

Get More Out Of What You've Got

A short introduction to



The Strategic Asset Management
Tool from i.s.4

iS4 **Menu** **HFAT**

Inputs

Financial

- 1 - Property Characteristics
- 2 - Rents & Service Charges
- 3 - Void Rates
- 4 - Property Investment
- 5 - Repairs & Maintenance
- 6 - Housing Management Costs

Performance & Prospects

- 7 - Stock Turnover
- 8 - Tenancy Duration
- 9 - Housing Management Assessment
- 10 - Resident Satisfaction
- 11 - Depreciation

Other

- 12 - Assessment Criteria
- 13 - Detailed Setup

Reports

Financial

- QP.2 - NPV Summary
- QP.3 - Average NPV by Key Area by Archetype
- QP.4 - Traffic Light Analysis by Area

Performance & Prospects

- QP.5 - Stock Turnover
- QP.6 - Tenancy Duration
- QP.7 - Housing Management Assessment
- QP.8 - Resident Satisfaction
- QP.9 - Depreciation
- QP.10 - Stock Performance Summary

Other

- QP.11 - Overall Summary
- WP.1 - Feedback Reports - Data Input Summaries
- WP.8 - Detailed NPVs

Help

i.s.4 housing & regeneration Housing Futures Assessment Tool

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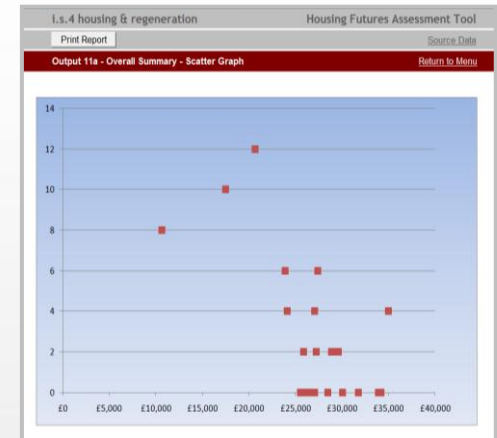
Output 10 - Performance & Prospects Summary

Ref	Estate	Stock Turnover	Tenancy Duration - Wks	Housing Mgt Assessment	Resident Satisfaction	Depreciation Assessment	Overall (Wtd)
All Estates - Weighted							
		8.8%	638	0.0	72%	1.0	4
1	Brisks Road Estate	6.3%	440	2.0	66%	0.0	4
2	Moorside Estate	6.9%	797	2.0	64%	2.0	6
3	Dutton Lane	7.0%	739	2.0	70%	0.0	2
4	Daffodil Gardens	8.3%	1352	0.0	78%	0.0	0
5	Hollywell Gardens	11.7%	480	2.0	56%	4.0	10
6	Branside	11.4%	445	0.0	80%	0.0	2
7	Greeniside	6.4%	960	0.0	86%	0.0	0
8	Sheikh Row	6.8%	904	0.0	88%	0.0	0
9	Brisks Road	7.1%	523	0.0	87%	0.0	0
10	Old Southburn	7.9%	683	0.0	77%	2.0	2
11	Mt Pleasant	9.2%	587	0.0	77%	0.0	0
12	Avon Road	8.2%	634	0.0	82%	4.0	4
13	Castleside	8.0%	638	0.0	77%	0.0	0
14	Epsom Dene Estate	18.8%	315	2.0	69%	0.0	6
15	Craghead	6.6%	935	0.0	80%	2.0	2
16	Lansley Park Estate	6.6%	764	0.0	86%	0.0	0
17	Alderside	4.3%	1198	0.0	67%	0.0	0
18	Flower estate	12.2%	418	4.0	47%	2.0	12
19	Famous Ladies	6.0%	864	0.0	78%	4.0	4
20	Bridgeland	8.8%	699	0.0	69%	0.0	0
21	Greenwood Avenue	11.9%	474	2.0	55%	0.0	6
22	Crookgate	9.4%	868	0.0	72%	0.0	0
23	East Marham	16.1%	288	0.0	73%	0.0	6
24	Hills and Compositors	14.6%	347	2.0	55%	2.0	10
25	Good Street	12.0%	243	2.0	77%	0.0	6
26	The Top	7.4%	698	0.0	80%	0.0	0
27	Central and Queen St	21.4%	425	0.0	89%	2.0	6
28	The Grove	8.4%	456	2.0	89%	2.0	4
29	Rock Estate	12.1%	429	0.0	77%	2.0	4
30	Alder Crescent Area	1.4%	1796	0.0	78%	0.0	0
31	Chester Road Estate	9.6%	641	0.0	81%	0.0	0
32	Rivers Estate	7.9%	643	2.0	4.0	4.0	8
33	Church Estate	7.1%	789	0.0	66%	0.0	2

Microsoft Excel - HFAT (Housing Futures Assessment) - Southburn Homes [13/11/11]

SOUTHBURN HOMES

Enter HFAT



i.s.4 housing & regeneration Housing Futures Assessment Tool

Feedback Report Help Print Report Clear ALL Data Inputs Previous Next Return to Menu

Assumptions 5 - Repairs & Maintenance

Enter costs of repairs and maintenance (average annual cost per unit of all responsive and void maintenance and routine cyclical such as servicing and painting)

Select basis for analysis: **Key area & key archetype**

Ref	Key area selected in: Estate	General			Non trad			Sheltered		
		£ per year	£/sq ft	£/sq ft	£ per year	£/sq ft	£ per year	£/sq ft	£ per year	
1	Brisks Road Estate	1400		1370						
2	Moorside Estate	1400		1600						
3	Dutton Lane	1400		1750						
4	Daffodil Gardens	1750		1970						
5	Hollywell Gardens	1900		1970						
6	Branside	1540		1900						
7	Greeniside	1400		1400						
8	Sheikh Row	1540		1540						
9	Brisks Road	1400		1400						
10	Old Southburn	1900		1900						
11	Mt Pleasant	1400		1600						
12	Avon Road	1510		1510						
13	Castleside	1300		1400						
14	Epsom Dene Estate	1670		1900						
15	Craghead	1300		1500						
16	Lansley Park Estate	1410		1410						
17	Alderside	1400		1400						
18	Flower estate	1400		1670						
19	Famous Ladies	1400		1570						
20	Bridgeland	1400		1600						
21	Greenwood Avenue	1500		1500						
22	Crookgate	1477		1477						
23	East Marham	1760		1760						
24	Hills and Compositors	1500		1750						
25	Good Street	1487		1487						
26	The Top	1470		1470						

HFAT shines the light on value and helps you put it to practical use

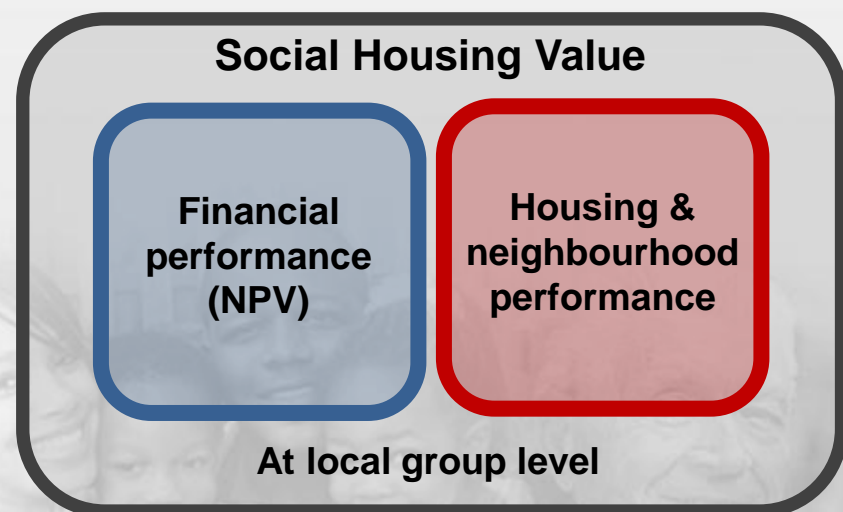
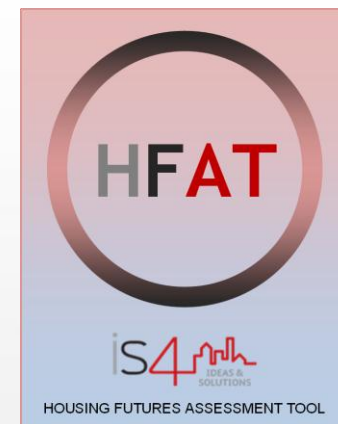
Today, housing associations are ...

... large social housing businesses ... with huge asset bases
(as well as high expectations and little public subsidy)

So what you can make of that asset base ...

... defines what you can (or can't) do

Understanding, measuring & using Social Housing Value is key



HFAT is a low-cost, easy-to-use strategic planning tool.

It shines a new light on stock performance and helps find ways of improving value

Net Present Value (NPV) is analysed at local group level alongside Housing and Neighbourhood Performance to give a rounded view of Social Housing Value.

Easy-to-use, easy-to-adapt to your requirements

The excel spreadsheet base ...

... means that the tool can be readily adapted to suit local requirements and that data can be easily imported from and exported to other spreadsheets.

The screenshot displays the 'Housing Futures Assessment Tool' interface. It features a navigation menu on the left with options like 'Feedback Report', 'Help', 'Print Report', and 'Clear ALL Data Inputs'. The main area shows a spreadsheet titled 'Output 10 - Performance & Prospects Summary'. The spreadsheet has columns for 'Ref', 'Estate', 'Block Turnover', 'Tenancy Duration - Wks', 'Housing Mgt Assessment', 'Resident Satisfaction', 'Depositor Assessment', and 'Overall (Wtd)'. The data rows list various estates such as Bristol Road Estate, Moorside Estate, Dutton Lane, Darford Gardens, Holywell Gardens, Braeside, Greenoside, Shield Row, Old Southburn, Old Pleasant, Aven Road, Eastfields, Epsom Dene Estate, Langley Park Estate, Alderene, Flower estate, Famous Ladies, Bridgnall, Greenwood Avenue, Crockgate, East Markham, Hills and Composers, Good Street, The Kop, Central and Queen St, The Grove, Rock Estate, Alder Crescent Area, Chester Road Estate, Riverside, and Church Estate. Each row contains numerical values and colored circular indicators representing performance metrics.

The easy-to-use format includes:

- well-designed input sheets to ease data assembly
- easy navigation using hyperlinks
- simple 'page-by-page' structure
- analysis by area and type
- traffic-light assessment based on local criteria
- comprehensive set of standard reports
- bespoke analysis to suit local needs

HFAT has been developed by experienced practitioners with outstanding knowledge of asset management and business planning and comes with expert support in its application and use

For more information or a demonstration ...

For more information or a demonstration, call:

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Sheffield, Glasgow, Leeds, London & the South

HFAT can be used:

- as part of a comprehensive asset management strategy
- to improve understanding and focus on known problems and worries
- to identify overlooked underperformers
- to support option appraisal
- to enable 'what-if' analysis for business reviews
- to support annual reviews of performance and progress
- to evaluate risk



ideas • solutions
housing • regeneration