

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2026

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	674,000	61,273	1,685,000	153,182	100.00%	0.00%
		£160,000-£259,999	10	918,000	91,800	2,295,000	229,500	100.00%	0.00%
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	100.00%	0.00%
	£120,000 - £299,000	£120,000-£139,999	39	2,010,000	51,538	5,025,000	128,846	97.44%	2.56%
		£140,000-£159,999	19	1,095,000	57,632	2,737,500	144,079	100.00%	0.00%
		£160,000-£179,999	12	826,000	68,833	2,065,000	172,083	100.00%	0.00%
		£180,000-£199,999	29	2,118,000	73,034	5,295,000	182,586	96.55%	3.45%
		£240,000-£259,999	2	200,000	100,000	500,000	250,000	100.00%	0.00%
		£260,000-£279,999	10	1,060,000	106,000	2,650,000	265,000	100.00%	0.00%
SY1 2 / SY1 3 / SY2 5 / SY3 0 / SY3 5	£100,000 - £259,000	£100,000-£259,999	16	1,212,000	75,750	3,030,000	189,375	100.00%	0.00%
	£260,000-£399,999	£260,000-£399,999	23	2,624,000	114,087	6,560,000	285,217	100.00%	0.00%
SY10 8 / SY10 9	<£50,000 - £99,999	£80,000 - £89,999	24	840,000.00	35,000.00	2,100,000.00	87,500.00	100.00%	0.00%
		£90,000-£99,999	33	1,277,000.00	38,696.97	3,192,500.00	96,742.42	84.85%	15.15%
	£100,000 - £299,000	£100,000-£139,999	23	1,065,000.00	46,304.35	2,662,500.00	115,760.87	95.65%	4.35%
		£140,000-£159,999	72	4,187,800.00	58,163.89	10,469,500.00	145,409.72	100.00%	0.00%
		£160,000-£199,999	57	3,740,000.00	65,614.04	9,350,000.00	164,035.09	98.25%	1.75%
SY11 1	<£50,000 - £99,999	£80,000 - £89,999	127	4,275,000	33,661	10,687,500	84,154	93.70%	6.30%
		£90,000-£99,999	49	1,840,000	37,551	4,600,000	93,878	95.92%	4.08%
	£100,000 - £299,000	£140,000-£159,999	30	1,843,000	61,433	4,607,500	153,583	100.00%	0.00%
		£160,000-£179,999	56	3,839,000	68,554	9,597,500	171,384	98.21%	1.79%
		£180,000-£279,999	85	6,154,000	72,400	15,385,000	181,000	92.94%	7.06%
SY11 2	<£50,000 - £99,999	£80,000 - £89,999	157	5,314,000	33,847	13,285,000	84,618	91.72%	8.28%
		£90,000-£99,999	54	2,025,000	37,500	5,062,500	93,750	94.44%	5.56%
	£100,000 - £299,000	£100,000-£159,999	55	3,116,000	56,655	7,790,000	141,636	96.36%	3.64%
		£160,000-£179,999	132	9,143,000	69,265	22,857,500	173,163	98.48%	1.52%
		£180,000-£279,999	61	4,562,000	74,787	11,405,000	186,967	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	98.18%	1.82%
	£100,000 - £299,000	£100,000-£119,999	78	3,503,000	44,910	8,757,500	112,276	97.44%	2.56%
		£120,000-£139,999	26	1,406,000	54,077	3,515,000	135,192	100.00%	0.00%
		£140,000-£159,999	148	8,529,000	57,628	21,322,500	144,071	97.30%	2.70%
		£160,000-£179,999	84	5,704,000	67,905	14,260,000	169,762	98.81%	1.19%
		£180,000-£199,999	73	5,334,000	73,068	13,335,000	182,671	98.63%	1.37%
		£200,000-£279,999	17	1,659,000	97,588	4,147,500	243,971	100.00%	0.00%
SY12 0 / SY12 9 / SY13 1	£100,000 - £299,000	£180,000-£279,999	10	930,000	93,000	2,325,000	232,500	100.00%	0.00%
SY4 1 / SY4 2 / SY4 4 / SY4 5	£100,000 - £299,000	£100,000-£119,999	19	852,000	44,842	2,130,000	112,105	94.74%	5.26%
		£140,000-£279,999	13	1,048,000	80,615	2,620,000	201,538	100.00%	0.00%
SY5 0 / SY5 6 / SY5 7 / SY7 8 / SY7 9	£100,000 - £299,000	£120,000-£219,999	14	882,000	63,000	2,205,000	157,500	92.86%	7.14%
		£220,000-£299,999	10	1,024,000	102,400	2,560,000	256,000	100.00%	0.00%
SY22 6	£100,000 - £299,000	£140,000-£179,999	20	1,238,000	61,900	3,095,000	154,750	95.00%	5.00%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000 - £119,999	£80,000 - £119,999	12	468,000	39,000	1,170,000	97,500	91.67%	8.33%
	£120,000 - £349,000	£120,000-£159,999	29	1,528,000	52,690	3,820,000	131,724	100.00%	0.00%
		£160,000-£179,999	102	7,032,000	68,941	17,580,000	172,353	99.02%	0.98%
		£180,000-£199,999	156	11,594,000	74,321	28,985,000	185,801	98.72%	1.28%
		£200,000-£219,999	69	5,740,000	83,188	14,350,000	207,971	100.00%	0.00%
		£220,000-£239,999	48	4,378,000	91,208	10,945,000	228,021	100.00%	0.00%
		£240,000-£259,999	40	3,846,000	96,150	9,615,000	240,375	97.50%	2.50%
		£260,000-£349,999	14	1,476,000	105,429	3,690,000	263,571	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	115	5,858,000	50,939	14,645,000	127,348	94.78%	5.22%
		£140,000-£159,999	91	5,438,000	59,758	13,595,000	149,396	97.80%	2.20%
		£160,000-£179,999	29	1,964,000	67,724	4,910,000	169,310	96.55%	3.45%
		£180,000-£199,999	81	6,104,000	75,358	15,260,000	188,395	96.30%	3.70%
		£200,000-£219,999	67	5,460,000	81,493	13,650,000	203,731	98.51%	1.49%
		£220,000-£239,999	17	1,588,000	93,412	3,970,000	233,529	100.00%	0.00%
		£240,000-£259,999	23	2,318,000	100,783	5,795,000	251,957	100.00%	0.00%
WV15 5 / WV15 6	£100,000 - £299,000	£100,000-£139,999	10	488,000	48,800	1,220,000	122,000	90.00%	10.00%
		£140,000-£179,999	35	2,180,000	62,286	5,450,000	155,714	91.43%	8.57%
		£180,000-£199,999	86	6,382,000	74,209	15,955,000	185,523	100.00%	0.00%
		£200,000-£239,999	121	9,904,000	81,851	24,760,000	204,628	100.00%	0.00%
		£240,000-£259,999	19	1,848,000	97,263	4,620,000	243,158	100.00%	0.00%
		£260,000-£299,999	15	1,568,000	104,533	3,920,000	261,333	100.00%	0.00%

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		
WV16 4	<£50,000 - £99,999	£60,000 - £69,999	12	300,000	25,000	750,000	62,500	83.33%	16.67%		
		£90,000-£99,999	51	1,886,000	36,980	4,715,000	92,451	100.00%	0.00%		
	£100,000 - £299,000	£100,000-£159,999	97	4,127,000	42,546	10,317,500	106,366	96.91%	3.09%		
		£160,000-£199,999	33	2,246,000	68,061	5,615,000	170,152	100.00%	0.00%		
		£200,000-£219,999	60	4,986,000	83,100	12,465,000	207,750	95.00%	5.00%		
		£220,000-£239,999	37	3,410,000	92,162	8,525,000	230,405	100.00%	0.00%		
		£240,000-£299,999	44	4,296,000	97,636	10,740,000	244,091	97.73%	2.27%		
WV16 5 / WV16 6	£100,000 - £299,000	£100,000-£139,999	14	700,000.00	50,000.00	1,750,000.00	125,000.00	100.00%	0.00%		
		£140,000-£159,999	141	8,352,000.00	59,234.04	20,880,000.00	148,085.11	98.58%	1.42%		
		£160,000-£179,999	86	5,684,000.00	66,093.02	14,210,000.00	165,232.56	98.84%	1.16%		
		£180,000-£199,999	26	1,902,000.00	73,153.85	4,755,000.00	182,884.62	100.00%	0.00%		
		£200,000-£239,999	21	1,920,000.00	91,428.57	4,800,000.00	228,571.43	95.24%	4.76%		
		WV5 7 / WV5 8 / WV6 7	£100,000 - £299,000	£240,000-£259,999	20	1,920,000.00	96,000.00	4,800,000.00	240,000.00	95.00%	5.00%
				£260,000-£299,999	15	1,584,000.00	105,600.00	3,960,000.00	264,000.00	100.00%	0.00%
WV7 3	<£50,000 - £99,999	<£50,000-£99,999	21	483,200	23,010	1,208,000	57,524	95.24%	4.76%		
	£100,000 - £299,000	£100,000-£179,999	14	778,000	55,571	1,945,000	138,929	100.00%	0.00%		
		£180,000-£199,999	93	7,032,000	75,613	17,580,000	189,032	97.85%	2.15%		
		£200,000-£219,999	103	8,369,000	81,252	20,922,500	203,131	100.00%	0.00%		
		£220,000-£279,999	37	3,438,000	92,919	8,595,000	232,297	97.30%	2.70%		
			4,019	257,549,000		643,872,500					

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 31/03/2026. Stock is valued using the Beacon principle.
For 2025/26 Financial Year the West Midland Social Housing Adjustment Factor applied was 40%.
Vacant properties were vacant as at 31/03/2026 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 0 / SY10 7 / SY10 8 / SY10 9 / SY11 1 / SY11 2 / SY11 3 / SY11 4 / SY2 5 / SY4 1 / SY4 2 / SY4 4 / SY5 6 / SY5 7 / TF11 8 / TF11 9 / WV15 5 / WV15 6 / WV16 5 / WV16 6 / WV7 3	£100,000 - £299,000	£120,000-£199,999	23.00	1,586,000.00	68,957	3,965,000.00	172,391
		SC Share:	12.60	867,300	68,833	2,168,250	172,083
		£200,000-£279,999	38.00	3,742,000.00	98,474	9,355,000.00	246,184.21
		SC Share:	19.65	1,937,000	98,575	4,842,500	246,438