

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2023

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	608,000	55,273	1,520,000	138,182	100.00%	0.00%
	£60,000 - £89,999	10	818,000	81,800	2,045,000	204,500	100.00%	0.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000	123	5,198,800	42,267	12,997,000	105,667	97.56%	2.44%
	£50,000 - £59,999	19	1,002,000	52,737	2,505,000	131,842	100.00%	0.00%
	£60,000 - £79,999	36	2,386,000	66,278	5,965,000	165,694	100.00%	0.00%
SY10 8 / SY10 9	<£50,000	77	2,904,000	37,714	7,260,000	94,286	96.10%	3.90%
	£50,000 - £59,999	73	3,969,800	54,381	9,924,500	135,952	98.63%	1.37%
	£60,000 - £79,999	65	4,008,000	61,662	10,020,000	154,154	95.38%	4.62%
SY11 1	<£50,000	179	5,324,000	29,743	13,310,000	74,358	95.53%	4.47%
	£50,000 - £59,999	28	1,616,000	57,714	4,040,000	144,286	100.00%	0.00%
	£60,000 - £109,999	143	9,299,000	65,028	23,247,500	162,570	95.80%	4.20%
SY11 2	<£50,000	220	6,683,000	30,377	16,707,500	75,943	94.09%	5.91%
	£50,000 - £59,999	45	2,542,000	56,489	6,355,000	141,222	100.00%	0.00%
	£60,000 - £109,999	201	13,142,000	65,383	32,855,000	163,458	98.51%	1.49%
SY11 3 / SY11 4	<£50,000	174	6,714,000	38,586	16,785,000	96,466	96.62%	3.38%
	£50,000 - £59,999	161	8,682,000	53,925	21,705,000	134,814	96.89%	3.11%
	£60,000 - £69,999	131	8,343,000	63,687	20,857,500	159,218	96.18%	3.82%
	£70,000 - £109,999	44	3,170,000	72,045	7,925,000	180,114	97.73%	2.27%
SY22 6	£50,000 - £69,999	20	1,158,000	57,900	2,895,000	144,750	100.00%	0.00%
SY2 5 / SY4 1 / SY4 2 / SY4 3	<£50,000	19	818,000	43,053	2,045,000	107,632	94.74%	5.26%
	£50,000 - £89,999	18	1,307,800	72,656	3,269,500	181,639	94.44%	5.56%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000	16	612,000	38,250	1,530,000	95,625	100.00%	0.00%
	£50,000 - £59,999	24	1,206,000	50,250	3,015,000	125,625	91.67%	8.33%
	£60,000 - £69,999	116	7,734,000	66,672	19,335,000	166,681	99.14%	0.86%
	£70,000 - £79,999	180	12,998,000	72,211	32,495,000	180,528	98.33%	1.67%
	£80,000 - £89,999	87	7,244,000	83,264	18,110,000	208,161	97.70%	2.30%
	£90,000-£99,999	39	3,544,000	90,872	8,860,000	227,179	97.44%	2.56%
	£100,000-£119,999	15	1,518,000	101,200	3,795,000	253,000	100.00%	0.00%
TF12 5 / TF13 6	<£50,000	102	4,544,000	44,549	11,360,000	111,373	97.06%	2.94%
	£50,000 - £59,999	119	6,316,000	53,076	15,790,000	132,689	95.80%	4.20%
	£60,000 - £69,999	141	8,914,000	63,220	22,285,000	158,050	97.87%	2.13%
	£70,000 - £79,999	59	4,381,000	74,254	10,952,500	185,636	98.31%	1.69%
	£80,000 - £89,999	33	2,762,000	83,697	6,905,000	209,242	100.00%	0.00%
	£90,000-£99,999	16	1,472,000	92,000	3,680,000	230,000	100.00%	0.00%
WV15 5 / WV15 6	<£50,000 - £59,999	23	1,163,200	50,574	2,908,000	126,435	100.00%	0.00%
	£60,000 - £69,999	108	7,054,000	65,315	17,635,000	163,287	100.00%	0.00%
	£70,000 - £79,999	93	6,794,000	73,054	16,985,000	182,634	97.85%	2.15%
	£80,000 - £89,999	35	2,828,000	80,800	7,070,000	202,000	100.00%	0.00%
	£90,000-£99,999	20	1,828,000	91,400	4,570,000	228,500	100.00%	0.00%
	£100,000-£109,999	15	1,508,000	100,533	3,770,000	251,333	100.00%	0.00%
WV16 4	<£50,000	159	5,748,000	36,151	14,370,000	90,377	100.00%	0.00%
	£50,000 - £69,999	30	1,876,000	62,533	4,690,000	156,333	93.33%	6.67%
	£70,000 - £79,999	27	2,020,000	74,815	5,050,000	187,037	88.89%	11.11%
	£80,000 - £89,999	73	6,026,000	82,548	15,065,000	206,370	97.26%	2.74%
	£90,000-£119,999	51	4,666,000	91,490	11,665,000	228,725	98.04%	1.96%
WV16 5 / WV16 6	<£50,000	14	632,000	45,143	1,580,000	112,857	100.00%	0.00%
	£50,000 - £59,999	161	8,648,000	53,714	21,620,000	134,286	98.14%	1.86%
	£60,000 - £69,999	95	5,868,000	61,768	14,670,000	154,421	97.89%	2.11%
	£80,000 - £89,999	20	1,640,000	82,000	4,100,000	205,000	100.00%	0.00%
WV5 7 / WV5 8 / WV6 7	£90,000-£99,999	20	1,800,000	90,000	4,500,000	225,000	100.00%	0.00%
	£100,000-£109,999	16	1,624,000	101,500	4,060,000	253,750	100.00%	0.00%
WV7 3	<£50,000 - £59,999	32	921,200	28,788	2,303,000	71,969	87.50%	12.50%
	£60,000 - £69,999	40	2,620,000	65,500	6,550,000	163,750	100.00%	0.00%
	£70,000 - £79,999	170	12,350,000	72,647	30,875,000	181,618	97.65%	2.35%
	£80,000 - £109,999	33	2,774,000	84,061	6,935,000	210,152	100.00%	0.00%
		3,979	233,326,800		583,317,000			

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 31/03/2023; on which the stock is valued using the Beacon principle.

For 2022/23 Financial Year the West Midlands Social Housing Adjustment Factor was 40%.

Vacant properties were vacant as at 31/03/2023 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	39.00	2,868,000	73,538	7,170,000	183,846
	SC Share:	20.70	1,509,430	72,919	3,773,575	182,298