

Social Housing Asset Value April 2017

Postal Sectors	Valuation band range	Intervening bands	Dwellings Value					Tenure Status	
			Total number social housing dwellings	EUV-SH Values		Market Values		% occupied dwellings	% vacant dwellings
				Total	Average	Total	Average		
				£	£	£	£		
All Postal Sectors : NE19 ***, NE23 ***, NE24 ***, NE25 ***, NE26 ***, NE65***, NE66 ***	less than £50,000 to £99,999	Less than £50,000	7,785	263,061,680	33,791	641,793,600	82,440	98.4%	1.6%
		£50,000 to £59,999	484	25,789,100	53,283	62,901,300	129,961	99.0%	1.0%
		£60,000 to £69,999	123	7,849,500	63,817	19,145,700	155,656	100.0%	0.0%
		£70,000 to £99,999	56	4,146,200	74,039	10,111,400	180,561	98.2%	1.8%
	Grand Total		8,448	300,846,480	35,612	733,952,000	86,879		

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.

This information is published in accordance with the requirements of the Local Government Transparency Code 2015 - 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.