

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2021

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	10	736,000	73,600	1,840,000	184,000	100.00%	0.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000	145	5,166,200	35,629	12,915,500	89,072	97.93%	2.07%
	£50,000 - £59,999	36	1,939,800	53,883	4,849,500	134,708	94.44%	5.56%
SY10 8 / SY10 9	<£50,000	204	8,348,000	40,922	20,870,000	150,000	99.02%	0.98%
	<£50,000 - £69,999	14	770,800	55,057	1,927,000	205,000	100.00%	0.00%
SY11 1	<£50,000	223	6,734,000	30,197	16,835,000	75,493	99.10%	0.90%
	£50,000 - £59,999	116	6,152,000	53,034	15,380,000	132,586	98.28%	1.72%
	£60,000 - £89,999	13	802,000	61,692	2,005,000	154,231	92.31%	7.69%
SY11 2	<£50,000	259	7,728,000	29,838	19,320,000	74,595	96.14%	3.86%
	£50,000 - £79,999	214	11,494,000	53,710	28,735,000	134,276	99.07%	0.93%
SY11 3 / SY11 4	<£50,000	375	14,314,300	38,171	35,785,750	95,429	98.93%	1.07%
	£50,000 - £89,999	137	7,392,200	53,958	18,480,500	134,894	99.27%	0.73%
SY22 6	<£50,000	21	994,000	47,333	2,485,000	118,333	100.00%	0.00%
SY4 1 / SY4 2 / SY4 3	<£50,000 - £59,000	26	1,031,800	39,685	2,579,500	99,212	100.00%	0.00%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000	46	1,942,000	42,217	4,855,000	105,543	93.48%	6.52%
	£50,000 - £59,999	64	3,519,600	54,994	8,799,000	137,484	100.00%	0.00%
	£60,000 - £69,999	232	14,579,200	62,841	36,448,000	157,103	97.41%	2.59%
	£70,000 - £79,999	110	8,123,200	73,847	20,308,000	184,618	100.00%	0.00%
	£80,000 - £109,999	33	2,848,000	86,303	7,120,000	215,758	100.00%	0.00%
TF12 5 / TF13 6	<£50,000	169	6,954,000	41,148	17,385,000	102,870	99.41%	0.59%
	£50,000 - £59,999	230	12,278,000	53,383	30,695,000	133,457	99.13%	0.87%
	£60,000 - £69,999	40	2,551,200	63,780	6,378,000	159,450	100.00%	0.00%
	£70,000 - £79,999	21	1,622,400	77,257	4,056,000	193,143	100.00%	0.00%
	£80,000 - £89,999	19	1,526,000	80,316	3,815,000	200,789	100.00%	0.00%
WV15 5 / WV15 6	<£50,000	16	670,000	41,875	1,675,000	104,688	100.00%	0.00%
	£50,000 - £59,999	95	5,454,000	57,411	13,635,000	143,526	97.89%	2.11%
	£60,000 - £69,999	115	7,374,000	64,122	18,435,000	160,304	99.13%	0.87%
	£70,000 - £79,999	53	3,905,600	73,691	9,764,000	184,226	98.11%	1.89%
	£80,000 - £99,999	20	1,742,000	87,100	4,355,000	217,750	100.00%	0.00%
WV16 4	<£50,000	158	5,003,600	31,668	12,509,000	79,171	96.20%	3.80%
	£50,000 - £59,999	30	1,697,200	56,573	4,243,000	141,433	93.33%	6.67%
	£60,000 - £69,999	67	4,420,000	65,970	11,050,000	164,925	98.51%	1.49%
	£70,000 - £89,999	89	6,544,000	73,528	16,360,000	223	100.00%	0.00%
WV16 5 / WV16 6	<£50,000	69	3,082,800	44,678	7,707,000	111,696	100.00%	0.00%
	£50,000 - £59,999	201	10,586,000	52,667	26,465,000	131,667	99.00%	1.00%
	£60,000 - £79,999	26	1,856,000	71,385	4,640,000	178,462	100.00%	0.00%
WV5 7 / WV5 8 / WV6 7	£70,000 - £79,999	20	1,560,000	78,000	3,900,000	195,000	100.00%	0.00%
	£80,000 - £99,999	16	1,438,000	89,875	3,595,000	224,688	100.00%	0.00%
WV7 3	<£50,000	32	877,200	27,413	2,193,000	68,531	93.75%	6.25%
	£50,000 - £59,999	38	2,206,000	58,053	5,515,000	145,132	100.00%	0.00%
	£60,000 - £69,999	153	9,790,000	63,987	24,475,000	159,967	98.69%	1.31%
	£70,000 - £79,999	56	4,032,000	72,000	10,080,000	180,000	100.00%	0.00%
		4,022	202,283,100		505,707,750		98.51%	1.49%

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 31/03/2021; on which the stock is valued using the Beacon principle.

For 2020/21 Financial Year the West Midland Social Housing Adjustment Factor was 40%.

Vacant properties were vacant as at 31/03/2021 and are all short-term vacancies awaiting re-lettings

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SY11 1 -4 / WV15 5 / WV15 6 / WV16 5 / WV16 6 / WV7 3	<£50,000 - £89,999	39	2,432,000	62,359	6,080,000	155,897
		SC Share: 20.55	1,268,900	61,747	3,172,250	154,367