0%
NG31	<£50,000-£99,999	<£50,000	1,516	57,329,580	37,816	136,499,000	90,039	97.9%	2.1%
NG31	<£50,000-£99,999	£50,000-£59,999	549	29,884,680	54,435	71,154,000	129,607	98.5%	1.5%
NG31	<£50,000-£99,999	£60,000-£69,999	404	25,275,285	62,563	60,179,250	148,959	98.5%	1.5%
NG31	<£50,000-£99,999	£70,000-£79,999	76	5,502,630	72,403	13,101,500	172,388	97.4%	2.6%
NG31	<£50,000-£99,999	£80,000-£99,999*	20	1,709,820	85,491	4,071,000	203,550	95.0%	5.0%
NG32	<£50,000-£99,999	<£50,000	261	11,044,740	42,317	26,297,000	100,755	99.6%	0.4%
NG32	<£50,000-£99,999	£50,000-£59,999	35	1,922,340	54,924	4,577,000	130,771	100.0%	0.0%
NG32	<£50,000-£99,999	£60,000-£69,999	48	3,148,530	65,594	7,496,500	156,177	100.0%	0.0%
NG32	<£50,000-£99,999	£70,000-£79,999	12	887,040	73,920	2,112,000	176,000	91.7%	8.3%
NG32	<£50,000-£99,999	£80,000-£109,999*	30	2,466,240	82,208	5,872,000	195,733	96.7%	3.3%
NG33	<£50,000-£99,999	<£50,000	256	10,223,325	39,935	24,341,250	95,083	99.2%	0.8%
NG33	<£50,000-£99,999	£50,000-£59,999	43	2,311,680	53,760	5,504,000	128,000	100.0%	0.0%
NG33	<£50,000-£99,999	£60,000-£69,999	67	4,468,380	66,692	10,639,000	158,791	100.0%	0.0%
NG33	<£50,000-£99,999	£70,000-£79,999	21	1,558,620	74,220	3,711,000	176,714	100.0%	0.0%
NG33	<£50,000-£99,999	£80,000-£99,999*	14	1,167,600	83,400	2,780,000	198,571	85.7%	14.3%
NG34	<£50,000-£99,999	<£50,000	80	3,306,240	41,328	7,872,000	98,400	97.5%	2.5%
NG34	<£50,000-£99,999	£50,000-£59,999	52	2,752,680	52,936	6,554,000	126,038	100.0%	0.0%
NG34	<£50,000-£99,999	£60,000-£69,999	24	1,580,460	65,853	3,763,000	156,792	100.0%	0.0%
NG34	<£50,000-£99,999	£70,000-£99,999*	16	1,212,540	75,784	2,887,000	180,438	100.0%	0.0%
PE6	<£50,000-£99,999	<£50,000	134	5,946,570	44,377	14,158,500	105,660	99.3%	0.7%
PE6	<£50,000-£99,999	£50,000-£59,999	90	4,798,920	53,321	11,426,000	126,956	100.0%	0.0%
PE6	<£50,000-£99,999	£60,000-£69,999	107	7,168,140	66,992	17,067,000	159,505	100.0%	0.0%
PE6	<£50,000-£99,999	£70,000-£109,999*	19	1,627,710	85,669	3,875,500	203,974	100.0%	0.0%
PE9	<£50,000-£99,999	<£50,000	427	16,475,970	38,585	39,228,500	91,870	98.6%	1.4%
PE9	<£50,000-£99,999	£50,000-£59,999	119	6,468,840	54,360	15,402,000	129,429	97.5%	2.5%
PE9	<£50,000-£99,999	£60,000-£69,999	266	17,737,650	66,683	42,232,500	158,769	98.5%	1.5%
PE9	<£50,000-£99,999	£70,000-£79,999	191	14,293,650	74,836	34,032,500	178,181	99.5%	0.5%
PE9	<£50,000-£99,999	£80,000-£89,999	162	13,764,786	84,968	32,773,300	202,304	98.8%	1.2%
PE9	<£50,000-£99,999	£90,000-£109,999*	57	5,621,574	98,624	13,384,700	234,819	100.0%	0.0%
PE10	<£50,000-£99,999	<£50,000	327	13,028,820	39,843	31,021,000	94,865	98.5%	1.5%
PE10	<£50,000-£99,999	£50,000-£59,999	156	8,443,680	54,126	20,104,000	128,872	98.1%	1.9%
PE10	<£50,000-£99,999	£60,000-£69,999	181	11,552,520	63,826	27,506,000	151,967	97.8%	2.2%
PE10	<£50,000-£99,999	£70,000-£89,999*	30	2,455,320	81,844	5,846,000	194,867	100.0%	0.0%
Total			5,875	300,878,130	2,200,377	716,376,500	5,238,996	98.5%	1.5%

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 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