

Social housing asset value data as at 1 April 2021

Note: This data is shown at post code level and valuation bandings and there are two values shown on the data set. The first value is the Economic Use Value for Social Housing (EUV-SH) and this represents the tenanted value of the stock as council housing. The second value shown is the untenanted open market value of the property. This is shown for information only and it is not intended to suggest that tenancies should end to realise the market value of properties.

Postal Sector	Valuation Band Range	Intervening bands	Dwellings value				Tenure status		
			Total number social housing dwellings	EUV-SH Values (38%)	Market Values		% occupied dwellings	% vacant dwellings	
					Average	Total			Average
SG1 1**	<£50,000 - £99,999	<£50,000	314	12,854,156	40,937	33,826,725	107,728	98.41%	1.59%
		£50,000 - £59,999	190	10,714,932	56,394	28,197,190	148,406	94.21%	5.79%
		£60,000 - £69,999	17	1,116,858	65,698	2,939,100	172,888	100.00%	0.00%
		£70,000 - £79,999	11	843,858	76,714	2,220,680	201,880	100.00%	0.00%
		£80,000 - £89,999	160.95	14,025,232	87,140	36,908,505	229,317	100.00%	0.00%
		£90,000 - £99,999	168	15,425,857	91,821	40,594,360	241,633	99.40%	0.60%
	£100,000 - £299,999	£100,000 - £119,999	362.95	38,410,881	105,830	101,081,265	278,499	99.72%	0.28%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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
SG1 2**	<£50,000 - £99,999	<£50,000	15	742653	49,510	1,954,350	130,290	86.67%	13.33%
		£50,000 - £59,999	0		0	0	0	0.00%	0.00%
		£60,000 - £69,999	242	15,398,533	63,630	40,522,455	167,448	97.52%	2.48%
		£70,000 - £79,999	55	4,177,929	75,962	10,994,550	199,901	98.18%	1.82%
		£80,000 - £89,999	34	2,847,826	83,760	7,494,280	220,420	0.00%	2.94%
		£90,000 - £99,999	36.95	3,558,374	96,302	9,364,142	253,427	100.00%	0.00%
	£100,000 - £299,999	£100,000 - £119,999	226.95	23,759,973	104,693	62,526,246	275,507	99.56%	0.44%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG1 3**	<£50,000 - £99,999	<£50,000	0	0	0	0	0	0.00%	0.00%
		£50,000 - £59,999	10	547,299	54,730	1,440,260	144,026	100.00%	0.00%
		£60,000 - £69,999	191	12,413,272	64,991	32,666,505	171,029	95.81%	4.19%
		£70,000 - £79,999	30	2,295,436	76,515	6,040,620	201,354	100.00%	0.00%
		£80,000 - £89,999	50	4,176,797	83,536	10,991,570	219,831	96.00%	4.00%
		£90,000 - £99,999	163.8	16,149,712	98,594	42,499,242	259,458	100.00%	0.00%
	£100,000 - £299,999	£100,000 - £119,999	328.8	35,625,952	108,351	93,752,506	285,135	99.39%	0.61%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG1 4**	<£50,000 - £99,999	<£50,000	16	741000	46,313	1,950,000	121,875	12.50%	87.50%
		£50,000 - £59,999	198	10,430,837	52,681	27,449,570	138,634	100.00%	0.00%
		£60,000 - £69,999	93	5,982,682	64,330	15,743,900	169,289	100.00%	0.00%
		£70,000 - £79,999	118	9,046,736	76,667	23,807,200	201,756	97.46%	2.54%
		£80,000 - £89,999	45	3,899,245	86,650	10,261,170	228,026	100.00%	0.00%
		£90,000 - £99,999	71.65	6,901,380	96,321	18,161,527	253,476	100.00%	0.00%
	£100,000 - £299,999	£100,000 - £119,999	286	29,243,060	102,248	76,955,420	269,075	99.30%	0.70%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG1 5**	<£50,000 - £99,999	<£50,000	396	19,152,213	48,364	50,400,560	127,274	96.72%	3.28%
		£50,000 - £59,999	107	5,735,492	53,603	15,093,400	141,060	99.07%	0.93%
		£60,000 - £69,999	87	5,404,632	62,122	14,222,715	163,479	98.85%	1.15%
		£70,000 - £79,999	0	0	0	0	0	100.00%	0.00%
		£80,000 - £89,999	33.75	2,850,958	84,473	7,502,520	222,297	94.07%	5.93%
		£90,000 - £99,999	143.85	13,751,487	95,596	36,188,123	251,568	99.30%	0.70%
	£100,000 - £299,999	£100,000 - £119,999	217	22,375,947	103,115	58,884,070	271,355	100.00%	0.00%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG2 0**	<£50,000 - £99,999	<£50,000	22	930,354	42,289	2,448,300	111,286	95.45%	4.55%
		£50,000 - £59,999	67	3,503,710	52,294	9,220,290	137,616	100.00%	0.00%
		£60,000 - £69,999	10	680,861	68,086	1,791,740	179,174	100.00%	0.00%
		£70,000 - £79,999	0	0	0	0	0	0.00%	0.00%
		£80,000 - £89,999	193	17,127,273	88,742	45,071,770	233,532	99.48%	0.52%
		£90,000 - £99,999	14.85	1,446,164	97,385	3,805,696	256,276	100.00%	0.00%
	£100,000 - £299,999	£100,000 - £119,999	350	36,016,237	102,904	94,779,570	270,799	99.71%	0.29%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG2 3**	<£50,000 - £99,999	<£50,000	2.65	120,320	45,404	316,631	119,483	100.00%	0.00%
		£50,000 - £59,999	0	0	0	0	0	0.00%	0.00%
		£60,000 - £69,999	0	0	0	0	0	0.00%	0.00%
		£70,000 - £79,999	0	0	0	0	0	0.00%	0.00%
		£80,000 - £89,999	11	1,135,402	103,218	2,987,900	271,627	100.00%	0.00%
		£90,000 - £99,999							
	£100,000 - £299,999	£100,000 - £119,999							
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG2 7**	<£50,000 - £99,999	<£50,000							
		£50,000 - £59,999							
		£60,000 - £69,999							
		£70,000 - £79,999							
		£80,000 - £89,999	37.2	3,291,283	88,475	8,661,270	232,830	100.00%	0.00%
		£90,000 - £99,999							
	£100,000 - £299,999	£100,000 - £119,999							
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG2 8**	<£50,000 - £99,999	<£50,000	151	6,047,970	40,053	15,915,710	105,402	96.03%	3.97%
		£50,000 - £59,999	204.95	11,679,365	56,986	30,735,172	149,964	94.63%	5.37%
		£60,000 - £69,999	14	938,100	67,007	2,468,685	176,335	100.00%	0.00%
		£70,000 - £79,999	83	5,821,399	70,137	15,319,470	184,572	100.00%	0.00%
		£80,000 - £89,999	74.95	6,533,053	87,165	17,192,245	229,383	100.00%	0.00%
		£90,000 - £99,999	732.6	70,868,919	96,736	186,497,156	254,569	99.86%	0.14%
	£100,000 - £299,999	£100,000 - £119,999	68.95	7,673,867	111,296	20,194,386	292,884	100.00%	0.00%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999>	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

Postal Sector	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		
SG2 9**	<£50,000 - £99,999	<£50,000	204	9,062,932	44,426	23,849,820	116,911	94.12%	5.88%
		£50,000 - £59,999	56	2,885,040	51,519	7,592,210	135,575	100.00%	0.00%
		£60,000 - £69,999	40	2,608,324	65,208	6,864,010	171,600	97.50%	2.50%
		£70,000 - £79,999	23	1,712,899	74,474	4,507,630	195,984	100.00%	0.00%
		£80,000 - £89,999	59.8	5,153,016	86,171	13,560,568	226,765	96.66%	3.34%
		£90,000 - £99,999	1021.95	96,129,386	94,065	252,972,069	247,539	99.71%	0.29%
	£100,000 - £299,999	£100,000 - £119,999	112	12,139,271	108,386	31,945,450	285,227	100.00%	0.00%
		£120,000 - £139,999							
		£140,000 - £159,999							
		£160,000 - £179,999							
		£180,000 - £199,999							
		£200,000 - £219,999							
		£220,000 - £239,999							
		£240,000 - £259,999							
		£260,000 - £279,999							
		£280,000 - £299,999							
	£300,000 - £499,999	£300,000 - £349,999							
		£350,000 - £399,999							
		£400,000 - £449,999							
		£450,000 - £499,999							
	£500,000 - £999,999	£500,000 - £599,999							
		£600,000 - £699,999							
		£700,000 - £799,999							
		£800,000 - £899,999							
		£900,000 - £999,999							
	£1m - £2,999,999 >	£1,000,000 - £1,499,999							
		£1,500,000 - £1,999,999							
		£2,000,000 - £2,499,999							
		£2,500,000 - £2,999,999							
		£3,000,000 >							

In order to mitigate the possibility of identifying individual properties for any given postcode sector where the number of occupied properties in any valuation band is less than 10, these properties have been merged with the next lowest valuation band or adjacent postcode until the resultant merged cells contain at least 10 occupied social housing properties.