

**Lancaster City Council**  
**Social Housing Assets Held at 31 March 2019**

Postal Districts	Valuation Bands	Total Number Social Housing Dwellings	Dwellings Value				Tenure Status	
			EUV-SH Values		Market Values		% occupied dwellings	% vacant dwellings
			Total (£)	Average (£)	Total (£)	Average (£)		
LA1, LA2, LA3, LA4, LA5 and LA6	<£50,000	3,345	110,586,017	33,060	276,465,042	82,650	99.2%	0.8%
	£50,000 - £59,999	193	10,853,316	56,235	27,133,290	140,587	99.0%	1.0%
	£60,000 - £69,999	101	6,476,817	64,127	16,192,042	160,317	100.0%	0.0%
	£70,000 - £79,999	49	3,577,916	73,019	8,944,789	182,547	100.0%	0.0%
	£80,000 - £89,999	10	865,485	86,548	2,163,712	216,371	90.0%	10.0%
	£90,000 - £99,999	4	370,509	92,627	926,271	231,568	100.0%	0.0%
<b>Totals</b>		<b>3,702</b>	<b>132,730,059</b>	<b>35,854</b>	<b>331,825,148</b>	<b>89,634</b>	<b>99.2%</b>	<b>0.8%</b>

**Definitions**

Existing Use Value for Social Housing (**EUV-SH**) is the estimated amount for which a property should exchange, on the valuation date, between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion, subject to the following special assumptions that the property will continue to be let by a body pursuant to delivery of a service for the existing use:

- at the valuation date, any regulatory body, in applying its criteria for approval, would not unreasonably fetter the vendor's ability to dispose of the property to organisations intending to manage their housing stock in accordance with that regulatory body's requirements;
- properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession and
- any subsequent sale would be subject to all of the above special assumptions.

**Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

The difference between the two values represents the economic cost of providing Council Housing at less than open market rents.

The publication of this information does not imply that the Council is intending to dispose of the properties held in the Housing Revenue Account.