

Social Housing Stock held on the Housing Revenue Account (HRA) - As at 31/03/2024

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	630,000	57,273	1,575,000	143,182	100.00%	0.00%
	£60,000 - £89,999	10	820,000	82,000	2,050,000	205,000	100.00%	0.00%
LL14 4 / LL14 5 / SY10 0 / SY10 7	<£50,000	123	5,282,800	42,950	13,207,000	107,374	100.00%	0.00%
	£50,000 - £59,999	37	1,936,000	52,324	4,840,000	130,811	45.95%	54.05%
	£60,000 - £79,999	42	2,784,000	66,286	6,960,000	165,714	100.00%	0.00%
	£100,000-£109,999	12	1,200,000	100,000	3,000,000	250,000	75.00%	25.00%
SY1 2 / SY1 3 / SY2 5	£60,000 - £109,999	16	1,232,400	77,025	3,081,000	192,563	93.75%	6.25%
SY10 8 / SY10 9	<£50,000	76	2,882,000	37,921	7,205,000	94,803	100.00%	0.00%
	£50,000 - £59,999	78	4,273,800	54,792	10,684,500	136,981	100.00%	0.00%
	£60,000 - £69,999	59	3,630,000	61,525	9,075,000	153,814	98.31%	1.69%
SY11 1	<£50,000 - £59,999	182	6,076,000	33,385	15,190,000	83,462	93.41%	6.59%
	£60,000-£109,999	168	11,049,000	65,768	27,622,500	164,420	98.21%	1.79%
SY11 2	<£50,000	220	7,277,000	33,077	18,192,500	82,693	95.45%	4.55%
	£50,000 - £59,999	33	1,846,000	55,939	4,615,000	139,848	100.00%	0.00%
	£60,000 - £109,999	213	14,218,000	66,751	35,545,000	166,878	98.59%	1.41%
SY11 3 / SY11 4	<£50,000	151	5,982,000	39,616	14,955,000	99,040	98.01%	1.99%
	£50,000 - £59,999	182	9,917,000	54,489	24,792,500	136,223	100.00%	0.00%
	£60,000 - £69,999	138	8,914,000	64,594	22,285,000	161,486	98.55%	1.45%
	£70,000 - £79,999	19	1,378,000	72,526	3,445,000	181,316	100.00%	0.00%
	£80,000 - £109,999	12	1,140,000	95,000	2,850,000	237,500	58.33%	41.67%
SY22 6	£50,000 - £69,999	20	1,158,000	57,900	2,895,000	144,750	100.00%	0.00%
SY4 1 / SY4 2 / SY4 4 / SY4 5 / SY13 1	<£50,000	19	848,000	44,632	2,120,000	111,579	94.74%	5.26%
	£50,000 - £99,999	15	1,103,200	73,547	2,758,000	183,867	93.33%	6.67%
TF8 7 / TF9 1 / TF11 8 / TF11 9	<£50,000	12	432,000	36,000	1,080,000	90,000	91.67%	8.33%
	£50,000 - £59,999	29	1,458,000	50,276	3,645,000	125,690	100.00%	0.00%
	£60,000 - £69,999	114	7,606,000	66,719	19,015,000	166,798	98.25%	1.75%
	£70,000 - £79,999	182	13,136,000	72,176	32,840,000	180,440	98.35%	1.65%
	£80,000 - £89,999	87	7,254,000	83,379	18,135,000	208,448	100.00%	0.00%
	£90,000-£99,999	39	3,544,000	90,872	8,860,000	227,179	100.00%	0.00%
	£100,000-£119,999	15	1,518,000	101,200	3,795,000	253,000	93.33%	6.67%
TF12 5 / TF13 6	<£50,000	100	4,466,000	44,660	11,165,000	111,650	97.00%	3.00%
	£50,000 - £59,999	121	6,429,000	53,132	16,072,500	132,831	99.17%	0.83%
	£60,000 - £69,999	110	6,919,000	62,900	17,297,500	157,250	99.09%	0.91%
	£70,000 - £79,999	74	5,407,000	73,068	13,517,500	182,669	100.00%	0.00%
	£80,000 - £89,999	41	3,452,000	84,195	8,630,000	210,488	100.00%	0.00%
	£90,000-£99,999	23	2,180,000	94,783	5,450,000	236,957	100.00%	0.00%
WV15 5 / WV15 6	<£50,000 - £59,999	21	1,086,000	51,714	2,715,000	129,286	90.48%	9.52%
	£60,000 - £69,999	32	2,030,000	63,438	5,075,000	158,594	93.75%	6.25%
	£70,000 - £79,999	145	10,820,000	74,621	27,050,000	186,552	100.00%	0.00%
	£80,000 - £89,999	58	4,708,000	81,172	11,770,000	202,931	98.28%	1.72%
	£90,000-£99,999	20	1,846,000	92,300	4,615,000	230,750	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	157	5,724,000	36,459	14,310,000	91,146	98.73%	1.27%
	£60,000 - £69,999	30	1,920,000	64,000	4,800,000	160,000	100.00%	0.00%
	£70,000 - £79,999	27	2,026,000	75,037	5,065,000	187,593	100.00%	0.00%
	£80,000 - £89,999	74	6,110,000	82,568	15,275,000	206,419	100.00%	0.00%
	£90,000-£109,999	50	4,580,000	91,600	11,450,000	229,000	100.00%	0.00%
WV16 5 / WV16 6	£50,000 - £59,999	169	9,110,000	53,905	22,775,000	134,763	98.22%	1.78%
	£60,000 - £69,999	95	5,936,000	62,484	14,840,000	156,211	100.00%	0.00%
	£70,000 - £89,999	25	2,040,000	81,600	5,100,000	204,000	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	95.00%	5.00%
	£100,000-£109,999	16	1,624,000	101,500	4,060,000	253,750	93.75%	6.25%
WV7 3	£50,000 - £59,999	31	909,200	29,329	2,273,000	73,323	100.00%	0.00%
	£60,000 - £69,999	38	2,488,000	65,474	6,220,000	163,684	100.00%	0.00%
	£70,000 - £79,999	170	12,350,000	72,647	30,875,000	181,618	100.00%	0.00%
	£80,000 - £109,999	33	2,778,000	84,182	6,945,000	210,455	100.00%	0.00%
		4,009	240,771,400		601,928,500			

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 31/03/2024; on which the stock is valued using the Beacon principle.

For 2023/24 Financial Year the West Midland Social Housing Adjustment Factor was 40%.

Vacant properties were vacant as at 31/03/2024 and are all short-term vacancies awaiting re-lettings.

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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 / TF11 8 / TF11 9 / WV15 5 / WV15 6 / WV16 5 / WV16 6 / WV7 3	£60,000-£109,999	54	4,163,000	77,093	10,407,500	192,731
	SC Share:	28.2	2,172,300	77,032	5,430,750	192,580