

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2017

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	11	772,000	70,182	1,930,000	175,455	100.00%	0.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000	154	5,357,600	34,790	13,394,000	86,974	99.35%	0.65%
	£50,000 - £59,999	27	1,396,800	51,733	3,492,000	129,333	96.30%	3.70%
SY10 8 / SY10 9	<£50,000	206	7,798,200	37,855	19,495,500	94,638	99.03%	0.97%
	<£50,000 - £59,999	14	723,000	51,643	1,807,500	129,107	100.00%	0.00%
SY11 1	<£50,000	353	11,731,200	33,233	29,328,000	83,082	98.87%	1.13%
	£50,000 - £79,999	13	696,000	53,538	1,740,000	133,846	100.00%	0.00%
SY11 2	<£50,000 - £79,999	488	16,967,000	34,768	42,417,500	86,921	99.39%	0.61%
SY11 3 / SY11 4	<£50,000	431	15,412,400	35,760	38,531,000	89,399	98.84%	1.16%
	£50,000 - £79,999	94	4,908,200	52,215	12,270,500	130,537	100.00%	0.00%
SY22 6	<£50,000	21	924,000	44,000	2,310,000	110,000	100.00%	0.00%
SY4 1 / SY4 2 / SY4 3	<£50,000 - £59,000	27	1,034,400	38,311	2,586,000	95,778	96.30%	3.70%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000	71	2,948,600	41,530	7,371,500	103,824	95.77%	4.23%
	£50,000 - £59,999	290	15,754,800	54,327	39,387,000	135,817	99.31%	0.69%
	£60,000 - £69,999	61	3,901,600	63,961	9,754,000	159,902	100.00%	0.00%
	£70,000 - £79,999	46	3,446,800	74,930	8,617,000	187,326	100.00%	0.00%
	£80,000 - £89,999	15	1,200,000	80,000	3,000,000	200,000	100.00%	0.00%
TF12 5 / TF13 6	<£50,000	305	12,681,200	41,578	31,703,000	103,944	99.34%	0.66%
	£50,000 - £59,999	119	6,239,800	52,435	15,599,500	131,088	100.00%	0.00%
	£60,000 - £69,999	36	2,320,800	64,467	5,802,000	161,167	100.00%	0.00%
	£70,000 - £79,999	32	2,305,200	72,038	5,763,000	180,094	100.00%	0.00%
WV15 5 / WV15 6	<£50,000	47	2,064,400	43,923	5,161,000	109,809	97.87%	2.13%
	£50,000 - £59,999	166	9,214,000	55,506	23,035,000	138,765	98.80%	1.20%
	£60,000 - £69,999	59	3,690,000	62,542	9,225,000	156,356	98.31%	1.69%
	£70,000 - £79,999	16	1,184,000	74,000	2,960,000	185,000	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	4,883,200	30,906	12,208,000	77,266	98.73%	1.27%
	£50,000 - £59,999	82	4,478,400	54,615	11,196,000	136,537	98.78%	1.22%
	£60,000 - £69,999	89	5,650,800	63,492	14,127,000	158,730	98.88%	1.12%
	£70,000 - £79,999	21	1,500,000	71,429	3,750,000	178,571	100.00%	0.00%
WV16 5 / WV16 6	<£50,000	89	3,926,400	44,117	9,816,000	110,292	98.88%	1.12%
	£50,000 - £59,999	183	9,520,000	52,022	23,800,000	130,055	98.91%	1.09%
	£60,000 - £89,999	29	2,044,000	70,483	5,110,000	176,207	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	19	1,550,000	81,579	3,875,000	203,947	100.00%	0.00%
WV7 3	<£50,000	52	1,871,200	35,985	4,678,000	89,962	96.15%	3.85%
	£50,000 - £59,999	67	3,792,000	56,597	9,480,000	141,493	100.00%	0.00%
	£60,000 - £69,999	137	8,636,000	63,036	21,590,000	157,591	100.00%	0.00%
	£70,000 - £79,999	24	1,730,000	72,083	4,325,000	180,208	100.00%	0.00%
		4,098	187,482,000		468,705,000		99.10%	0.90%

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 31/03/2017; on which the stock is valued using the Beacon principle.

In 2016/17 Financial Year the West Midland Social Housing Adjustment Factor was increased for 34% to 40%.

Vacant properties were vacant as at 31/03/2017 and are all short-term vacancies awaiting re-lettings

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SY11 1 / WV15 5 / WV15 6 / WV16 5 / WV16 6	<£50,000 - £89,999	25	1,334,000	53,360	3,335,000	133,400
	SC Share:	13.65	716,150	52,465	1,790,375	131,163

Notes:

One shared ownership property was vacant as at 31/03/17, pending completion of the shared ownership sale.