

Social Housing Assets Data Financial Year 2015/16

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
£1000,000 - £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	Dwellings Values				Tenure Status	
				EUV-SH - Values		Market Values		% Occupied	% Vacant
				Total Value	Average	Total Value	Average		
NG23	<£50,000 - £99,999	<£50,000	88	£2,090,830	£23,759	£6,149,500	£69,881	99%	1%
NG31	<£50,000 - £99,999	<£50,000	2678	£70,058,972	£26,161	£206,143,800	£76,977	99%	1%
NG32	<£50,000 - £99,999	<£50,000	405	£11,240,570	£27,754	£33,060,500	£81,631	99%	1%
NG33	<£50,000 - £99,999	<£50,000	428	£12,875,341	£30,083	£37,868,650	£88,478	99%	1%
NG34	<£50,000 - £99,999	<£50,000	181	£5,630,502	£31,108	£16,560,300	£91,493	99%	1%
PE6	<£50,000 - £99,999	<£50,000-£79,999 *	370	£12,582,295	£34,006	£37,006,750	£100,018	99%	1%
PE9	<£50,000 - £99,999	<£50,000-£59,999 *	1266	£44,153,828	£34,877	£129,864,200	£102,578	99%	1%
PE10	<£50,000 - £99,999	<£50,000-£59,999 *	732	£23,521,758	£32,134	£66,459,510	£90,792	99%	1%
Grand Total			6148	£182,154,096	£29,628	£533,113,210	£86,713	99%	1%

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 1st 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.