**Manchester City Council**

**Social Housing Asset Value**

This data set is provided as specified in para. 38 of Local Government Transparency Code February 2015

https://www.gov.uk/government/publications/local-government-transparency-code-2015

This data provides information relating to the market value of social housing assets within the Housing Revenue Account.

These valuations may be significantly different from the tenanted sale value of dwellings when sold under the Right To Buy where a discount will be applicable.

There are two different values for our housing provided under the Transparency code, EUV-SH and market value. EUV-SH stands for 'existing use value - social housing' and is the lower of the two. This valuation is set at a rate of 35% of the market value. This has been determined by the Department of Communities and Local Government to represent the value of the properties while tenanted as social housing.

The market value of each property has been used to determine valuation band it is included in, the average and total EUV-SH value is also given for information. It should be noted that some local authorities have used the EUV-SH to determine the valuation bands used and care should be taken when aggregating data sets from other local authorities.

Both valuations are given in the interests of a complete understanding of the value of the council's property portfolio and is not intended to in any way suggest that tenancies should end in order to realise the full market value.

The data set reflects the stock position of dwellings within the Housing Revenue Account as at 1/4/2015 excluding hostels and multi-occupancy houses designated as homeless temporary accommodation.

The valuation basis was determined as at 1/4/2014

The file is provided in CSV and XLS (Excel) format with the following field headings:

|  |  |
| --- | --- |
| PostCode | Post Code Sector – in some cases this is aggregated up to Post Code District in accordance with the Data Protection guidelines with the Transparency code where the number of households in a sector is below 2,500. This is to mitigate the possibility of disclosing data on individual properties.  |
| ValuationBand | The main valuation band range – based on the market value of the dwelling at (all valuations provided are as at 1/4/2014) |
| InterveningBand | Lower level valuation band range – where necessary these have been merged to avoid disclosure where the number of dwellings in an intervening band is less than 10 |
| MergedBand | A flag to indicate where Intervening Bands have been merged as specified above where 1= true and 0 =false |
| TotalDwellings | Total HRA dwellings within the valuation band and post code as at 1/4/2015 |
| EUVSH\_Total | The total value of dwellings within the band as at the Existing Use Value-Social Housing |
| EUVSH\_Avg | The average value of dwellings in each band |
| MarketVal\_Total | The total Market value of dwellings in each band |
| OccupiedPerecent | The percentage of dwellings in each band which are occupied at 1/4/2015 |
| VacantPercent | The percentage of dwellings in each band which are vacant at 1/4/2015 |