

STRATEGIC ASSET PERFORMANCE MODEL

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DEMAND

- Customer & staff views of asset performance
- Demand
- Occupancy
- Refusals

ASSET/PROPERTY

- Repairs costs
- Void costs
- Planned & Cyclical costs
- Age
- Design & layout
- Opportunity for further density
- Link to GF viability model
- Energy efficiency

FINANCIAL

- Open market valuation
- Rents
- Yield
- Management costs

NEIGHBOURHOOD

- Crime
- Deprivation
- Environment
- Location
- Proximity to services
- ASB

CLASSIFICATION GROUPING

CLASS A -(GREEN)

- Well Performing and sustainable assets continue to invest.

CLASS B - (AMBER)

- Assets which may have some issues, review required to re-classify as red or green.

CLASS C - (RED)

- Assets which are less well-performing and need further review and/or option appraisal.