

Insight Analysis

is the sector-leading, no-fuss, adaptable way to shine a light on ...

... the financial and non-financial performance

... of different groups and types of stock

... the modern foundation of business planning, asset management, and VfM

... tried and tested in landlords of every shape and size

- advanced Excel-based tool for maximum flexibility and ease-of-use
- highly adaptable to match individual requirements
- low one-off cost and then free to use indefinitely
- comes with expert help and skills transfer

At 4.2 we believe ...	better analysis	encourages better thinking	and improves business performance
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Menu			
	Current selection: Supported	Current single area view: EAST STREET	
Inputs	NPV Analysis - All Areas	NPV Analysis - Selected Areas	Single Area View
Property-Level Data	NPV Breakdown	NPV Breakdown	Area Summary
Area & Type Set-up	NPV Breakdown Charts	NPV Breakdown Charts	Area Detail
Area-Level Data	Pie Charts	Pie Charts	
Traffic Lights & Settings	NPV By Class	NPV By Class	
	NPV By New Type	NPV By New Type	
	NPV Breakdown By Class	NPV Breakdown By Class	
	NPV Breakdown By New Type	NPV Breakdown By New Type	
NPV Summaries	Other Analysis - All Areas	Other Analysis - Selected Areas	VfM
NPV Summaries	Stock Numbers By Class	Stock Numbers By Class	Standard Sector Metrics
	Stock Numbers By New Type	Stock Numbers By New Type	Insight & Metrics Compare
	Service Performance	Service Performance	Global Accounts
	Wider Picture	Wider Picture	
All Data Export	Social Housing Value Summary	Social Housing Value Summary	
All Data Export Sheet - Property	Rate Of Return	Rate Of Return	
All Data Export Sheet - Areas	Scattergraphs	Scattergraphs	

Easy Excel input.
User control of all settings and parameters

Full range of financial and non-financial analysis can be tailored to suit your own operating context

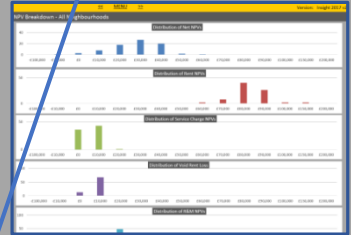
Slice, dice and drill-down analysis encourages a creative approach & supports option appraisal

Peer Group analysis using Sector Metrics and Global Accounts

Menu

Current selection: **Supported** | Current single area view: **EAST STREET**

<p>Inputs</p> <ul style="list-style-type: none"> Property-Level Data Area & Type Set-up Area-Level Data Traffic Lights & Settings 	<p>NPV Analysis - All Areas</p> <ul style="list-style-type: none"> NPV Breakdown NPV Breakdown Charts Pie Charts NPV By Class NPV By New Type NPV Breakdown By Class NPV Breakdown By New Type 	<p>NPV Analysis - Selected Areas</p> <ul style="list-style-type: none"> NPV Breakdown NPV Breakdown Charts Pie Charts NPV By Class NPV By New Type NPV Breakdown By Class NPV Breakdown By New Type 	<p>Single Area View</p> <ul style="list-style-type: none"> Area Summary Area Detail
<p>NPV Summaries</p> <ul style="list-style-type: none"> NPV Summaries 	<p>Other Analysis - All Areas</p> <ul style="list-style-type: none"> Stock Numbers By Class Stock Numbers By New Type Service Performance Wider Picture Social Housing Value Summary Rate Of Return Scattergraphs 	<p>Other Analysis - Selected Areas</p> <ul style="list-style-type: none"> Stock Numbers By Class Stock Numbers By New Type Service Performance Wider Picture Social Housing Value Summary Rate Of Return Scattergraphs 	<p>VfM</p> <ul style="list-style-type: none"> Standard Sector Metrics Insight & Metrics Compare Global Accounts
<p>All Data Export</p> <ul style="list-style-type: none"> All Data Export Sheet - Property All Data Export Sheet - Areas 			



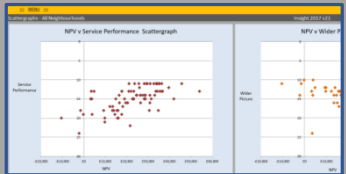
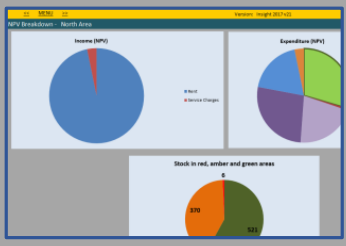
Insight & Metrics Compare

Standard Sector Metrics	Gearing	Interest cover	Headline cost	Operating cost
This HA	79.30%	305.57%	£2,369	36.7%
Peer Group	74.01%	165.57%	£3,285	33.8%
Sector lower quartile	52.87%	149.67%	£2,932	27.9%
Sector median	71.51%	192.80%	£3,298	34.3%
Sector upper quartile	81.74%	257.36%	£4,329	39.3%
Sector mean	70.50%	148.42%	£3,698	34.1%



NPV By Class - North Area

Neighbourhood	Stock	Net NPV	General	Other P
Flower Estate	55	£45,591	£48,511	£44,000
Greenford	27	£8,644	£5,487	£12,000
Haringford	31	£6,512	£6,512	£12,000
Hesters Way	136	£1,973	£1,686	£1,400
High Street	4	£31,981	£31,225	£27,000
Bourne	1	£27,913		£27,000
Bridge	55	£28,881	£28,790	£28,000
Brighton	2	£18,135	£18,135	£19,000
Charecroft	7	£27,301		£19,000
Churchill Court	37	£21,973	£21,973	£31,000
Cornford	77	£18,037	£8,486	
Crosland Village	125	£20,985	£20,985	
Crossford	22	£2,200	£2,200	
Downham	5	-£2,668	-£2,668	
Downland	25	£10,761		
East Ford	19	£23,188	£22,947	
Eastham	17	£7,726	£7,542	£8,000
Famous Ladies	1	£16,373	£16,373	
Fisham	24	£18,520	£14,031	£5,000



Input Property-Level Data

Stock	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
1000	1000	1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000	1000	1000

Service Performance - North Area

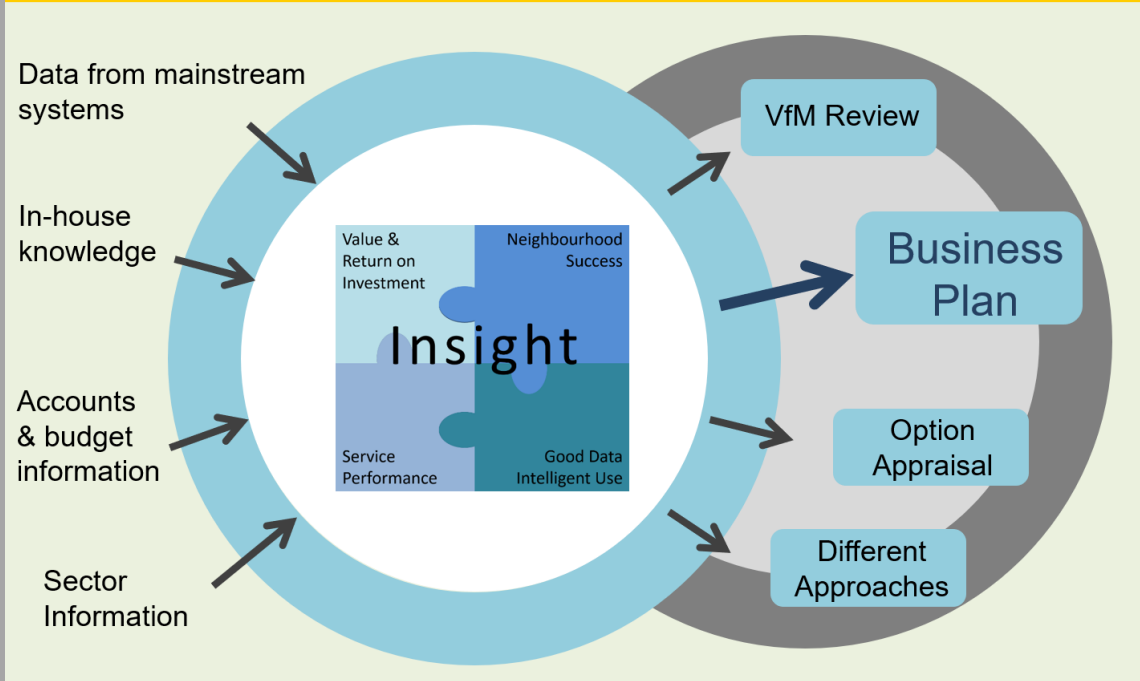
Neighbourhood	Stock	Turnover	Av void period (days)	% tenancies terminated 12 months	Av length current tenancy	Current Ter Arrears
Charecroft	7	0.0%	0	0.0%	13.0	3.6%
Churchill Court	37	2.7%	14	0.0%	15.0	2.9%
Cornford	77	3.9%	7	33.3%	25.7	6.1%
Crosland Village	125	4.8%	54	0.0%	20.8	5.9%
Crossford	22	22.7%	43	20.0%	4.4	5.8%

NPV Breakdown - All Neighbourhoods

Neighbourhood	Stock	Net NPV	Rent	Service Charges	Void Rent Loss	R&M	Investment	Manx
Fintry	67	£9,514	£71,030	£667	£695	£20,072	£25,727	£15
Flower Estate	55	£45,591	£103,564	£0	£177	£12,052	£26,355	£19
Greenford	27	£8,644	£72,644	£4,758	£2,618	£20,350	£24,550	£16
Haringford	31	£6,512	£72,988	£0	£586	£18,974	£27,527	£19
Hesters Way	136	£1,973	£72,063	£223	£734	£23,037	£27,151	£19
High Street	4	£31,981	£82,784	£0	£0	£5,355	£26,983	£18
Holt	13	£29,817	£75,641	£2,758	£403	£8,370	£21,344	£15
Kier Hardie Way	46	£22,960	£83,756	£0	£1,212	£16,651	£27,527	£15
Lakes	48	£13,489	£75,320	£3,743	£1,200	£19,462	£24,596	£16
Long Edge	45	£21,040	£77,860	£1,342	£1,569	£14,400	£27,430	£13
Longhurst	131	£11,855	£72,196	£938	£680	£18,671	£26,240	£14



Insight and the strategic planning cycle



Perfect natural fit with the annual business and service planning cycle

And can be used to measure progress and set business targets

www.4point2.org.uk

If this looks interesting, please get in touch ...

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About 4point2

A small team of housing and finance experts, with a successful track record providing a wide range of creative help and support to people working in the social housing field.

Our approach involves a flexible, no-fuss, problem-solving style built on exceptional hands-on career experience. We regularly succeed in 'shining a clear light' on the most difficult subjects using our sector-leading financial and strategic tools and techniques.

	Option Appraisal	Development & Regeneration	Business & Financial Planning
Service Development	Strategic Asset Management		Financial Accounting
Policy & Research	Organisational Review	Project & Bid Management	VAT Advice