

**Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2022**

**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 - £59,999	11	578,000	52,545	1,445,000	131,364	100.00%	0.00%
	£60,000 - £89,999	10	798,000	79,800	1,995,000	199,500	100.00%	0.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000	123	4,868,800	39,584	12,172,000	98,959	99.19%	0.81%
	£50,000 - £59,999	30	1,606,000	53,533	4,015,000	133,833	100.00%	0.00%
	£60,000 - £69,999	25	1,570,000	62,800	3,925,000	157,000	100.00%	0.00%
	<£50,000	91	3,388,000	37,231	8,470,000	93,077	98.90%	1.10%
SY10 8 / SY10 9	£50,000 - £59,999	110	5,937,800	53,980	14,844,500	134,950	94.55%	5.45%
	£60,000 - £69,999	13	826,000	63,538	2,065,000	158,846	92.31%	7.69%
	<£50,000	180	5,250,000	29,167	13,125,000	72,917	98.33%	1.67%
SY11 1	£50,000 - £59,999	153	8,467,000	55,340	21,167,500	138,350	96.08%	3.92%
	£60,000 - £99,999	17	1,080,000	63,529	2,700,000	158,824	100.00%	0.00%
	<£50,000	222	6,600,000	29,730	16,500,000	74,324	98.20%	1.80%
SY11 2	£50,000 - £59,999	239	13,235,000	55,377	33,087,500	138,441	99.58%	0.42%
	£60,000 - £99,999	11	840,000	76,364	2,100,000	190,909	100.00%	0.00%
	<£50,000	223	8,489,000	38,067	21,222,500	95,168	98.21%	1.79%
SY11 3 / SY11 4	£50,000 - £59,999	179	9,631,000	53,804	24,077,500	134,511	96.65%	3.35%
	£60,000 - £99,999	108	6,893,000	63,824	17,232,500	159,560	97.22%	2.78%
	£50,000 - £59,999	21	1,168,000	55,619	2,920,000	139,048	95.24%	4.76%
SY2 5 / SY4 1 / SY4 2 / SY4 3	<£50,000	19	780,000	41,053	1,950,000	102,632	100.00%	0.00%
	£50,000 - £89,999	16	1,083,000	67,688	2,707,500	169,219	50.00%	50.00%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000	35	1,542,000	44,057	3,855,000	110,143	100.00%	0.00%
	£50,000 - £59,999	28	1,555,600	55,557	3,889,000	138,893	96.43%	3.57%
	£60,000 - £69,999	211	13,688,000	64,872	34,220,000	162,180	99.53%	0.47%
	£70,000 - £79,999	93	6,718,000	72,237	16,795,000	180,591	100.00%	0.00%
	£80,000 - £89,999	98	8,200,000	83,673	20,500,000	209,184	97.96%	2.04%
	£90,000-£119,999	15	1,462,000	97,467	3,655,000	243,667	100.00%	0.00%
TF12 5 / TF13 6	<£50,000	126	5,642,000	44,778	14,105,000	111,944	97.62%	2.38%
	£50,000 - £59,999	152	8,256,000	54,316	20,640,000	135,789	98.03%	1.97%
	£60,000 - £69,999	118	7,354,000	62,322	18,385,000	155,805	94.92%	5.08%
	£70,000 - £79,999	40	3,002,600	75,065	7,506,500	187,663	100.00%	0.00%
	£80,000 - £89,999	37	3,156,000	85,297	7,890,000	213,243	100.00%	0.00%
WV15 5 / WV15 6	<£50,000 - £59,999	23	1,143,200	49,704	2,858,000	124,261	91.30%	8.70%
	£60,000 - £69,999	165	10,600,000	64,242	26,500,000	160,606	98.18%	1.82%
	£70,000 - £79,999	68	5,109,200	75,135	12,773,000	187,838	100.00%	0.00%
	£80,000 - £89,999	20	1,716,000	85,800	4,290,000	214,500	100.00%	0.00%
	£90,000-£109,999	19	1,816,000	95,579	4,540,000	238,947	100.00%	0.00%
WV16 4	<£50,000 - £59,999	161	5,800,400	36,027	14,501,000	90,068	96.89%	3.11%
	£60,000 - £69,999	28	1,734,000	61,929	4,335,000	154,821	92.86%	7.14%
	£70,000 - £79,999	98	7,332,000	74,816	18,330,000	187,041	98.98%	1.02%
	£80,000 - £109,999	53	4,464,000	84,226	11,160,000	210,566	100.00%	0.00%
WV16 5 / WV16 6	<£50,000	29	1,282,000	44,207	3,205,000	110,517	100.00%	0.00%
	£50,000 - £59,999	208	11,300,000	54,327	28,250,000	135,817	98.08%	1.92%
	£60,000 - £69,999	34	2,068,000	60,824	5,170,000	152,059	100.00%	0.00%
	£70,000 - £79,999	10	780,000	78,000	1,950,000	195,000	100.00%	0.00%
	£80,000 - £89,999	10	820,000	82,000	2,050,000	205,000	100.00%	0.00%
WV5 7 / WV5 8 / WV6 7	£80,000 - £89,999	20	1,720,000	86,000	4,300,000	215,000	100.00%	0.00%
	£90,000-£109,999	16	1,560,000	97,500	3,900,000	243,750	100.00%	0.00%
WV7 3	<£50,000 - £59,999	36	1,117,200	31,033	2,793,000	77,583	97.22%	2.78%
	£60,000 - £69,999	54	3,570,000	66,111	8,925,000	165,278	98.15%	1.85%
	£70,000 - £79,999	163	12,052,000	73,939	30,130,000	184,847	98.77%	1.23%
	£80,000 - £89,999	25	2,000,000	80,000	5,000,000	200,000	100.00%	0.00%
		<b>3,994</b>	<b>221,648,800</b>		<b>554,122,000</b>			

**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 31/03/2022; on which the stock is valued using the Beacon principle.

For 2021/22 Financial Year the West Midland Social Housing Adjustment Factor was 40%.

Vacant properties were vacant as at 31/03/2022 and are all short-term vacancies awaiting re-lettings

**Shared Ownership Properties**

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 SC Share:	38.00	2,581,000	67,921	6,452,500	169,803
		20.35	1,372,550	67,447	3,431,375	168,618