



## Peabody uses Aspire BI to improve their asset rationalisation and option appraisals.

**Peabody is one of the City's oldest and largest social housing landlords, with 66,000 homes across London and the South East.**

Prior to introducing AspireBI, production and management of the strategic asset management plan involved collation of dispersed data and information. Compilation and detailed analysis to inform sensible investment options took vast amounts of administration time and management effort.

Peabody's group strategy identifies that in the sector's uncertain climate it is important to have a clear focus and strategic direction. To support such efforts Peabody embarked on embedding systems to enable more effective working, which includes the introduction of AspireBI.

Aspire BI's revolutionary consolidation approach gave Peabody an instantly accessible and multi-level single organisation-wide view of its housing stock. With easy-to-use and powerful data analytics features, Peabody can now quickly and simply appraise its stock to identify and model numerous investment strategies, utilising a consolidated central approach with an overall objective of ensuring social value from any investment made.

In addition to a whole stock appraisal baseline, Peabody has specifically used AspireBI for:

- Appraising lease extensions.
- Identifying opportunity costs of refurbishments against other investment options.
- Identifying how achieving EPC targets is affecting the long-term financial plan.
- Easily identifying asset interventions and where investment is needed.

The main benefits that Peabody has achieved through use of AspireBI are:

- Multiple admin time savings in collating relevant data before each intervention (remodel, tenure change, void instance, etc).
- Management time savings in summation, investigation and review of information made available before decision-making and action proposals.
- Reduction of complexity and uncertainty from consolidating data from multiple systems and sources.
- Identification of investment opportunities aside from obvious strategies
- Post investment review and explanation time has been virtually eliminated because of the investment audit trail and standardised methodology that the model provides.
- Readily demonstrating sound custodianship to the regulator

**Richard Ellis, Sustainability Director**

