

SOCIAL HOUSING ASSET DATA - TRANSPARENCY CODE 2015 ¹

Valuations as at 31/3/2024

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	18	2,732,600	151,811	683,150	37,953	-	0%	100%
£160,000-£179,999	130	21,112,600	162,405	5,278,150	40,601	64	49%	51%
£180,000-£199,999	305	55,085,700	180,609	13,771,425	45,152	5	2%	98%
£200,000-£219,999	371	76,874,900	207,210	19,218,725	51,802	2	1%	99%
£220,000-£239,999	647	146,497,000	226,425	36,624,250	56,606	83	13%	87%
£240,000-£259,999	352	86,823,200	246,657	21,705,800	61,664	74	21%	79%
£260,000-£279,999	310	83,005,100	267,758	20,751,275	66,940	5	2%	98%
£280,000-£349,999 ³	755	241,843,900	320,323	60,460,975	80,081	4	1%	99%
£350,000-£399,999	261	93,279,100	357,391	23,319,775	89,348	1	0%	100%
£400,000-£449,999	246	99,730,800	405,410	24,932,700	101,352	-	0%	100%
£450,000-£499,999	389.5	187,823,150	482,216	46,955,788	120,554	1	0%	100%
£500,000-£1,499,999 ³	16	8,227,900	514,244	2,056,975	128,561	-	0%	100%
RM6 RM7 & RM8 ²								
£140,000-£159,999	40	6,204,800	155,120	1,551,200	38,780	-	0%	100%
£160,000-£179,999	104	17,757,600	170,746	4,439,400	42,687	1	1%	99%
£180,000-£199,999	468	88,330,000	188,739	22,082,500	47,185	5	1%	99%
£200,000-£219,999	394	83,960,100	213,097	20,990,025	53,274	6	2%	98%
£220,000-£239,999	461	104,138,300	225,897	26,034,575	56,474	3	1%	99%
£240,000-£259,999	220	54,176,200	246,255	13,544,050	61,564	3	1%	99%
£260,000-£279,999	173	46,164,100	266,845	11,541,025	66,711	-	0%	100%
£280,000-£299,999	35	10,219,700	291,991	2,554,925	72,998	-	0%	100%
£300,000-£349,999	1220	389,828,700	319,532	97,457,175	79,883	10	1%	99%
£350,000-£399,999	1095	407,390,400	372,046	101,847,600	93,012	4	0%	100%
£400,000-£449,999	341	143,999,700	422,287	35,999,925	105,572	3	1%	99%
£450,000-£499,999	83	40,247,300	484,907	10,061,825	121,227	-	0%	100%
£500,000-£1,499,999 ³	20	10,662,300	533,115	2,665,575	133,279	-	0%	100%
RM10								
£160,000-£179,999	91	15,442,000	169,692	3,860,500	42,423	4	4%	96%
£180,000-£199,999	330	61,694,000	186,952	15,423,500	46,738	3	1%	99%
£200,000-£219,999	434	91,689,000	211,265	22,922,250	52,816	3	1%	99%
£220,000-£239,999	289	66,358,500	229,614	16,589,625	57,404	6	2%	98%
£240,000-£259,999	248	61,454,200	247,799	15,363,550	61,950	-	0%	100%
£260,000-£279,999	264	71,582,000	271,144	17,895,500	67,786	1	0%	100%
£280,000-£299,999	117	34,287,700	293,057	8,571,925	73,264	1	1%	99%
£300,000-£349,999	725	232,618,500	320,853	58,154,625	80,213	8	1%	99%
£350,000-£399,999	667	243,327,900	364,809	60,831,975	91,202	3	0%	100%
£400,000-£449,999	371	153,177,900	412,878	38,294,475	103,220	1	0%	100%
£450,000-£1,499,999 ³	114	53,448,200	468,844	13,362,050	117,211	-	0%	100%
RM9								
£100,000-£119,999	6	811,800	1	202,950	1	5	83%	17%
£140,000-£159,999	6	902,900	150,483	225,725	37,621	1	17%	83%
£160,000-£179,999	67	11,698,700	174,607	2,924,675	43,652	10	15%	85%
£180,000-£199,999	341	63,908,500	187,415	15,977,125	46,854	2	1%	99%
£200,000-£219,999	168	35,006,600	208,373	8,751,650	52,093	1	1%	99%
£220,000-£239,999	146	34,016,300	232,988	8,504,075	58,247	8	5%	95%
£240,000-£259,999	73.85	18,129,010	245,484	4,532,253	61,371	10	14%	86%
£260,000-£279,999	62	16,642,700	268,431	4,160,675	67,108	-	0%	100%
£280,000-£299,999	552	164,572,100	298,138	41,143,025	74,534	1	0%	100%
£300,000-£349,999	1890	605,134,500	320,177	151,283,625	80,044	5	0%	100%
£350,000-£399,999	527	189,029,600	358,690	47,257,400	89,672	6	1%	99%
£400,000-£699,999 ³	187	85,158,300	455,392	21,289,575	113,848	3	2%	98%

16,130.35	4,816,206,060	298,580	1,204,051,515	74,645	356	2%	98%
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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.