



ASSET OPTIMISATION

CASE STUDY

What we did

We completed a comprehensive review of asset performance using the i4H Asset Optimisation tool. The data included a number of sustainability factors per unit including:

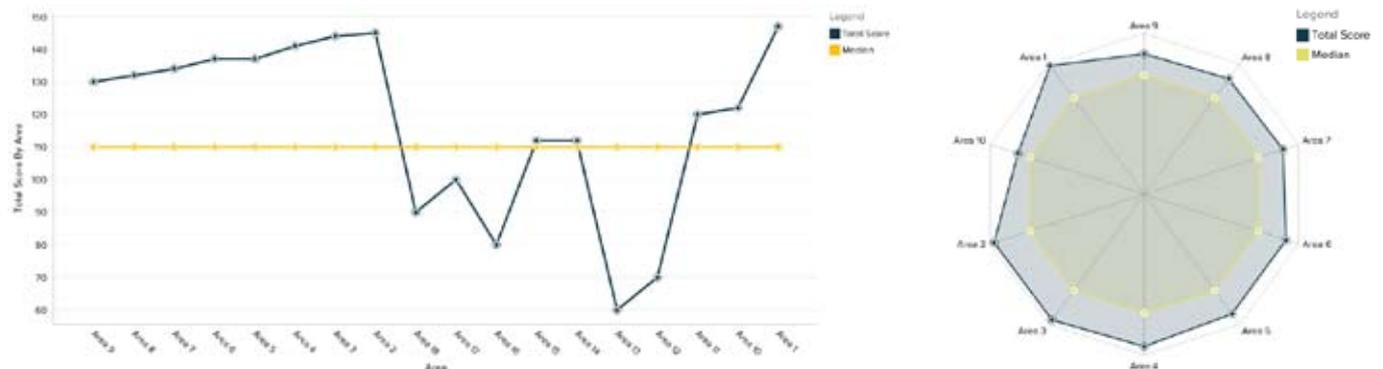
- Financial performance - This included annual surplus from rent minus total costs combining management and repairs cost per unit. A comprehensive NPV analysis was also provided.
- Property Performance - Data from the extrapolated 30-year stock investment program was used and other property performance data such as SAP ratings, re-let times and satisfaction data.
- Demand Data - Analysis of lettings and difficult to let data.

Each unit was provided with an individual score based on the sustainability factors and an overall score. Recommendations were then provided per unit and areas of operation.

Outcomes

Based on the scoring system, we provided recommendations for consideration. The below sample provides an overview of our recommendations which is then sub-analysed by area and individual properties. The further consideration properties need a high level of investment over a 30-year period, high historic repairs cost and high SAP ratings. We recommended that these properties were considered further to justify the high level of investment needed. The question then being would it be better to dispose of these properties given the high average market value and lower maintenance costs of newer properties?

Sample Outputs



How this analysis will be used

This organisation has now implemented this data as part of the asset management strategy. This will result in a significant disposal policy which will make significant savings to future asset investment. The data will be also used for the following:

- Changing use of properties to maximise surplus for new development
- New development program taking into account area data and tenant needs
- Create flags on the Housing Management system when a disposal property becomes void

Testimonial

“The work done by i4h has been invaluable in assisting us develop our sustainability model for our assets, as well as in depth analysis of future investment needs and benefits. This is a major step forward in achieving value for money and making the right decisions at the right time.”