



ARK's
Strategic
Asset
Performance
Model (ASAP)

Current NPV = £42,237

Modelled NPV = £25,991

People **Asset** **Finance**

57.50% 39.60% 42.02%
57.50% 39.60% 42.14%

C

Test Name	Extracted Result	Extracted Score	Modelled Value
Rent Due	£7,262		£7,959
Service Charge Due	£0		
Retrofit/Remedial Costs			£48,270
Grant/Eco Grant Per Unit			
Net Retrofit Costs		1	£48,270
Stock turnover (churn)	0.00%	10	
Rent Arrears (weeks)	0.00	10	
Mean Time to Relet	No Data	8	
Complaints pupa	0.00%	10	
ASB Percentage pupa	100.00%	0	
ASB Incidents	1.00	9	
Number of Responsive Repairs	2.75	4	
Asbestos Risk	No Data	8	
Construction Type Score	1.00	1	
Damp / Condensation Risk	0.00	10	
Current SAP Rating	59.80	0	
Percentage Currently Low SAP	100.00%	0	100.00%
Contribution	£3,941	5	£3,746
Total Overhead	£1,685	3	
Profit	£1,037	3	£842
NPV (30 Year)	£42,237	4	£25,991
% Void Rent Loss	0.00%	10	
Actual Rent Collected	£7,262	8	£7,959
Service Charge Collected	£0	0	£0
Void Works Revenue Costs	£0	10	
Responsive Repair (Revenue) Costs	£426	5	
Gas Servicing Repair (Revenue) Costs	£141	9	
Five Year Planned Costs pupa	£5,822	0	£13,708
Ten Year Planned Costs pupa	£4,239	0	£8,182
Thirty Year Planned Costs pupa	£2,604	0	£3,496
Service Charges as a % of Rent	0.00%	10	0.00%
Market Rent Comparison	36.00%	9	39.46%
Local Housing Allowance Comparison	51.00%	10	55.90%
Open Market Value	£466,250	10	

Market	Overall	48 Ritcroft Street , Hemel Hempstead , Herts , HP3 8PF	Year
67.58%	47.99%	Property Type: 3 Bed House	1
59.06%	47.60%	Rank: 7,749	2
C	<i>Enter the scenario description here...</i>		3
	Complete the repairs and relet		4
Modelled Score	Modelled Result	Your Average	5
	£7,959	<u>Scenario2</u>	6
	£0	<u>Scenario3</u>	7
		<u>Scenario4</u>	8
		<u>Sales Scenario</u>	9
		<u>Options</u>	10
10	0.00%	3.73%	11
10	0.00	1.34	12
8	No Data	81.92	13
10	0.00%	3.33%	14
0	100.00%	5.33%	15
9	1.00		16
4	2.75	2.11	17
8	No Data		18
1	1.00		19
10	0.00	0.02	20
0	59.80	66.08	21
0	100.00%		22
5	£3,746	£4,467	23
3	£1,685	£1,482	24
3	£842	£1,813	25
2	£25,991	£62,558	26
10	0.00%	0.83%	27
9	£7,959		28
0	£0		29
10	£0	£233	30
5	£426	£314	
9	£141	£141	
0	£13,708	£2,285	
0	£8,182	£2,226	
0	£3,496	£1,625	
10	0.00%		
6	39.46%		
7	55.90%		
10	£466,250		

Current Costs New Costs Modelled Costs Retrofit Costs

£9,684	£847	£49,117	£48,270
£7,682		£7,682	£0
£4,898		£4,898	£0
£1,288		£1,288	£0
£5,556		£5,556	£0
£1,288		£1,288	£0
£0		£0	£0
£0		£0	£0
£0		£0	£0
£11,992		£11,992	£0
£0		£0	
£0		£0	
£0		£0	
£0		£0	
£17,304	£7,062	£7,062	
£0		£0	
£0		£0	
£0		£0	
£0		£0	
£2,124		£2,124	
£0		£0	
£6,394		£6,394	
£0		£0	
£0		£0	
£5,426	£3,000	£3,000	
£4,486		£4,486	
£0		£0	
£0		£0	
£0		£0	
£0		£0	