

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2025

Social Housing Rental Properties

Postal Sector	Valuation band range (MV)	Intervening bands (MV)	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	£100,000 - £299,000	£140,000-£159,999	11	652,000	59,273	1,630,000	148,182	100.00%	0.00%
		£160,000-£259,999	10	898,000	89,800	2,245,000	224,500	90.00%	10.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000 - £119,999	£80,000-£119,999	102	4,377,000	42,912	10,942,500	107,279	97.06%	2.94%
	£120,000 - £299,000	£120,000-£139,999	39	2,010,000	51,538	5,025,000	128,846	100.00%	0.00%
		£140,000-£159,999	20	1,136,000	56,800	2,840,000	142,000	100.00%	0.00%
		£160,000-£179,999	25	1,740,000	69,600	4,350,000	174,000	100.00%	0.00%
		£180,000-£199,999	15	1,092,000	72,800	2,730,000	182,000	100.00%	0.00%
		£240,000-£279,999	12	1,240,000	103,333	3,100,000	258,333	100.00%	0.00%
SY1 2 / SY1 3 / SY2 5 / SY3 0 / SY3 5	£100,000 - £259,000	£200,000-£259,999	10	928,000	92,800	2,320,000	232,000	100.00%	0.00%
	£260,000-£499,999	£260,000-£399,999	14	1,688,000	120,571	4,220,000	301,429	100.00%	0.00%
SY10 8 / SY10 9	<£50,000 - £99,999	£80,000 - £89,999	24	840,000	35,000	2,100,000	87,500	95.83%	4.17%
		£90,000-£99,999	33	1,277,000	38,697	3,192,500	96,742	100.00%	0.00%
	£100,000 - £299,000	£100,000-£139,999	24	1,119,000	46,625	2,797,500	116,563	100.00%	0.00%
		£140,000-£159,999	118	6,899,800	58,473	17,404,500	147,496	99.15%	0.85%
		£160,000-£199,999	13	914,000	70,308	2,285,000	175,769	100.00%	0.00%
SY11 1	£100,000 - £299,000	£80,000 - £89,999	128	4,338,000	33,891	10,845,000	84,727	92.97%	7.03%
		£90,000-£99,999	49	1,840,000	37,551	4,600,000	93,878	100.00%	0.00%
		£140,000-£159,999	30	1,843,000	61,433	4,607,500	153,583	96.67%	3.33%
		£160,000-£179,999	68	4,663,000	68,574	11,657,500	171,434	98.53%	1.47%
		£180,000-£279,999	73	5,288,000	72,438	13,220,000	181,096	95.89%	4.11%
SY11 2	<£50,000 - £99,999	£80,000 - £89,999	158	5,354,000	33,886	13,385,000	84,715	94.94%	5.06%
		£90,000-£99,999	54	2,025,000	37,500	5,062,500	93,750	98.15%	1.85%
	£100,000 - £299,000	£100,000-£159,999	55	3,116,000	56,655	7,790,000	141,636	98.18%	1.82%
		£160,000-£179,999	135	9,348,000	69,244	23,370,000	173,111	98.52%	1.48%
		£180,000-£279,999	61	4,552,000	74,623	11,380,000	186,557	100.00%	0.00%
SY11 3 / SY11 4	<£50,000 - £99,999	£80,000 - £89,999	14	476,000	34,000	1,190,000	85,000	100.00%	0.00%
		£90,000-£99,999	55	2,044,000	37,164	5,110,000	92,909	100.00%	0.00%
	£100,000 - £299,000	£100,000-£119,999	79	3,547,000	44,899	8,867,500	112,247	98.73%	1.27%
		£120,000-£139,999	50	2,698,000	53,960	6,745,000	134,900	98.00%	2.00%
		£140,000-£159,999	143	8,224,000	57,510	20,560,000	143,776	97.90%	2.10%
		£160,000-£179,999	92	6,332,000	68,826	15,830,000	172,065	98.91%	1.09%
		£180,000-£199,999	49	3,550,000	72,449	8,875,000	181,122	100.00%	0.00%
		£200,000-£279,999	17	1,629,000	95,824	4,072,500	239,559	100.00%	0.00%
SY12 0 / SY12 9 / SY13 1 / SY4 1 / SY4 2 / SY4 4 / SY4 5 / SY5 0 / SY7 8 / SY7 9	£100,000 - £299,000	£100,000-£119,999	19	852,000	44,842	2,130,000	112,105	89.47%	10.53%
		£140,000-£199,999	10	650,000	65,000	1,625,000	162,500	80.00%	20.00%
		£220,000-£279,999	14	1,380,000	98,571	3,450,000	246,429	85.71%	14.29%
SY22 6	£100,000 - £299,000	£140,000-£159,999	20	1,198,000	59,900	2,995,000	149,750	95.00%	5.00%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000 - £119,999	£70,000-£119,999	12	456,000	38,000	1,140,000	95,000	100.00%	0.00%
	£120,000 - £349,000	£120,000-£159,999	34	1,818,000	53,471	4,545,000	133,676	100.00%	0.00%
		£160,000-£179,999	138	9,388,000	68,029	23,470,000	170,072	100.00%	0.00%
		£180,000-£199,999	149	11,056,000	74,201	27,640,000	185,503	97.99%	2.01%
		£200,000-£219,999	46	3,860,000	83,913	9,650,000	209,783	97.83%	2.17%
		£220,000-£239,999	81	7,406,000	91,432	18,515,000	228,580	97.53%	2.47%
		£240,000-£349,999	16	1,616,000	101,000	4,040,000	252,500	100.00%	0.00%
TF12 5 / TF13 6	£100,000 - £299,000	£100,000-£119,999	46	2,010,000	43,696	5,025,000	109,239	97.83%	2.17%
		£120,000-£139,999	117	5,914,000	50,547	14,785,000	126,368	94.87%	5.13%
		£140,000-£159,999	92	5,436,000	59,087	13,590,000	147,717	100.00%	0.00%
		£160,000-£179,999	48	3,212,000	66,917	8,030,000	167,292	97.92%	2.08%
		£180,000-£199,999	95	7,236,000	76,168	18,090,000	190,421	97.89%	2.11%
		£200,000-£219,999	31	2,568,000	82,839	6,420,000	207,097	100.00%	0.00%
		£220,000-£239,999	16	1,468,000	91,750	3,670,000	229,375	100.00%	0.00%
		£240,000-£259,999	23	2,272,000	98,783	5,680,000	246,957	100.00%	0.00%
WV15 5 / WV15 6	£100,000 - £299,000	£100,000-£139,999	10	480,000	48,000	1,200,000	120,000	100.00%	0.00%
		£140,000-£159,999	26	1,576,000	60,615	3,940,000	151,538	92.31%	7.69%
		£160,000-£179,999	17	1,164,000	68,471	2,910,000	171,176	100.00%	0.00%
		£180,000-£199,999	88	6,558,000	74,523	16,395,000	186,307	98.86%	1.14%
		£200,000-£219,999	111	9,024,000	81,297	22,560,000	203,243	99.10%	0.90%
		£220,000-£239,999	20	1,832,000	91,600	4,580,000	229,000	100.00%	0.00%
		£240,000-£279,999	19	1,902,000	100,105	4,755,000	250,263	100.00%	0.00%
WV16 4	<£50,000 - £99,999	£60,000 - £69,999	12	300,000	25,000	750,000	62,500	100.00%	0.00%
		£80,000 - £89,999	26	884,000	34,000	2,210,000	85,000	96.15%	3.85%
		£90,000-£99,999	50	1,900,000	38,000	4,750,000	95,000	100.00%	0.00%
	£100,000 - £299,000	£100,000-£119,999	69	2,879,000	41,725	7,197,500	104,312	97.10%	2.90%
		£140,000-£179,999	31	2,042,000	65,871	5,105,000	164,677	96.77%	3.23%
		£180,000-£199,999	26	2,008,000	77,231	5,020,000	193,077	100.00%	0.00%
		£200,000-£219,999	43	3,600,000	83,721	9,000,000	209,302	100.00%	0.00%
		£220,000-£239,999	37	3,406,000	92,054	8,515,000	230,135	97.30%	2.70%
		£240,000-£299,999	42	4,094,000	97,476	10,235,000	243,690	100.00%	0.00%
WV16 5 / WV16 6	£100,000 - £299,000	£100,000-£139,999	48	2,536,000	52,833	6,340,000	132,083	97.92%	2.08%
		£140,000-£159,999	126	7,230,000	57,381	18,075,000	143,452	96.83%	3.17%

Postal Sector	Valuation band range (MV)	Intervening bands (MV)	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
		£160,000-£179,999	90	5,878,000	65,311	14,695,000	163,278	100.00%	0.00%
		£180,000-£219,999	15	1,230,000	82,000	3,075,000	205,000	100.00%	0.00%
		£220,000-£239,999	10	920,000	92,000	2,300,000	230,000	100.00%	0.00%
WV5 7 / WV5 8 / WV6 7	£100,000 - £299,000	£220,000-£239,999	20	1,840,000	92,000	4,600,000	230,000	95.00%	5.00%
		£240,000-£279,999	15	1,524,000	101,600	3,810,000	254,000	86.67%	13.33%
WV7 3	<£50,000 - £99,999 £100,000 - £299,000	<£50,000-£99,999	21	415,200	19,771	1,038,000	49,429	90.48%	9.52%
		£100,000-£159,999	10	506,000	50,600	1,265,000	126,500	100.00%	0.00%
		£160,000-£179,999	37	2,566,000	69,351	6,415,000	173,378	100.00%	0.00%
		£180,000-£199,999	141	10,679,000	75,738	26,697,500	189,344	99.29%	0.71%
		£200,000-£219,999	37	3,052,000	82,486	7,630,000	206,216	97.30%	2.70%
		£220,000-£279,999	25	2,282,000	83,721	5,705,000	209,302	100.00%	0.00%
			4,009	251,781,000		629,607,500			

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 31/03/2025. Stock is valued using the Beacon principle.

For 2024/25 Financial Year the West Midland Social Housing Adjustment Factor applied was 40%.

Vacant properties were vacant as at 31/03/2025 and are all short-term vacancies awaiting re-lettings.

Shared Ownership Properties

Postal Sector	Valuation band range (MV)	Intervening bands (MV)	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
SY1 3 / SY10 8 / SY10 9 / SY11 1 / SY11 2 / SY11 3 / SY11 4 / SY2 5 / SY4 1 / SY4 2 / SY4 4 / TF11 8 / TF11 9 / WV15 5 / WV15 6 Total / WV16 5 / WV16 6 Total	£100,000 - £299,000	£120,000-£199,999	23	1,552,000	67,478	3,880,000	168,696
		SC Share:	12.6	847,800	67,286	2,119,500	168,214
		£200,000-£279,999	31	2,978,000	96,065	7,445,000	240,161
		SC Share:	15.35	1,477,000	96,221	3,692,500	240,554