

RDC SOCIAL HOUSING ASSET DATA FOR PUBLICATION UNDER TRANSPARENCY CODE 2015 (UPDATE 17/18)

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	528	£67,315,470	£127,491	£27,599,343	£52,271	99.05%	0.95%
£100,000 to £119,999	181	£20,140,390	£111,273	£8,257,560	£45,622	98.34%	1.66%
£120,000 to £139,999	196	£24,618,000	£125,602	£10,093,380	£51,497	99.49%	0.51%
£140,000 to £159,999	107	£15,199,080	£142,047	£6,231,623	£58,239	99.07%	0.93%
£160,000 to £179,999	39	£6,326,000	£162,205	£2,593,660	£66,504	100.00%	0.00%
£180,000 to £199,999	3	£558,000	£186,000	£228,780	£76,260	100.00%	0.00%
£220,000 to £239,999	2	£474,000	£237,000	£194,340	£97,170	100.00%	0.00%
<£50,000 to £99,999	219	£16,841,000	£76,900	£6,904,810	£31,529	98.17%	1.83%
£60,000 to £69,999	17	£1,138,500	£66,971	£466,785	£27,458	88.24%	11.76%
£70,000 to £79,999	131	£9,563,000	£73,000	£3,920,830	£29,930	98.47%	1.53%
£80,000 to £89,999	51	£4,190,750	£82,172	£1,718,208	£33,690	100.00%	0.00%
£90,000 to £99,999	20	£1,948,750	£97,438	£798,988	£39,949	100.00%	0.00%
DL11							
£100,000 to £299,999	75	£10,360,000	£138,133	£4,247,600	£56,635	98.67%	1.33%
£100,000 to £119,999	6	£652,000	£108,667	£267,320	£44,553	100.00%	0.00%
£120,000 to £139,999	32	£4,009,000	£125,281	£1,643,690	£51,365	96.88%	3.13%
£140,000 to £159,999	18	£2,520,000	£140,000	£1,033,200	£57,400	100.00%	0.00%
£160,000 to £179,999	17	£2,819,000	£165,824	£1,155,790	£67,988	100.00%	0.00%
£180,000 to £199,999	2	£360,000	£180,000	£147,600	£73,800	100.00%	0.00%
<£50,000 to £99,999	25	£2,226,000	£89,040	£912,660	£36,506	80.00%	20.00%
£80,000 to £89,999	15	£1,290,000	£86,000	£528,900	£35,260	66.67%	33.33%
£90,000 to £99,999	10	£936,000	£93,600	£383,760	£38,376	100.00%	0.00%
DL2							
£100,000 to £299,999	15	£2,024,000	£134,933	£829,840	£55,323	100.00%	0.00%
£120,000 to £139,999	8	£984,000	£123,000	£403,440	£50,430	100.00%	0.00%
£140,000 to £159,999	4	£560,000	£140,000	£229,600	£57,400	100.00%	0.00%
£160,000 to £179,999	3	£480,000	£160,000	£196,800	£65,600	100.00%	0.00%
DL8							
£100,000 to £299,999	151	£20,566,000	£136,199	£8,432,060	£55,841	98.01%	1.99%
£100,000 to £119,999	40	£4,402,000	£110,050	£1,804,820	£45,121	95.00%	5.00%
£120,000 to £139,999	55	£7,029,000	£127,800	£2,881,890	£52,398	98.18%	1.82%
£140,000 to £159,999	19	£2,813,000	£148,053	£1,153,330	£60,702	100.00%	0.00%
£160,000 to £179,999	37	£6,322,000	£170,865	£2,592,020	£70,055	100.00%	0.00%
<£50,000 to £99,999	62	£5,401,000	£87,113	£2,214,410	£35,716	96.77%	3.23%
£70,000 to £79,999	20	£1,442,000	£72,100	£591,220	£29,561	100.00%	0.00%
£80,000 to £89,999	15	£1,300,000	£86,667	£533,000	£35,533	86.67%	13.33%
£90,000 to £99,999	27	£2,659,000	£98,481	£1,090,190	£40,377	100.00%	0.00%
DL9							
£100,000 to £299,999	77	£8,619,600	£111,943	£3,534,036	£45,897	98.70%	1.30%
£100,000 to £119,999	73	£8,081,600	£110,707	£3,313,456	£45,390	98.63%	1.37%
£120,000 to £139,999	3	£398,000	£132,667	£163,180	£54,393	100.00%	0.00%
£140,000 to £159,999	1	£140,000	£140,000	£57,400	£57,400	100.00%	0.00%
<£50,000 to £99,999	373	£28,016,000	£75,110	£11,486,560	£30,795	97.32%	2.68%
£50,000 to £59,999	96	£5,420,000	£56,458	£2,222,200	£23,148	96.88%	3.13%
£60,000 to £69,999	42	£2,813,000	£66,976	£1,153,330	£27,460	97.62%	2.38%
£70,000 to £79,999	95	£7,397,500	£77,868	£3,032,975	£31,926	97.89%	2.11%
£80,000 to £89,999	82	£7,005,000	£85,427	£2,872,050	£35,025	98.78%	1.22%
£90,000 to £99,999	58	£5,380,500	£92,767	£2,206,005	£38,035	94.83%	5.17%
Grand Total	1525	£161,369,070	£105,816	£66,161,319	£43,384	97.97%	2.03%

EUV Data based on last valuation undertaken by Mouchel in 2017. Subject to annual update

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 (Mouchel) 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. This adjustment factor of 31% 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.