

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 Government to represent the value of the properties while in use as Social Housing in the North West and Merseyside.</p> <p>The Existing Use 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</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 Social Rent dwellings within the Council's Housing Revenue Account as at 1/4/2025 excluding hostels and multi-occupancy houses designated as homeless temporary accommodation. It includes only housing located within the City Council boundary. It excludes Shared Ownership properties and properties let at Affordable Rent. It also excludes a small number of properties which are newly constructed and awaiting their Asset Valuation report</p>	
Description	SectorMerged	SectorMerged – 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 Existing Use Value of the dwelling (all valuations provided are as at 1/4/2025)
	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 1/4/2025
	EUVSH Total	The total value of dwellings within the band calculated as the Existing Use Value-Social Housing
	EUVSH Average	The average value of dwellings in each band
	Market Total	The total Market value of dwellings in each band

	Market Average	The average market value of all dwellings in each band
	Percent Occupied	The percentage of dwellings in each post code sector/valuation band which were occupied at 1/4/2025
	Percent Vacant	The percentage of dwellings in each post code sector/valuation band which were vacant at 1/4/2025
Source	Data is collated from several Housing Management IT systems maintained by the council and its partner organisations who manage the tenancies and the Local Authority housing stock.	
Date created	1 APRIL 2025	
Date issued		
Coverage	Manchester City Council local authority area.	
Frequency of update	Annual	
Format	Dataset is published as CSV file. File name for dataset is " Manchester_Social_Housing_Asset_Value_2025".	
Creator	Role	
	Position	
	Organisation	Manchester City Council
	Address	Manchester City Council Manchester M60 2LA
	Telephone	0161 234 5000
	Email	opendata@manchester.gov.uk
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