

SOCIAL HOUSING ASSET DATA - TRANSPARENCY CODE 2015 ¹

Valuations as at 31/3/2023

Post Code Areas and Valuation Bands (by Market Value)	No. of Properties	Sum of Market Value	Average of Market Value	Sum of EUV-SH Value ⁴	Average of EUV-SH Value ⁴	No. of Vacant Properties	% Vacant Properties	% Occupied Properties	
IG11									
£140,000-£159,999	231	33,669,900	145,757	8,417,475	36,439	81	35%	65%	
£160,000-£179,999	199	35,072,700	176,245	8,768,175	44,061	1	1%	99%	
£180,000-£199,999	387	72,726,400	187,924	18,181,600	46,981	42	11%	89%	
£200,000-£219,999	784	168,254,300	214,610	42,063,575	53,653	111	14%	86%	
£220,000-£239,999	345	80,122,000	232,238	20,030,500	58,059	26	8%	92%	
£240,000-£259,999	510	125,221,900	245,533	31,305,475	61,383	178	35%	65%	
£260,000-£279,999	353	96,170,300	272,437	24,042,575	68,109	23	7%	93%	
£280,000-£349,999 ³	323	105,631,000	327,031	26,407,750	81,758	12	4%	96%	
£350,000-£399,999	276	100,982,600	365,879	25,245,650	91,470	4	1%	99%	
£400,000-£449,999	319	134,737,200	422,374	33,684,300	105,593	2	1%	99%	
£450,000-£499,999	198	94,495,800	477,252	23,623,950	119,313	-	0%	99%	
£500,000-£599,999	338	177,523,300	525,995	44,380,825	131,499	2	1%	99%	
RM6 RM7 & RM8 ²									
£160,000-£179,999	59	10,240,100	173,561	2,560,025	43,390	2	3%	97%	
£180,000-£199,999	230	43,967,500	191,163	10,991,875	47,791	3	1%	99%	
£200,000-£219,999	250	51,524,900	206,100	12,881,225	51,525	6	2%	98%	
£220,000-£239,999	669	152,799,000	228,399	38,199,750	57,100	7	1%	99%	
£240,000-£259,999	164	40,860,700	249,151	10,215,175	62,288	2	1%	99%	
£260,000-£279,999	169	46,210,900	273,437	11,552,725	68,359	2	1%	99%	
£280,000-£299,999	365	110,122,900	301,707	27,530,725	75,427	3	1%	99%	
£300,000-£349,999	817	261,050,500	319,523	65,262,625	79,881	9	1%	99%	
£350,000-£399,999	1284	481,505,100	375,004	120,376,275	93,751	8	1%	99%	
£400,000-£449,999	417	171,152,900	410,439	42,788,225	102,610	2	0%	100%	
£450,000-£499,999	203	93,428,500	460,239	23,357,125	115,060	2	1%	99%	
£500,000-£1,499,999 ³	72	39,159,900	543,888	9,789,975	135,972	1	1%	99%	
RM10									
£180,000-£199,999	248	46,095,200	185,868	11,523,800	46,467	3	1%	99%	
£200,000-£219,999	238	49,850,000	209,454	12,462,500	52,363	6	3%	97%	
£220,000-£239,999	407	93,796,200	230,457	23,449,050	57,614	9	2%	98%	
£240,000-£259,999	336	86,007,100	256,088	21,501,775	64,022	2	1%	99%	
£260,000-£279,999	205	56,005,000	273,195	14,001,250	68,299	-	0%	100%	
£280,000-£299,999	366	100,397,700	274,311	25,099,425	68,578	4	1%	99%	
£300,000-£349,999	594	194,225,700	326,979	48,556,425	81,745	18	3%	97%	
£350,000-£399,999	689	261,697,300	379,822	65,424,325	94,955	4	1%	99%	
£400,000-£449,999	330	140,263,300	425,040	35,065,825	106,260	-	0%	100%	
£450,000-£1,499,999 ³	278	130,010,300	467,663	32,502,575	116,916	1	0%	100%	
RM9									
£140,000-£159,999	11	1,635,900	148,718	408,975	37,180	6	55%	45%	
£180,000-£199,999	494	95,049,300	192,407	23,762,325	48,102	5	1%	99%	
£200,000-£219,999	39	8,288,300	212,521	2,072,075	53,130	-	0%	100%	
£220,000-£239,999	18	3,965,400	220,300	991,350	55,075	-	0%	100%	
£240,000-£259,999	16	3,982,200	248,888	995,550	62,222	-	0%	100%	
£260,000-£279,999	12	3,172,300	264,358	793,075	66,090	-	0%	100%	
£280,000-£299,999	15	4,350,800	290,053	1,087,700	72,513	-	0%	100%	
£300,000-£349,999	2644	875,446,800	331,107	218,861,700	82,777	10	0%	100%	
£350,000-£399,999	522	193,133,200	369,987	48,283,300	92,497	1	0%	100%	
£400,000-£699,999 ³	23	11,566,200	502,878	2,891,550	125,720	1	4%	96%	
		16,446	5,085,568,500	309,222	1,271,392,125	4,112	599	3.64%	96.36%

Notes:

1) Published in accordance with the Local Government Transparency Code 2015 published by DCLG Feb 2015

2) In line with paragraph 17 of the Transparency Code, postcode sectors have been merged into postcode districts where there are less than 2,500 properties in each area.

3) In line with paragraph 18 of the Transparency Code, valuation bands have been merged with the next lowest valuation band where there are less than 10 properties in a band in each postcode area.

4) Existing Use Value for Social Housing (EUV-SH) is the valuation basis used for dwellings in the Statement of Accounts as per the CIPFA Code of Practice on Local Authority Accounting. This is calculated as 25% of vacant possession value (in the London area) as set out in the DCLG document Stock Valuation for Resource Accounting 2016. The publication of this information is not intended to suggest that tenancies should end to realise the market value of properties.