

RDC SOCIAL HOUSING ASSET DATA FOR PUBLICATION UNDER TRANSPARENCY CODE 2015 (AS AT 1ST APRIL 2021)

Category	Total No of Social Housing Dwellings	Dwelling Values - EUV-VP (Vacant Possession - Market Value)	Average Dwelling EUV-VP (Vacant Possession - Market Value)	Dwelling total value EUV-SH (Social Housing)	Average Dwelling Value EUV-SH	% Properties Occupied	Sum of % Vacant
<b>DL10</b>							
<b>£100,000 to £299,999</b>	<b>537</b>	<b>71,930,000</b>	<b>133,948</b>	<b>29,491,300</b>	<b>54,919</b>	<b>99.07%</b>	<b>0.93%</b>
£100,000 to £119,999	139	15,344,000	110,388	6,291,040	45,259	99.28%	0.72%
£120,000 to £139,999	205	26,630,000	129,902	10,918,300	53,260	99.51%	0.49%
£140,000 to £159,999	113	16,596,000	146,867	6,804,360	60,216	98.23%	1.77%
£160,000 to £179,999	74	12,280,000	165,946	5,034,800	68,038	98.65%	1.35%
£180,000 to £199,999	6	1,080,000	180,000	442,800	73,800	100.00%	0.00%
<b>&lt;£50,000 to £99,999</b>	<b>197</b>	<b>14,926,000</b>	<b>75,766</b>	<b>6,119,660</b>	<b>31,064</b>	<b>94.42%</b>	<b>5.58%</b>
£50,000 to £59,999	15	855,000	57,000	350,550	23,370	73.33%	26.67%
£60,000 to £69,999	2	126,000	63,000	51,660	25,830	100.00%	0.00%
£70,000 to £79,999	144	10,933,000	75,924	4,482,530	31,129	95.83%	4.17%
£80,000 to £89,999	31	2,546,000	82,129	1,043,860	33,673	96.77%	3.23%
£90,000 to £99,999	5	466,000	93,200	191,060	38,212	100.00%	0.00%
<b>DL11</b>							
<b>£100,000 to £299,999</b>	<b>82</b>	<b>11,752,000</b>	<b>143,317</b>	<b>4,818,320</b>	<b>58,760</b>	<b>98.78%</b>	<b>1.22%</b>
£100,000 to £119,999	10	1,053,000	105,300	431,730	43,173	90.00%	10.00%
£120,000 to £139,999	32	4,179,000	130,594	1,713,390	53,543	100.00%	0.00%
£140,000 to £159,999	13	1,940,000	149,231	795,400	61,185	100.00%	0.00%
£160,000 to £179,999	20	3,320,000	166,000	1,361,200	68,060	100.00%	0.00%
£180,000 to £199,999	7	1,260,000	180,000	516,600	73,800	100.00%	0.00%
<b>&lt;£50,000 to £99,999</b>	<b>16</b>	<b>1,221,000</b>	<b>76,313</b>	<b>500,610</b>	<b>31,288</b>	<b>75.00%</b>	<b>25.00%</b>
£70,000 to £79,999	15	1,125,000	75,000	461,250	30,750	73.33%	26.67%
£90,000 to £99,999	1	96,000	96,000	39,360	39,360	100.00%	0.00%
<b>DL2</b>							
<b>£100,000 to £299,999</b>	<b>15</b>	<b>2,189,000</b>	<b>145,933</b>	<b>897,490</b>	<b>59,833</b>	<b>100.00%</b>	<b>0.00%</b>
£120,000 to £139,999	8	1,064,000	133,000	436,240	54,530	100.00%	0.00%
£140,000 to £159,999	3	465,000	155,000	190,650	63,550	100.00%	0.00%
£160,000 to £179,999	4	660,000	165,000	270,600	67,650	100.00%	0.00%
<b>DL3</b>							
<b>£100,000 to £299,999</b>	<b>173</b>	<b>25,530,000</b>	<b>147,572</b>	<b>10,467,300</b>	<b>60,505</b>	<b>98.27%</b>	<b>1.73%</b>
£100,000 to £119,999	17	1,836,000	108,000	752,760	44,280	88.24%	11.76%
£120,000 to £139,999	14	1,820,000	130,000	746,200	53,300	100.00%	0.00%
£140,000 to £159,999	97	13,774,000	142,000	5,647,340	58,220	98.97%	1.03%
£180,000 to £199,999	45	8,100,000	180,000	3,321,000	73,800	100.00%	0.00%
<b>&lt;£50,000 to £99,999</b>	<b>35</b>	<b>2,814,000</b>	<b>80,400</b>	<b>1,153,740</b>	<b>32,964</b>	<b>97.14%</b>	<b>2.86%</b>
£70,000 to £79,999	14	1,050,000	75,000	430,500	30,750	92.86%	7.14%
£80,000 to £89,999	21	1,764,000	84,000	723,240	34,440	100.00%	0.00%
<b>DL9</b>							
<b>£100,000 to £299,999</b>	<b>110</b>	<b>12,374,000</b>	<b>112,491</b>	<b>5,073,340</b>	<b>46,121</b>	<b>98.18%</b>	<b>1.82%</b>
£100,000 to £119,999	106	11,797,000	111,292	4,836,770	45,630	98.11%	1.89%
£120,000 to £139,999	2	263,000	131,500	107,830	53,915	100.00%	0.00%
£140,000 to £159,999	2	314,000	157,000	128,740	64,370	100.00%	0.00%
<b>&lt;£50,000 to £99,999</b>	<b>327</b>	<b>24,952,000</b>	<b>76,306</b>	<b>10,230,320</b>	<b>31,285</b>	<b>98.17%</b>	<b>1.83%</b>
£50,000 to £59,999	74	4,046,000	54,676	1,658,860	22,417	100.00%	0.00%
£60,000 to £69,999	38	2,300,000	60,526	943,000	24,816	100.00%	0.00%
£70,000 to £79,999	5	361,000	72,200	148,010	29,602	100.00%	0.00%
£80,000 to £89,999	54	4,453,000	82,463	1,825,730	33,810	98.15%	1.85%
£90,000 to £99,999	133	12,734,000	95,744	5,220,940	39,255	99.25%	0.75%
<£50,000	23	1,058,000	46,000	433,780	18,860	82.61%	17.39%
<b>Grand Total</b>	<b>1492</b>	<b>167,688,000</b>	<b>112,391</b>	<b>68,752,080</b>	<b>46,080</b>	<b>97.79%</b>	<b>2.21%</b>

Transparency code requires local authorities to publish social housing stock data at postal sector level (e.g. DL9 4\*\*) except where the average cell size is lower than 2,500. In order to ensure that individual properties cannot be identified, councils are obliged in these situations to publish its data at postcode district level (e.g. DL9)

The vacant possession values noted (EUV\_VP) are in the opinion of the council appointed valuers (Align) the best sale price that could have been obtained for the property on the date of the valuation. The balance sheet valuation contains an adjustment to reflect the fact that the properties involved have sitting tenants enjoying sub-market rents and statutory rights, including the right to buy. This factor was reviewed by Government Office in January 2011 when new guidance was issued setting a new adjustment factor for application from 1 April 2010. In 2016, this adjustment factor increased from 31% to 41% and measures the difference between market and sub-market rents. The adjusted valuation is called "Existing Use Value – Social Housing" (EUV\_SH). The difference between the vacant possession value and the balance sheet value therefore shows the economic cost to the Government of providing council housing at less than open market value.