

RDC SOCIAL HOUSING ASSET DATA FOR PUBLICATION UNDER TRANSPARENCY CODE 2015 (AS AT 1ST APRIL 2022)

Category	Total No of Social Housing Dwellings	Dwelling Values - EUV-VP (Vacant Possession - Market Value)	Average Dwelling EUV-VP (Vacant Possession - Market Value)	Dwelling total value EUV-SH (Social Housing)	Average Dwelling Value EUV-SH	% Properties Occupied	Sum of % Vacant
DL10							
£100,000 to £299,999	530	75,829,000	143,074	31,089,890	58,660	99.06%	0.94%
£100,000 to £119,999	135	16,092,000	119,200	6,597,720	48,872	97.78%	2.22%
£120,000 to £139,999	202	28,194,000	139,574	11,559,540	57,225	99.01%	0.99%
£140,000 to £159,999	113	17,275,000	152,876	7,082,750	62,679	100.00%	0.00%
£160,000 to £179,999	74	13,098,000	177,000	5,370,180	72,570	100.00%	0.00%
£180,000 to £199,999	6	1,170,000	195,000	479,700	79,950	100.00%	0.00%
<£50,000 to £99,999	196	16,496,000	84,163	6,763,360	34,507	93.88%	6.12%
£50,000 to £59,999	15	900,000	60,000	369,000	24,600	53.33%	46.67%
£60,000 to £69,999	2	136,000	68,000	55,760	27,880	100.00%	0.00%
£70,000 to £79,999	143	12,232,000	85,538	5,015,120	35,071	96.50%	3.50%
£80,000 to £89,999	31	2,703,000	87,194	1,108,230	35,749	100.00%	0.00%
£90,000 to £99,999	5	525,000	105,000	215,250	43,050	100.00%	0.00%
DL11							
£100,000 to £299,999	82	12,450,000	151,829	5,104,500	62,250	100.00%	0.00%
£100,000 to £119,999	10	1,098,000	109,800	450,180	45,018	100.00%	0.00%
£120,000 to £139,999	32	4,397,000	137,406	1,802,770	56,337	100.00%	0.00%
£140,000 to £159,999	13	2,070,000	159,231	848,700	65,285	100.00%	0.00%
£160,000 to £179,999	20	3,520,000	176,000	1,443,200	72,160	100.00%	0.00%
£180,000 to £199,999	7	1,365,000	195,000	559,650	79,950	100.00%	0.00%
<£50,000 to £99,999	16	1,301,000	81,313	533,410	33,338	75.00%	25.00%
£70,000 to £79,999	15	1,200,000	80,000	492,000	32,800	73.33%	26.67%
£90,000 to £99,999	1	101,000	101,000	41,410	41,410	100.00%	0.00%
DL12							
£100,000 to £299,999	15	2,339,000	155,933	958,990	63,933	100.00%	0.00%
£120,000 to £139,999	8	1,144,000	143,000	469,040	58,630	100.00%	0.00%
£140,000 to £159,999	3	495,000	165,000	202,950	67,650	100.00%	0.00%
£160,000 to £179,999	4	700,000	175,000	287,000	71,750	100.00%	0.00%
DL13							
£100,000 to £299,999	171	25,352,000	148,257	10,394,320	60,785	100.00%	0.00%
£100,000 to £119,999	15	1,620,000	108,000	664,200	44,280	100.00%	0.00%
£120,000 to £139,999	14	1,960,000	140,000	803,600	57,400	100.00%	0.00%
£140,000 to £159,999	97	13,548,000	139,670	5,554,680	57,265	100.00%	0.00%
£180,000 to £199,999	45	8,224,000	182,756	3,371,840	74,930	100.00%	0.00%
<£50,000 to £99,999	35	2,861,000	81,743	1,173,010	33,515	88.57%	11.43%
£70,000 to £79,999	14	1,090,000	77,857	446,900	31,921	71.43%	28.57%
£80,000 to £89,999	21	1,771,000	84,333	726,110	34,577	100.00%	0.00%
DL9							
£100,000 to £299,999	110	12,893,000	117,209	5,286,130	48,056	100.00%	0.00%
£100,000 to £119,999	106	12,279,000	115,840	5,034,390	47,494	100.00%	0.00%
£120,000 to £139,999	2	280,000	140,000	114,800	57,400	100.00%	0.00%
£140,000 to £159,999	2	334,000	167,000	136,940	68,470	100.00%	0.00%
<£50,000 to £99,999	323	26,038,000	80,613	10,675,580	33,051	98.14%	1.86%
£50,000 to £59,999	74	4,600,000	62,162	1,886,000	25,486	98.65%	1.35%
£60,000 to £69,999	38	2,530,000	66,579	1,037,300	27,297	100.00%	0.00%
£70,000 to £79,999	5	380,000	76,000	155,800	31,160	100.00%	0.00%
£80,000 to £89,999	53	4,508,000	85,057	1,848,280	34,873	100.00%	0.00%
£90,000 to £99,999	130	12,852,000	98,862	5,269,320	40,533	99.23%	0.77%
<£50,000	23	1,168,000	50,783	478,880	20,821	82.61%	17.39%
Grand Total	1478	175,559,000	118,781	71,979,190	48,700	97.90%	2.10%

Transparency code requires local authorities to publish social housing stock data at postal sector level (e.g. DL9 4**) except where the average cell size is lower than 2,500. In order to ensure that individual properties cannot be identified, councils are obliged in these situations to publish its data at postcode district level (e.g. DL9)

The vacant possession values noted (EUV_VP) are in the opinion of the council appointed valuers (Align) the best sale price that could have been obtained for the property on the date of the valuation. The balance sheet valuation contains an adjustment to reflect the fact that the properties involved have sitting tenants enjoying sub-market rents and statutory rights, including the right to buy. This factor was reviewed by Government Office in January 2011 when new guidance was issued setting a new adjustment factor for application from 1 April 2010. In 2016, this adjustment factor increased from 31% to 41% and measures the difference between market and sub-market rents. The adjusted valuation is called "Existing Use Value - Social Housing" (EUV_SH). The difference between the vacant possession value and the balance sheet value therefore shows the economic cost to the Government of providing council housing at less than open market value.