

Social Housing Asset Value April 2016

Postal Sector	Valuation Band Range	Dwellings Value					Tenure Status	
		Total Number of Social Housing Dwellings	EUV - SH Values		Market Values		% Occupied Dwellings	% Vacant Dwellings
			Total	Average	Total	Average		
NE24	<£50,000 - £89,999	3,769	104,050,845	27,607	281,218,500	74,614	98.8	1.2
NE19, NE23, NE25, NE26	<£50,000 - £89,999	2,994	92,547,508	30,911	250,128,400	83,543	99.3	0.7
NE65, NE66	<£50,000 - £89,999	1,808	73,911,829	40,880	199,761,700	110,488	98.1	1.9

The tenanted value of dwellings within the Housing Revenue Account is valued at Existing Use Value - Social Housing. This assumes the estimated amount for which a property should exchange on the date of valuation subject to the property be let in pursuant to delivery of a service for existing use ie tenanted dwellings rather than vacant possession.

The Market Value or Existing Use Value indicates the best price at which a sale of an interest in the property would have been completed unconditionally for cash consideration with vacant possession.

The vacant possession value is for comparison purposes and is not intended to suggest that tenancies should end to realise the market value of properties.