Title	Social housing asset value	
Abstract	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 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. 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 1/4/2016 excluding hostels and multi-occupancy houses designated as homeless temporary accommodation.	
Description	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 1/4/2015)
	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 1/4/2016
	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 1/4/2016
	VacantPercent	The percentage of dwellings in each band which are

		vacant at 1/4/2016
Source		Data is taken from Manchester City Council's Housing Rents system.
Date created		1/4/16
Date issued		June 2016
Coverage		Manchester City Council local authority area.
Frequency of update		Annual
Format		Dataset is published as CSV file. File name for dataset is "social_housing_asset_value.csv".
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