

Get Serious with your HRA Business Planning

A short introduction to



The HRA Business Planning and Strategic Asset Management tool from i.s.4

Microsoft Excel - HPlan 27.03.11h

I.s.4 housing & regeneration

HPlan

R10 Housing Performance

GRN	Estate	Turnover	Tenancy Duration	Resident Satisfaction With Home	NHER Rating	Demand	Overall (Wtd)
All Estates - Weighted							
		8.8%	636	0.9	72%	1.0	4
1	Bristol Road Estate	6.3%	440	2.0	66%	0.0	0
2	Moorside Estate	6.9%	787	2.0	64%	2.0	6
3	Dutton Lane	7.0%	179	2.0	79%	0.0	2
4	Canford Gardens	3.9%	1352	0.0	78%	0.0	0
5	Hollywell Gardens	11.7%	460	2.0	56%	4.0	10
6	Greenside	11.4%	445	0.0	80%	0.0	2
7	Greenside	5.4%	960	0.0	86%	0.0	0
8	Shield Row	5.8%	904	0.0	88%	0.0	0
9	Bristol Road	7.1%	523	0.0	87%	0.0	0
10	Old Southburn	7.6%	683	0.0	77%	2.0	2
11	Rivinsheet	9.2%	567	0.0	77%	0.0	0
12	Avon Road	8.2%	634	0.0	82%	4.0	4
13	Eastfields	8.0%	638	0.0	77%	0.0	0
14	Eppon Deane Estate	18.0%	315	2.0	69%	0.0	8
15	Craghead	5.6%	935	0.0	80%	0.0	2
16	Langley Park Estate	5.6%	764	0.0	80%	0.0	0
17	Aldersden	4.3%	1196	0.0	67%	0.0	0
18	Flower estate	12.2%	416	4.0	47%	2.0	12
19	Famous Ladies	6.5%	564	0.0	78%	4.0	4
20	Dodgehill	8.8%	599	0.0	69%	0.0	0
21	Greenwood Avenue	11.0%	474	2.0	55%	0.0	6
22	Crookgate	9.4%	555	0.0	77%	0.0	0
23	East Markham	15.1%	285	0.0	72%	0.0	6
24	Hills and Compositors	14.0%	347	2.0	55%	2.0	10
25	Good Street	17.0%	243	2.0	77%	0.0	6

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Inputs	Reports
In1 Stock groups and year 1 numbers	R1 One Page Summary
In2 R10	R2 Summary cashflows
In3 Other demolitions and disposals	R3 Detailed cashflows
In4 Development and acquisition	R4 HRA summary
In5 Rents & Service Charges	R5 Balance Sheet
In6 Void rent loss	R6 Prudential borrowing
In7 Ined debts	R7 Scenario
In8 Other Income (Revenue)	R7A Graphs
In9 Other Income (Capital)	R8 NPV Summary
In10 Management costs 1	R9 NPV by Group
In11 Management costs 2	R10 Housing Performance
In12 Service Costs	R11 Neighbourhood Performance
In13 Responsive Maintenance	R12 Overall Assessment
In14 Void Repairs	
In15 Capital Maintenance	
In16 Planned Maintenance	
In17 Open Space & Other Maintenance	
In18 Development & acquisition	
In19 Other (stock related) Investment 1	
In20 Other (stock related) Investment 2	
In21 Other (stock related) running costs	
In22 Other General Investment	
In23 Other General Running Costs	
In24 Housing Performance	
In25 Neighbourhood Performance	

Set Up

- S1 Economic & Funding Assumptions
- S2 Other Set-Up
- S3 Traffic Lighting

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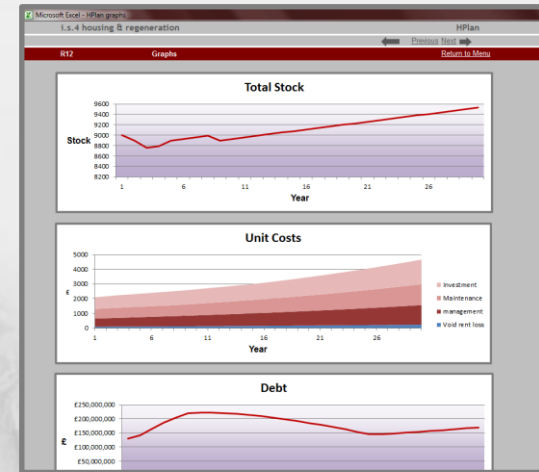
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Input 5 - Rents & Service Charges

Open Stock	Summary	Rent	Service Charges	Other Charges
100	£11,000	£4,000	£300	£42
100	£14,558	£350	£42	£52
100	£14,003	£38	£52	

Est	Open Stock	Yr 1 Total Rent	Yr 1 Total Service & Other Charges	Rent	Service Charges	Other Charges
1	100	£11,000	£4,300	£4,000	£300	£30
2	50	£5,500	£2,150	£2,000	£150	£150
3	45	£5,025	£1,902	£1,800	£100	£100
4	15	£1,050	£408	£408	£0	£0
5	140	£15,120	£5,401	£4,008	£1,100	£318
6	60	£6,600	£2,401	£2,000	£200	£200
7	65	£7,175	£2,512	£2,000	£200	£312
8	135	£14,850	£5,024	£4,000	£300	£311
9	70	£7,700	£2,700	£2,000	£300	£311
10	300	£3,200,400	£90,312	£4,000	£300	£311
11	75	£8,250	£2,925	£2,000	£300	£311
12	80	£8,800	£3,032	£2,000	£300	£311
13	80	£8,800	£3,032	£2,000	£300	£311
14	90	£9,900	£3,270	£2,000	£300	£311
15	90	£9,900	£3,270	£2,000	£300	£311
16	490	£5,292,000	£147,345	£4,000	£300	£311
17	100	£10,000	£3,400	£2,000	£300	£311
18	50	£5,000	£1,700	£1,000	£300	£311
19	50	£5,000	£1,700	£1,000	£300	£311
20	45	£4,500	£1,575	£1,000	£300	£311
21	55	£5,500	£1,905	£1,000	£300	£311
22	140	£15,120	£5,401	£4,000	£1,100	£318
23	60	£6,600	£2,401	£2,000	£200	£200
24	65	£7,175	£2,512	£2,000	£200	£312
25	135	£14,850	£5,024	£4,000	£300	£311
26	70	£7,700	£2,700	£2,000	£300	£311
27	300	£3,200,400	£90,312	£4,000	£300	£311
28	75	£8,250	£2,925	£2,000	£300	£311
29	80	£8,800	£3,032	£2,000	£300	£311
30	80	£8,800	£3,032	£2,000	£300	£311
31	90	£9,900	£3,270	£2,000	£300	£311
32	90	£9,900	£3,270	£2,000	£300	£311



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SOUTHBURN HOMES

Enter HPlan

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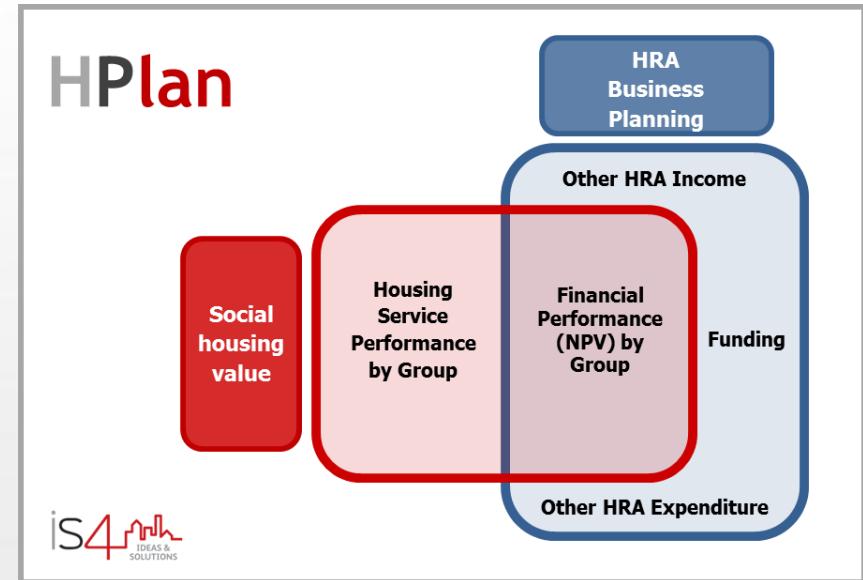
HRA BUSINESS PLANNING & STRATEGIC ASSET MANAGEMENT TOOL



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HPlan is a 2-in-1 tool that supports better Business Planning and Strategic Asset Management

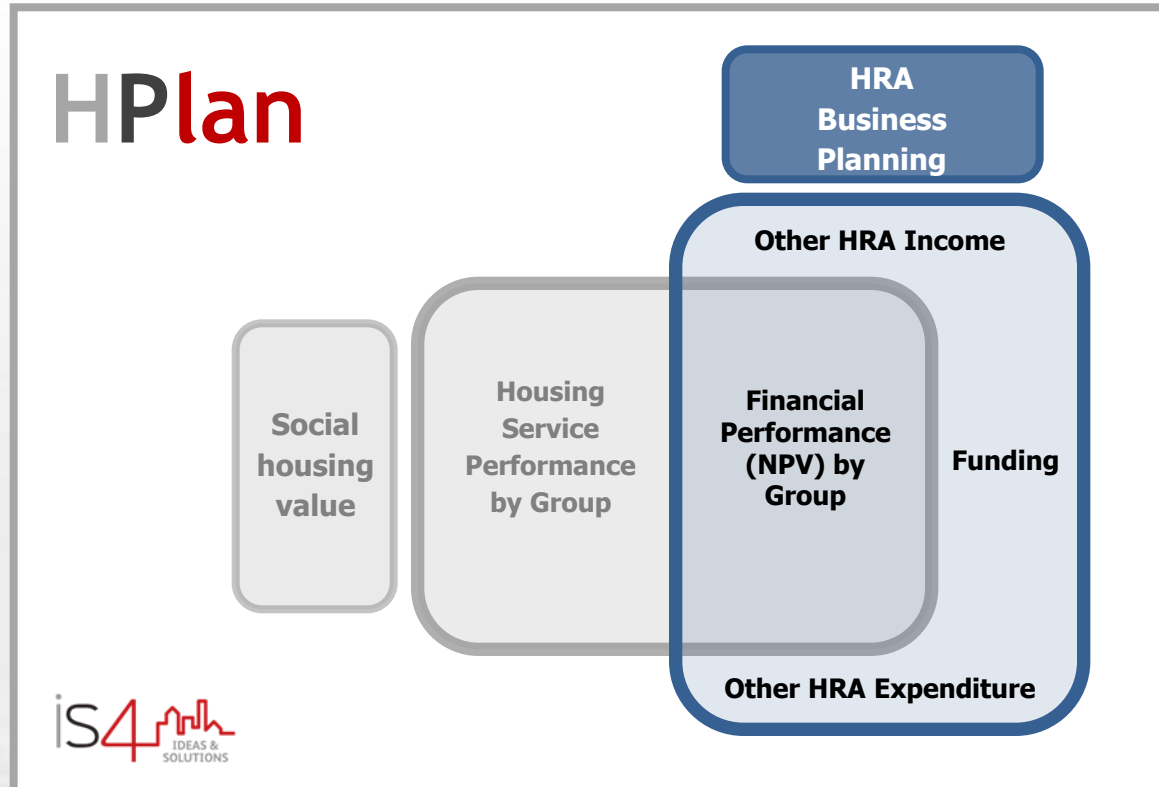
- Supports a systematic, best practice approach to HRA 30-year business planning - creating confidence that the financial position and its implications are fully understood
- Analyses financial and service performance at local Group level to understand how value is being created within the stock and to help find ways of improving it
- Designed to be used as part of the annual business and service planning cycle and to support strategy, project and programme reviews through the year



- Excel spreadsheet base for simple IT requirements and ease of adaptation
- Attractive, easy-to-use design
- Logical, intuitive structure
- User-friendly input sheets that can be adapted to suit local requirements
- Clear reports using range of techniques to bring out key messages for a range of audiences, and the ability to produce tailored outputs too.

HPlan as an HRA Business Planning tool

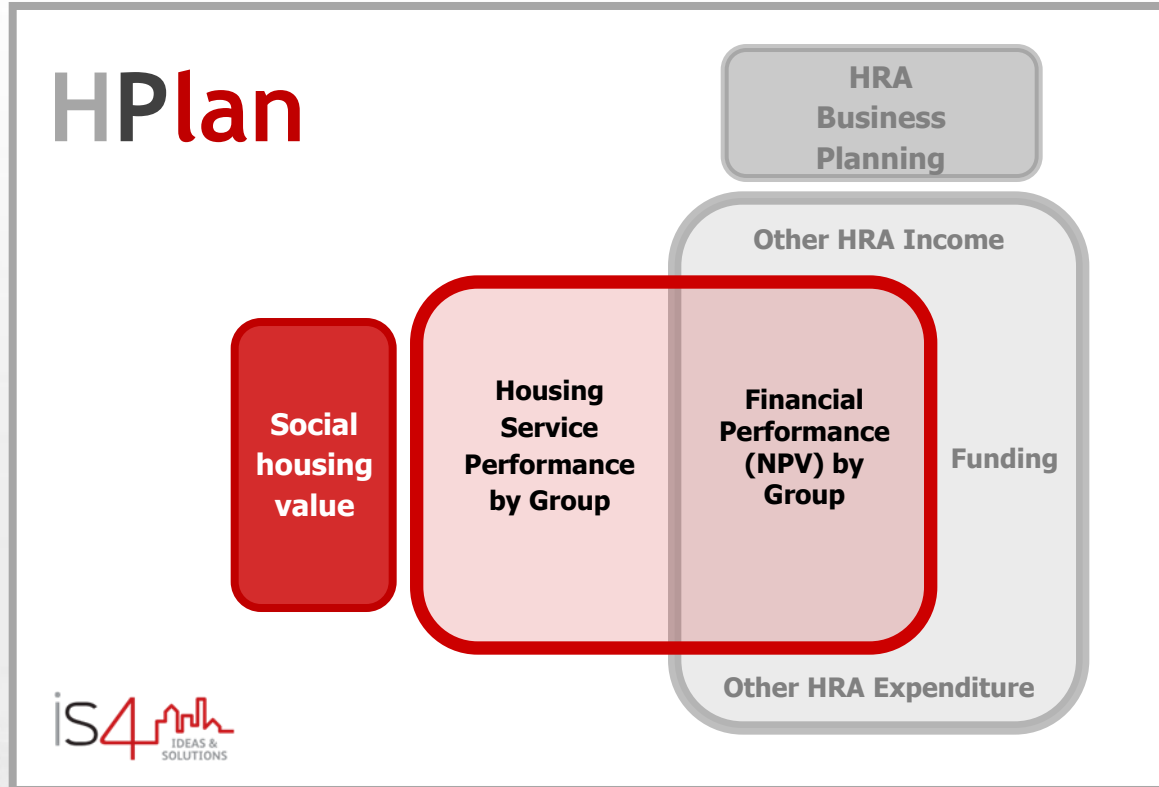
- 30-year HRA summary and detailed cashflows
- Debt profiles & investment headroom
- Value to business plan understood at local group level through Net Present Value (NPV) of net rental streams
- Easy analysis at different groupings and levels.
- Caters for existing homes, new development and regeneration
- Easy what-if analysis for different expenditure, income and debt profiles.



- Enables plans to be stress-tested and risk understood
- Supports best HRA accounting practice, and meets CIPFA guidance

HPlan as a Strategic Asset Management tool

- Housing and neighbourhood performance analysed at local group level alongside NPV to give rounded view of Social Housing Value.
- Shines a light on the concept of value, and helps find ways of improving value
- Integrates business planning and strategic asset management
- Identifies underperforming stock for attention
- Supports option appraisal



- User-friendly design enables wider involvement in use of tool and use of results, encouraging an 'active landlord' approach across the organisation

For more information or a demonstration ...

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

For more information or a demonstration, call:

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The screenshots display the HPlan software interface, which includes:

- Total Stock Chart:** A line graph showing stock levels over a 26-year period, with values ranging from 8200 to 9600.
- Housing Performance Table:** A table with columns for GRN, Estate, Turnover, Tenancy Duration, Resident Satisfaction With Home, NHER Rating, Demand, and Overall (Wtd). It lists various estates like Binot Road Estate, Moorside Estate, and Duffell Gardens.
- Reets & Service Charges Table:** A detailed table showing financial data for various estates, including Open Stock, Yr 1 Total Rent, and Yr 1 Total Service & Other Charges.
- Navigation Menu:** A sidebar menu with categories like Housing Stock, Change, Stock Related Income, Other Income, Stock Related Expenditure, and Performance, each with sub-items.
- Reports Section:** A list of reports such as One Page Summary, Summary cashflows, Detailed cashflows, HRA summary, Balance Sheet, Prudential borrowing, Scenarios, NPVs, NPV Summary, NPV by Group, Housing Performance, Neighbourhood Performance, and Overall Assessment.

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