

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2015

Social Housing Rental 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 | Percentage of Dwellings Occupied | Percentage of Dwellings Vacant |
|-----------------------------------|----------------------|------------------------------------|---|---|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------|
| DY12 2 / DY12 3 / DY14 8 / DY14 9 | <£50,000 | 12 | 460,360 | 38,363 | 1,354,000 | 112,833 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 10 | 588,200 | 58,820 | 1,730,000 | 173,000 | 100.00% | 0.00% |
| LL14 4 / LL14 5 / SY10 0 / SY10 7 | <£50,000 | 166 | 5,299,580 | 31,925 | 15,587,000 | 93,898 | 98.80% | 1.20% |
| | £50,000 - £59,999 | 17 | 907,460 | 53,380 | 2,669,000 | 157,000 | 100.00% | 0.00% |
| SY10 8 / SY10 9 | <£50,000 | 221 | 7,567,720 | 34,243 | 22,258,000 | 100,715 | 99.55% | 0.45% |
| SY11 1 | <£50,000 | 367 | 11,612,095 | 31,641 | 34,153,220 | 93,061 | 97.55% | 2.45% |
| SY11 2 | <£50,000 | 489 | 15,145,300 | 30,972 | 44,545,000 | 91,094 | 98.98% | 1.02% |
| SY11 3 / SY11 4 | <£50,000 | 460 | 15,784,840 | 34,315 | 46,426,000 | 100,926 | 98.91% | 1.09% |
| | £50,000 - £59,999 | 67 | 3,578,160 | 53,405 | 10,524,000 | 157,075 | 100.00% | 0.00% |
| SY22 6 | <£50,000 | 21 | 820,080 | 39,051 | 2,412,000 | 114,857 | 100.00% | 0.00% |
| SY4 1 / SY4 2 / SY4 3 | <£50,000 | 27 | 926,840 | 34,327 | 2,726,000 | 100,963 | 100.00% | 0.00% |
| TF8 7 / TF9 1 / TF11 8 / TF11 9 | <£50,000 | 416 | 18,445,340 | 44,340 | 54,251,000 | 130,411 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 38 | 2,174,300 | 57,218 | 6,395,000 | 168,289 | 100.00% | 0.00% |
| | £60,000 - £69,999 | 36 | 2,307,240 | 64,090 | 6,786,000 | 188,500 | 97.22% | 2.78% |
| TF12 5 / TF13 6 | <£50,000 | 414 | 15,455,380 | 37,332 | 45,457,000 | 109,800 | 99.28% | 0.72% |
| | £50,000 - £69,999 | 83 | 4,664,120 | 56,194 | 13,718,000 | 165,277 | 100.00% | 0.00% |
| WV15 5 / WV15 6 | <£50,000 | 144 | 6,182,560 | 42,934 | 18,184,000 | 126,278 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 139 | 7,479,320 | 53,808 | 21,998,000 | 158,259 | 100.00% | 0.00% |
| | £60,000 - £79,999 | 31 | 2,018,920 | 65,126 | 5,938,000 | 191,548 | 100.00% | 0.00% |
| WV16 4 | <£50,000 | 267 | 9,361,900 | 35,063 | 27,535,000 | 103,127 | 100.00% | 0.00% |
| | £50,000 - £59,999 | 86 | 4,687,240 | 54,503 | 13,786,000 | 160,302 | 100.00% | 0.00% |
| WV16 5 / WV16 6 | <£50,000 | 268 | 10,925,560 | 40,767 | 32,134,000 | 119,903 | 99.63% | 0.37% |
| | £50,000 - £59,999 | 15 | 875,840 | 58,389 | 2,576,000 | 171,733 | 93.33% | 6.67% |
| WV5 7 / WV5 8 / WV6 7 | £60,000 - £79,999 | 39 | 2,544,560 | 65,245 | 7,484,000 | 191,897 | 100.00% | 0.00% |
| WV7 3 | <£50,000 | 219 | 9,493,820 | 43,351 | 27,923,000 | 127,502 | 100.00% | 0.00% |
| | £50,000 - £69,999 | 72 | 3,830,100 | 53,196 | 11,265,000 | 156,458 | 98.61% | 1.39% |
| | | 4124 | 163,136,835 | | 479,814,220 | | 99.30% | 0.70% |

Notes:

Market Value and Existing Use Value for Social Housing (EUVSH) based on District Valuation Office (DV) stock valuation report, with a valuation date of 01/04/2013; on which the stock is valued using the Beacon principle.

Stock number data has since been amended for additions (New Build & re-purchases) and disposals/demolitions that have taken place each year.

The stock valuations have been indexed each year by ONS house price indices for the year (4.4% for the year to 31/03/14 and 7.3% to 31/03/15).

Capital expenditure (new build added at value) and depreciation are excluded from these figures; hence the variation from the NBV of the dwellings included in the balance sheet.

All vacant properties are vacant as at 31/03/2015 and are all short-term vacancies.

Social Housing 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 / WV15 5 / WV15 6 | <£50,000 | 19 Properties (SC share 10.6) | 755,990 (SC share 419,866) | 39,789 (SC share 39,610) | 2,223,500 (SC share 1,234,900) | 117,026 (SC share 116,500) |

Where dwellings are shared ownership/were being marketed for shared ownership at 31/03/15; dwelling numbers are based on the interest SC retains/expects to retain in the property e.g. if sells/expects to sell 50% of the dwelling; SC interest included as 0.5. Where sales were completed or agreed at 31/03/15, the agreed shared ownership figures are used. Where sales had not been agreed it is assumed SC will retain 55% (0.55) of the property, based on the average of dwellings split of sales/agreed sales to date.