

Title	Social housing asset value	
Abstract	<p>This data provides information relating to the market value of social housing assets within the Housing Revenue Account.</p> <p>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.</p> <p>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 40% of the market value. This has been determined by the Department of Communities and Local Government to represent the value of the properties while in use as Social Housing.</p> <p>The market value of each property has been used to determine valuation band it is counted in, the average and total EUV-SH value is also provided 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.</p> <p>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.</p> <p>The data set reflects the stock position of dwellings within the Housing Revenue Account as at 1/4/2017 excluding hostels and multi-occupancy houses designated as homeless temporary accommodation.</p>	
Description	Post Code Sector	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. Where the sub- division of valuation bands and their post codes would result in a count of less than 10 dwellings, some valuation bands have been merged into adjoining post code sectors.
	Valuation Band	The main valuation band range – based on the market value of the dwelling at (all valuations provided are as at 1/4/2016)
	Intervening Band	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
	Total Dwellings	Total HRA dwellings within the valuation band and post code sector/district as at 1/4/2017
	Merged Band	A flag to indicate where Intervening Bands have been merged as specified above where 1= true and 0 =false
	Value (Existing use Social Housing)	The total value of dwellings within the band calculated as the Existing Use Value-Social Housing
	Average Value (Existing Use Social Housing)	The average value of dwellings in each band

	Market Value Total	The total Market value of dwellings in each band
	Average Market Value	The average market value of all dwellings in each band
	Occupied Percent	The percentage of dwellings in each post code sector/valuation band which were occupied at 1/4/2017
	Vacant Percent	The percentage of dwellings in each post code sector/valuation band which were vacant at 1/4/2017
Source	Data is taken from Manchester City Council's Housing Rents systems.	
Date created	1 April 2017	
Date issued	May 2017	
Coverage	Manchester City Council local authority area.	
Frequency of update	Annual	
Format	<p>Dataset is published as CSV file.</p> <p>File name for dataset is "Manchester_Social_Housing_Asset_Value_May_2017.csv".</p>	
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Publisher	Manchester City Council	
Additional notes	Published to meet the requirements of the Local Government Transparency Code 2015	