

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2018

Social Housing Rental Properties

| Postal Sector | Valuation band range (EUVSH) | Number of social housing dwellings | Total value of the dwellings on EUVSH basis | Average value of the dwellings on EUVSH basis | Total market value of the dwellings | Average market value of the dwellings | Percentage of Dwellings Occupied | Percentage of Dwellings Vacant |
|-----------------------------------|------------------------------|------------------------------------|---|---|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------|
| DY12 2 / DY12 3 / DY14 8 / DY14 9 | <£50,000 | 11 | 498,000 | 45,273 | 1,245,000 | 113,182 | 100.00% | 0.00% |
| | £50,000 - £79,999 | 10 | 700,000 | 70,000 | 1,750,000 | 175,000 | 100.00% | 0.00% |
| LL14 4 / LL14 5 / SY10 0 / SY10 7 | <£50,000 | 154 | 5,462,300 | 35,469 | 13,655,750 | 88,674 | 99.35% | 0.65% |
| | £50,000 - £59,999 | 27 | 1,458,800 | 54,030 | 3,647,000 | 135,074 | 96.30% | 3.70% |
| SY10 8 / SY10 9 | <£50,000 | 204 | 7,945,000 | 38,946 | 19,862,500 | 97,365 | 99.02% | 0.98% |
| | <£50,000 - £59,999 | 16 | 855,800 | 53,488 | 2,139,500 | 133,719 | 100.00% | 0.00% |
| SY11 1 | <£50,000 | 348 | 11,956,800 | 34,359 | 29,892,000 | 85,897 | 96.26% | 3.74% |
| | £50,000 - £79,999 | 15 | 824,000 | 54,933 | 2,060,000 | 137,333 | 93.33% | 6.67% |
| SY11 2 | <£50,000 - £79,999 | 488 | 17,590,800 | 36,047 | 43,977,000 | 90,117 | 98.57% | 1.43% |
| SY11 3 / SY11 4 | <£50,000 | 411 | 14,920,300 | 36,302 | 37,300,750 | 90,756 | 98.30% | 1.70% |
| | £50,000 - £79,999 | 107 | 5,758,600 | 53,819 | 14,396,500 | 134,547 | 99.07% | 0.93% |
| SY22 6 | <£50,000 | 21 | 931,000 | 44,333 | 2,327,500 | 110,833 | 100.00% | 0.00% |
| SY4 1 / SY4 2 / SY4 3 | <£50,000 - £59,000 | 27 | 1,045,400 | 38,719 | 2,613,500 | 96,796 | 88.89% | 11.11% |
| TF8 7 / TF9 1 / TF11 8 / TF11 9 | <£50,000 | 68 | 2,877,000 | 42,309 | 7,192,500 | 105,772 | 98.53% | 1.47% |
| | £50,000 - £59,999 | 263 | 14,479,800 | 55,056 | 36,199,500 | 137,641 | 99.24% | 0.76% |
| | £60,000 - £69,999 | 88 | 5,690,800 | 64,668 | 14,227,000 | 161,670 | 100.00% | 0.00% |
| | £70,000 - £79,999 | 33 | 2,404,800 | 72,873 | 6,012,000 | 182,182 | 100.00% | 0.00% |
| | £80,000 - £89,999 | 31 | 2,480,000 | 80,000 | 6,200,000 | 200,000 | 100.00% | 0.00% |
| TF12 5 / TF13 6 | <£50,000 | 261 | 10,844,000 | 41,548 | 27,110,000 | 103,870 | 99.62% | 0.38% |
| | £50,000 - £59,999 | 156 | 8,256,800 | 52,928 | 20,642,000 | 132,321 | 99.36% | 0.64% |
| | £60,000 - £69,999 | 28 | 1,780,800 | 63,600 | 4,452,000 | 159,000 | 100.00% | 0.00% |
| | £70,000 - £89,999 | 40 | 2,986,000 | 74,650 | 7,465,000 | 186,625 | 100.00% | 0.00% |
| WV15 5 / WV15 6 | <£50,000 | 37 | 1,604,400 | 43,362 | 4,011,000 | 108,405 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 116 | 6,302,400 | 54,331 | 15,756,000 | 135,828 | 98.28% | 1.72% |
| | £60,000 - £69,999 | 111 | 6,896,000 | 62,126 | 17,240,000 | 155,315 | 100.00% | 0.00% |
| | £70,000 - £79,999 | 23 | 1,674,000 | 72,783 | 4,185,000 | 181,957 | 100.00% | 0.00% |
| | £80,000 - £99,999 | 15 | 1,210,000 | 80,667 | 3,025,000 | 201,667 | 100.00% | 0.00% |
| WV16 4 | <£50,000 | 158 | 4,987,600 | 31,567 | 12,469,000 | 78,918 | 97.47% | 2.53% |
| | £50,000 - £59,999 | 55 | 2,994,800 | 54,451 | 7,487,000 | 136,127 | 100.00% | 0.00% |
| | £60,000 - £69,999 | 113 | 7,118,000 | 62,991 | 17,795,000 | 157,478 | 99.12% | 0.88% |
| | £70,000 - £79,999 | 23 | 1,654,000 | 71,913 | 4,135,000 | 179,783 | 100.00% | 0.00% |
| WV16 5 / WV16 6 | <£50,000 | 84 | 3,770,400 | 44,886 | 9,426,000 | 112,214 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 188 | 9,910,000 | 52,713 | 24,775,000 | 131,782 | 100.00% | 0.00% |
| | £60,000 - £79,999 | 27 | 1,886,000 | 69,852 | 4,715,000 | 174,630 | 100.00% | 0.00% |
| WV5 7 / WV5 8 / WV6 7 | £70,000 - £79,999 | 20 | 1,520,000 | 76,000 | 3,800,000 | 190,000 | 100.00% | 0.00% |
| | £80,000 - £99,999 | 18 | 1,470,000 | 81,667 | 3,675,000 | 204,167 | 100.00% | 0.00% |
| WV7 3 | <£50,000 | 32 | 875,200 | 27,350 | 2,188,000 | 68,375 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 64 | 3,570,000 | 55,781 | 8,925,000 | 139,453 | 100.00% | 0.00% |
| | £60,000 - £69,999 | 161 | 10,276,000 | 63,826 | 25,690,000 | 159,565 | 98.14% | 1.86% |
| | £70,000 - £79,999 | 23 | 1,656,000 | 72,000 | 4,140,000 | 180,000 | 100.00% | 0.00% |
| | | 4,075 | 191,121,600 | | 477,804,000 | | 98.75% | 1.25% |

Notes:

Market Value and Existing Use Value for Social Housing (EUVSH) based on Valuation Office Agency Desk Top valuation Update report, with a valuation date of 31/03/2018; on which the stock is valued using the Beacon principle.

For 2017/18 Financial Year the West Midland Social Housing Adjustment Factor was 40%.

Vacant properties were vacant as at 31/03/2018 and are all short-term vacancies awaiting re-lettings

| Postal Sector | Valuation band range | Number of social housing dwellings | Total value of the dwellings on EUVSH basis | Average value of the dwellings on EUVSH basis | Total market value of the dwellings | Average market value of the dwellings |
|--|----------------------|------------------------------------|---|---|-------------------------------------|---------------------------------------|
| SY11 1 - 4 / WV15 5 / WV15 6 / WV16 5 / WV16 6 / WV7 3 | <£50,000 - £89,999 | 35 | 1,898,800 | 54,251 | 4,747,000 | 135,629 |
| | SC Share: | 18.45 | 984,150 | 53,341 | 2,460,375 | 133,354 |

Notes:

Nine shared ownership property was vacant as at 31/03/18, pending completion of the shared ownership sale.