

SOCIAL HOUSING ASSET DATA - TRANSPARENCY CODE 2015 ¹

Valuations as at 1/4/14

Postcode Areas and Valuation Bands (by Market Value)	No. of Properties	Total Market Value	Average Market Value	Total EUV-SH Value ⁴	Average EUV-SH Value ⁴	% Vacant Properties	% Occupied Properties
E1 & E1W ²							
£100,000-£139,999 ³	39	4,945,000	126,795	1,236,250	31,699	0%	100%
£140,000-£159,999	83	12,350,000	148,795	3,087,500	37,199	0%	100%
£160,000-£179,999	187	31,880,000	170,481	7,970,000	42,620	2%	98%
£180,000-£199,999	191	35,300,000	184,817	8,825,000	46,204	3%	97%
£200,000-£219,999	319	66,500,000	208,464	16,625,000	52,116	3%	97%
£220,000-£239,999	279	62,645,000	224,534	15,661,250	56,134	2%	98%
£240,000-£259,999	581	142,060,000	244,509	35,515,000	61,127	2%	98%
£260,000-£279,999	410	109,755,000	267,695	27,438,750	66,924	2%	98%
£280,000-£299,999	411	116,775,000	284,124	29,193,750	71,031	2%	98%
£300,000-£349,999	1061	344,820,000	324,995	86,205,000	81,249	1%	99%
£350,000-£399,999	641	238,455,000	372,005	59,613,750	93,001	1%	99%
£400,000-£449,999	462	188,755,000	408,561	47,188,750	102,140	2%	98%
£450,000-£499,999	214	98,430,000	459,953	24,607,500	114,988	0%	100%
£500,000-£599,999	158	86,105,000	544,968	21,526,250	136,242	3%	97%
£600,000-£699,999	62	38,660,000	623,548	9,665,000	155,887	0%	100%
£700,000-£799,999	52	38,305,000	736,635	9,576,250	184,159	0%	100%
£800,000-£999,999	33	28,240,000	855,758	7,060,000	213,939	0%	100%
E2 ²							
£90,000-£139,999 ³	38	4,500,000	118,421	1,125,000	29,605	3%	97%
£140,000-£159,999	47	7,050,000	150,000	1,762,500	37,500	2%	98%
£160,000-£179,999	51	8,765,000	171,863	2,191,250	42,966	4%	96%
£180,000-£199,999	137	25,340,000	184,964	6,335,000	46,241	2%	98%
£200,000-£219,999	331	66,320,000	200,363	16,580,000	50,091	1%	99%
£220,000-£239,999	304	69,571,000	228,852	17,392,750	57,213	2%	98%
£240,000-£259,999	395	96,530,000	244,380	24,132,500	61,095	3%	97%
£260,000-£279,999	272	73,335,000	269,614	18,333,750	67,403	3%	97%
£280,000-£299,999	417	119,955,000	287,662	29,988,750	71,915	1%	99%
£300,000-£349,999	872	283,455,000	325,063	70,863,750	81,266	1%	99%
£350,000-£399,999	557	205,655,000	369,219	51,413,750	92,305	1%	99%
£400,000-£449,999	247	103,075,000	417,308	25,768,750	104,327	1%	99%
£450,000-£499,999	134	61,240,000	457,015	15,310,000	114,254	0%	100%
£500,000-£599,999	62	31,845,000	513,629	7,961,250	128,407	0%	100%
£600,000-£699,999	24	15,125,000	630,208	3,781,250	157,552	4%	96%
£700,000-£999,999 ³	32	23,895,000	746,719	5,973,750	186,680	0%	100%
E3 & E14 ²							
£100,000-£119,999	30	3,300,000	110,000	825,000	27,500	3%	97%
£120,000-£139,999	10	1,235,000	123,500	308,750	30,875	0%	100%
£140,000-£159,999	185	27,645,000	149,432	6,911,250	37,358	1%	99%
£160,000-£179,999	62	10,790,000	174,032	2,697,500	43,508	0%	100%
£180,000-£199,999	283	53,870,000	190,353	13,467,500	47,588	0%	100%
£200,000-£219,999	239	49,990,000	209,163	12,497,500	52,291	8%	92%
£220,000-£239,999	319	71,235,000	223,307	17,808,750	55,827	3%	97%
£240,000-£259,999	359	88,490,000	246,490	22,122,500	61,623	1%	99%
£260,000-£279,999	336	91,340,000	271,845	22,835,000	67,961	4%	96%
£280,000-£299,999	210	59,300,000	282,381	14,825,000	70,595	1%	99%
£300,000-£349,999	494	153,885,000	311,508	38,471,250	77,877	5%	95%
£350,000-£399,999	416	151,105,000	363,233	37,776,250	90,808	3%	97%
£400,000-£449,999	125	52,610,000	420,880	13,152,500	105,220	6%	94%
£450,000-£499,999	19	8,800,000	463,158	2,200,000	115,789	5%	95%
£500,000-£599,999	81	42,520,000	524,938	10,630,000	131,235	6%	94%
£600,000-£699,999	123	74,915,000	609,065	18,728,750	152,266	2%	98%
£700,000-£1,499,999 ³	31	23,925,000	771,774	5,981,250	192,944	0%	100%
TOTAL	12425	3,804,591,000	306,205	951,147,750	76,551	2%	98%

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 2015. 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 2010. The publication of this information is not intended to suggest that tenancies should end to realise the market value of properties.