

Demand Better, Expect More

Transforming housing data into better decisions

Software, consultancy and advisory services for UK social housing. Since 2002 we have helped housing associations and local authorities manage, protect and invest in their property portfolios with confidence.



Transforming housing data into better decisions

Asprey is the trusted partner of an increasing number of housing associations and local authorities, helping them manage, protect and invest in their property portfolios with confidence since 2002.

Who we work with

Our solutions add sound strategic purpose to portfolio management, as well as efficiencies.

Asprey is more than a software provider: the depth, relevance and accessibility of our sector expertise sets us apart. Clients draw on our knowledge of social housing asset and portfolio management efficiently, cost-effectively and with continuity, through a consistent team of experienced consultants.

We bring together software, consultancy and advisory services, underpinned by sector insight. Long-standing client relationships and a high level of repeat consultancy work reflect the strength of that approach.

Our speakers, publications and consultants share best practice and professional insight on key asset management topics. That underpins our commitment to skills transfer and ensures our whole team maintains a consistent, high-quality approach, so that we can advise customers effectively whenever needed.



Established and experienced: over 20 years in the UK's social housing sector



UK-based permanent team



Sector specialists with proven, continuously improving solutions



Best of breed, with strong, relevant integrations



Asset value and investment option appraisal advisors

**Demand Better,
Expect More**

Combining software with sector expertise, business intelligence and ongoing advisory support, Asprey turns complex data into insight that improves governance, optimises investment and delivers better outcomes for clients.

Why Asprey?

Benefits of a sector-focused partner

More than twenty years' experience in social housing asset management, compliance, investment planning and works management, combined with our software.

We support clients through the challenges facing housing providers with practical advice, best-practice guidance and solutions designed to deliver measurable business outcomes.

Our approach goes beyond technology. Through our products, training, consultancy and accessible support, we help organisations improve data quality, strengthen governance, optimise investment decisions and maximise the value of their asset portfolios.



Customers first

In 2022 we replaced our flagship Estatepro product with Asprey Assets, together with the latest version of other modules, for all existing customers, entirely free of charge.



Independent by design

As a fiercely independent asset management solution provider, Asprey remains focused solely on the portfolio optimisation needs of social housing organisations. We are not constrained by the priorities of a parent company, private equity owner, wider software group or disparate products, so we invest entirely in the continuous development of our asset management products, services and sector expertise.

This independence lets us deliver value for money, help lower asset lifecycle costs and increase their effectiveness, with a flexibility, responsiveness and client focus that larger providers often struggle to achieve.



Expertise beyond software

Our team brings experience across asset management, compliance, strategic investment planning, financial forecasting, systems integration, business process improvement, change management and solution architecture.

We support clients not only with system implementation, but also with the wider business challenges that influence successful asset management.

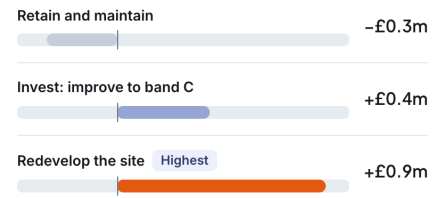
Benefits of a sector-focused partner



Strategic asset intelligence

Asprey clients benefit indirectly from, and have direct access to, our specialist consultancy division, Asprey Advisory Services. It supports investment appraisal, financial planning, sustainability modelling and strategic portfolio management, helping organisations make evidence-based investment decisions with confidence.

Options compared 30-year NPV



Asset management



Compliance



Works management



Business intelligence



Strategic investment planning



Focused on what matters

All our innovation, investment and research and development are focused on the areas that matter most to housing providers: asset management, compliance, works management, business intelligence and strategic investment planning. That focus keeps our solutions evolving in line with sector requirements, regulatory expectations and emerging client needs.

Independent.
Experienced.
Focused.

By combining specialist technology, sector expertise and strategic insight, Asprey delivers far more than software: the tools, knowledge and support organisations need to make better decisions, manage risk and achieve better outcomes.

Focused solely on social housing, we deliver the technology, expertise and support needed for better asset management outcomes.

Asprey in figures

40+

client organisations in UK social housing

42 clients at April 2026.
Source: Asprey.

£3M

grant funding secured by Leeds Federated Housing Association

under SHDF Wave 2.1, using Asprey Assets with Sava Intelligent Energy
£3,005,000, offered as a partner in the West Yorkshire Combined Authority consortium. Figure as announced on 22 March 2023. Source: Department for Energy Security and Net Zero.

99%

automation of gas servicing at bpha

Source: Paul Cook, Director of Property Services and Compliance, bpha, June 2021.

Asprey Assets: a single solution

One platform. One source of truth.
Complete asset intelligence.

Asprey Assets lets organisations manage assets, compliance, investment planning, contract delivery and business intelligence in a single, connected environment. Bringing together operational data, strategic insight and analytics, it helps housing providers make confident decisions, demonstrate compliance and maximise the value of their homes and communities.



Asprey Assets is built around a central asset register. Six modules work from it, and five shared functions run through all of them. Available as a single solution or as a mix of integrated functions to meet specific needs.

Any type of asset

Asprey Assets enables demonstrable asset custodianship for any type of asset. Continuous improvement, and new uses of the information the system generates, safeguard and improve the organisations that use it.

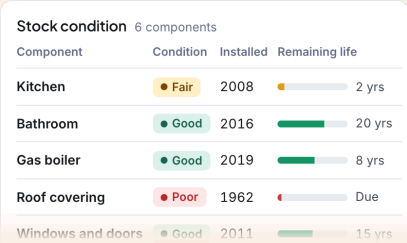
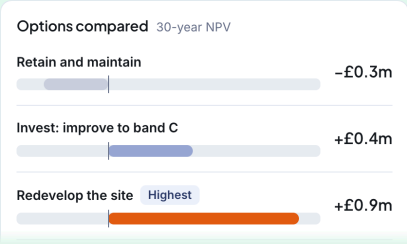
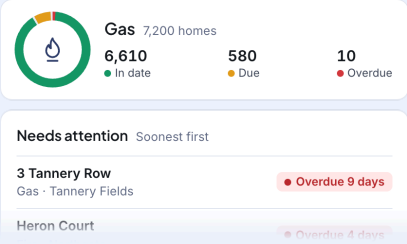
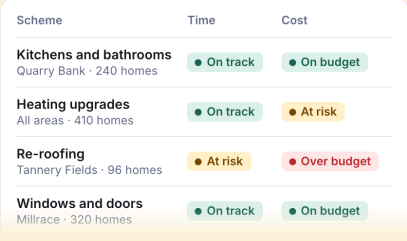
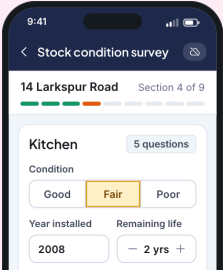
Every business process

We provide a best-of-breed property asset management solution: an integrated range of products to manage all the business processes required of today's successful landlords.

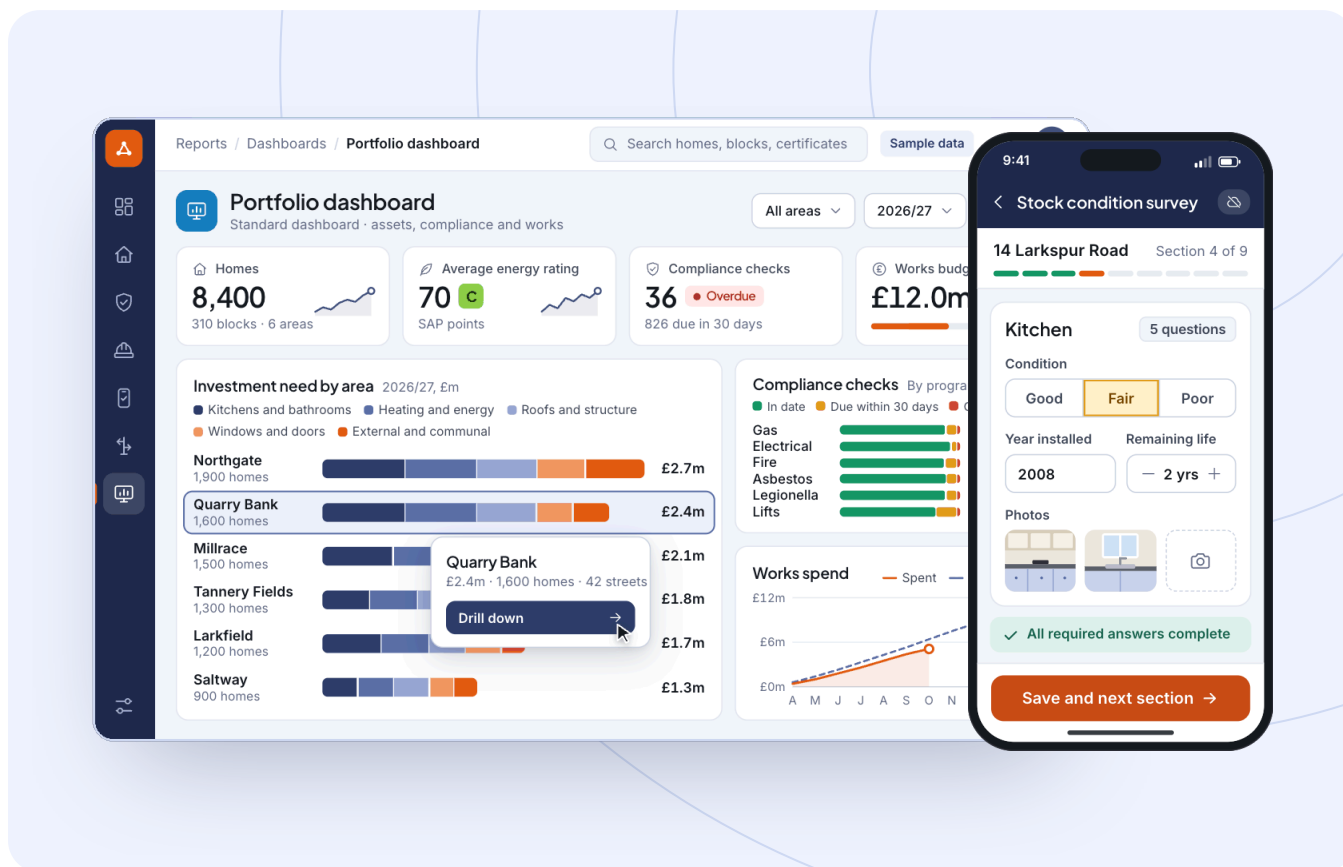
Built for social housing

Asprey Assets is an asset intelligence platform, designed and supported by people who understand housing assets, compliance, investment and business planning.

Core functions in detail

 Operational Asset Management Condition and energy	Stock condition management Decent Homes compliance WHQS compliance SHQS compliance Energy performance and EPC management	Investment planning Cost forecasting Scenario modelling Capital works planning NPV (lite) analysis 
 Strategic Asset Management AspireBI: option appraisal and valuation	Asset option appraisal Sustainability modelling Strategic investment planning Investment and divestment analysis Opportunity cost assessment	Portfolio rationalisation Asset value assessment Scenario forecasting Board and Executive decision support 
 Compliance Management Regulatory assurance	Servicing management (Big 6 and beyond) Asbestos management Fire safety management Legionella management HHSRS assessments	Health and safety management Task and action management Compliance evidence management Compliance reporting and assurance 
 Works & Contract Management Programme delivery	Planned works Cyclical works Void works Contractor management Programme management	Variation management Budget control Valuations and applications for payment Warranty management Liability management 
 Mobile Working Asprey Mobile: field data capture	Field data collection Stock condition surveys Compliance inspections Servicing updates	Planned works updates Evidence capture Mobile assessments Real-time data synchronisation 
 Business Intelligence and Reporting Asprey BI: dashboards and reporting	Enterprise reporting Interactive dashboards Self-service reporting Executive reporting Data audit management	Performance analytics 360° asset intelligence Board reporting Data visualisation 

Platform features



Integrated platform	Data and intelligence	Operational controls	Mobile and field working	Reporting and collaboration
Single database architecture	Real-time dashboards	Workflow management	Offline working	Standard dashboards
Common user interface	Interactive reporting	Task and action management	Photo and evidence capture	User-defined dashboards
Shared workflows and processes	Data visualisation tools	Risk management	Mobile inspections	Bespoke reporting
Single source of truth	Data quality monitoring	Traffic-light performance indicators	Mobile surveys	Executive reporting portals
Secure role-based access	Data audit dashboards	Escalation and exception management	Mobile assessments	Board reporting portals
Full audit trail functionality	Predictive analytics	Financial controls	Automatic synchronisation	Data export functionality
Open API integration framework	Scenario modelling	Forecasting tools	Structured data validation	Collaborative information sharing
Central document management	Trend analysis	Evidence management	Site-based updates	Cross-department visibility
	Historical snapshots	Approval processes		
	Portfolio performance monitoring	Governance controls		

Business benefits



“The Asprey model helps us to analyse large volumes of datasets and understand complex information in an efficient manner. This gives us a holistic view of the performance of our homes. It allows us to target investment so we can provide safe, sustainable and affordable homes for our residents.”



Dritan Uka

Director of Strategic Asset Management, Southern Housing
February 2023, on choosing AspireBI



Strategic

- ✓ Improves strategic decision making
- ✓ Supports evidence-based investment planning
- ✓ Optimises asset performance
- ✓ Improves portfolio sustainability
- ✓ Reduces investment risk
- ✓ Identifies opportunity costs
- ✓ Strengthens long-term business planning
- ✓ Supports organisational resilience



Governance and compliance

- ✓ Strengthens governance and accountability
- ✓ Demonstrates regulatory compliance
- ✓ Provides auditable evidence trails
- ✓ Improves risk management
- ✓ Supports asset custodianship
- ✓ Enhances organisational assurance



Financial

- ✓ Improves financial visibility
- ✓ Supports better investment decisions
- ✓ Enhances budgetary control
- ✓ Reduces operational costs
- ✓ Improves forecasting accuracy
- ✓ Delivers measurable return on investment
- ✓ Supports value-for-money objectives



Operational

- ✓ Simplifies complex processes
- ✓ Improves organisational efficiency
- ✓ Reduces administration
- ✓ Streamlines workflows
- ✓ Improves contractor management
- ✓ Enhances productivity
- ✓ Accelerates access to information
- ✓ Improves service delivery



Data and intelligence

- ✓ Creates a single source of truth
- ✓ Improves data quality
- ✓ Delivers real-time visibility
- ✓ Increases confidence in reporting
- ✓ Enables proactive management
- ✓ Supports continuous improvement
- ✓ Eliminates information silos
- ✓ Provides actionable insight



Organisational

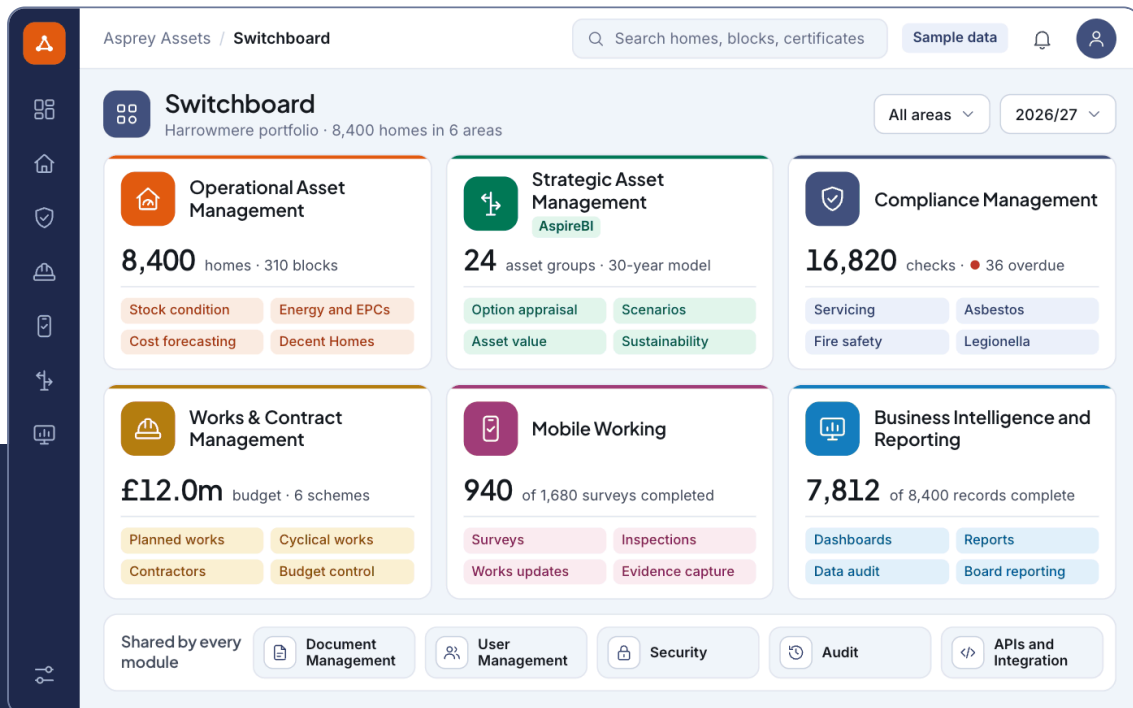
- ✓ Improves collaboration across departments
- ✓ Aligns operational and strategic objectives
- ✓ Provides transparency at all levels
- ✓ Supports Board and Executive decision making
- ✓ Builds organisational consensus
- ✓ Drives better business outcomes

The five pillars of Asprey

A fully integrated asset intelligence platform.

 1 Manage Operational Asset Management ✓ Condition ✓ Compliance ✓ Energy ✓ Investment planning Manage and maintain your assets effectively across the portfolio.	 2 Deliver Works & Contract Management ✓ Programmes ✓ Contractors ✓ Costs ✓ Performance Deliver works programmes on time, on budget and to the highest standards.	 3 Assure Compliance Management ✓ Safety ✓ Servicing ✓ Evidence ✓ Risk Assure compliance and manage risk with confidence and complete visibility.	 4 Capture Mobile Working ✓ Surveys ✓ Inspections ✓ Evidence ✓ Real-time updates Capture accurate data in the field and keep information up to date in real time.	  5 Optimise AspireBI & Reporting ✓ Analytics ✓ Option appraisal ✓ Forecasting ✓ Strategic decision making Optimise investment decisions and drive better outcomes with insight.
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One integrated platform



One platform.
One source of truth.



Complete
visibility



Stronger
governance



Smarter
investments



Better
outcomes

Our team

What sets us apart is the depth, relevance and accessibility of our sector expertise, delivered efficiently, cost-effectively and with continuity by a consistent team of experienced consultants.

Alongside our software we provide a wide range of sector-focused business consultancy and data management services, delivered by our experienced team.

Our corporate body of asset management knowledge and experience is available to clients economically (often free). It provides continuity through the staff absences, turnover or knowledge gaps that most social landlords face from time to time.

Our expertise in software development, asset management, long-range forecasting and financial planning is increasingly key to our clients' business planning and decision-making.

Delivered as connected thinking



Information management consultancy



Survey design



Financial analytics



Practical asset management advice



Software

How we work



UK-based, permanent staff

We operate exclusively with full-time, permanent employees based in the UK.



Expert-led delivery

Directors and senior staff are actively involved in all work streams.



No pre-sales team

Procurement is handled by the Asprey consultants who would be involved in your project, so the right expertise is there from the outset.

Implementation

Successful implementations, sustainable business improvement and long-term client confidence, through software, expertise and partnership.

Successful asset management is about more than software.

It requires accurate data, effective processes, informed decision-making and the confidence to demonstrate sound asset custodianship in an increasingly demanding regulatory environment.

We have built a strong reputation for implementation, consultancy and ongoing client support. Beyond helping clients use our solutions, we work in partnership with organisations to improve data quality, embed best practice, strengthen asset management processes and provide the knowledge needed to respond to regulatory and operational change.



Included in the product cost

Our implementation services are included within the product cost and begin by maximising the value of existing information. Before any costly data collection, we rationalise existing data, improve data governance and establish processes that keep information accurate, reliable and fit for purpose. This improves reporting confidence whilst reducing unnecessary expenditure.



Configured to your processes

Asprey solutions are highly configurable and align with each client's operational processes and strategic objectives. Existing business requirements can be accommodated, and many clients use implementation as an opportunity to transform business processes, improve efficiency and establish a more integrated approach to asset, compliance and investment management.



An experienced implementation team

Our implementation team combines expertise in asset management, business process improvement, systems integration, data management and organisational change, so that a solution meets its technical requirements and supports long-term operational and strategic objectives.



Training for self-sufficiency

Training is a key part of our implementation methodology. Our specialist training team delivers product and sector-based programmes remotely through interactive workshops, so that users gain the skills and confidence to use the system fully. Our objective is client self-sufficiency and long-term product independence.



Our own UK-based team

Asprey does not subcontract implementation, consultancy or support services. All are delivered by our experienced UK-based team, for consistency, accountability and continuity throughout the client relationship. The only exception is specialist energy efficiency and net zero consultancy, delivered in partnership with Sava, with whom we have worked for many years.



Support that continues

Our commitment continues long after implementation. Through ongoing account management, inclusive business-side support and access to experienced asset management professionals, we help organisations interpret data, validate investment decisions and direct resources towards activities that deliver meaningful outcomes.



“Implementing Asprey Assets marks an important step forward for Weaver Vale. The system gives us a clear, accurate view of our asset data and supports our ambition to continuously improve how we manage and invest in our homes. We’ve been impressed with both the functionality of the solution and the collaborative approach taken throughout the implementation.”



Tom Henderson

Assets & Environmental Manager, Weaver Vale Housing Trust
March 2026, on going live with Asprey Assets

Consultancy

We help clients collect the right data, manage it effectively, understand what it means and make better investment decisions because of it.

Asprey has worked in social housing for over 20 years. Our multi-disciplinary team offers a wide range of consultancy services to users of our products and to the wider sector, economically, promptly and with continuity of core consultants.

The team includes asset management, finance and business intelligence specialists; software development, integration and support specialists; and business strategy and change management professionals.

Our expertise in forecasting and financial planning, development, integration, business process review, change management and solutions architecture supports our clients' business planning and decision-making.

We work in partnership with clients. Account managers and consultants regularly feed client requirements, and what we see changing in the sector, back into our product and service development planning.

We have an established client base of housing associations, public sector organisations and charities across the UK.

Our advisory services

Data and information

- ✓ Information management and survey design
- ✓ Data and system audits
- ✓ Data analysis and management
- ✓ Asset information benchmarking and improvement recommendations

Investment and planning

- ✓ Practical asset management advice and initiatives
- ✓ Option appraisal assistance
- ✓ Forecasting and financial planning
- ✓ Advanced financial analytics
- ✓ Compliance planning

Systems, process and people

- ✓ Business intelligence and analytics projects
- ✓ Solutions architecture
- ✓ Development and systems integration, including bespoke development
- ✓ Business process review
- ✓ Change management
- ✓ Project management
- ✓ Temporary executives and staff

Client result

Connexus: from a data review to AspireBI

Connexus is a rural housing association with roots in Shropshire and Herefordshire, providing affordable rented homes.

Our initial consultancy brief focused on reviewing available data to establish a baseline position and recommend improvements to data quality and reporting. The project was designed to support a strategic approach to asset management, underpinned by a five-year business plan and a 30-year forecast.

Connexus has since purchased AspireBI, our strategic asset management and option appraisal solution.



“Having reliable asset data is fundamental to making the right investment decisions. Our work with Asprey has helped us strengthen our understanding of our stock, identify where we need to improve the quality and consistency of our data and move forward with our regulatory improvement plan.

AspireBI gives us the next step, bringing that information together so we can better understand asset performance, test different investment options and make more informed decisions about where we invest over the longer term.”

Damian Cassidy

Head of Asset Management, Connexus
Announced 5 October 2026

Innovation driven by client and sector insight

Our innovation is driven by the evolving needs of our clients and the changing demands of the social housing sector, not by technology alone.

We reinvest a significant proportion of our profits into research and development, improving our products and services and creating new capabilities. Our development roadmap is shaped by sector expertise, client feedback and strategic insight, so that investment goes to the areas that matter most.

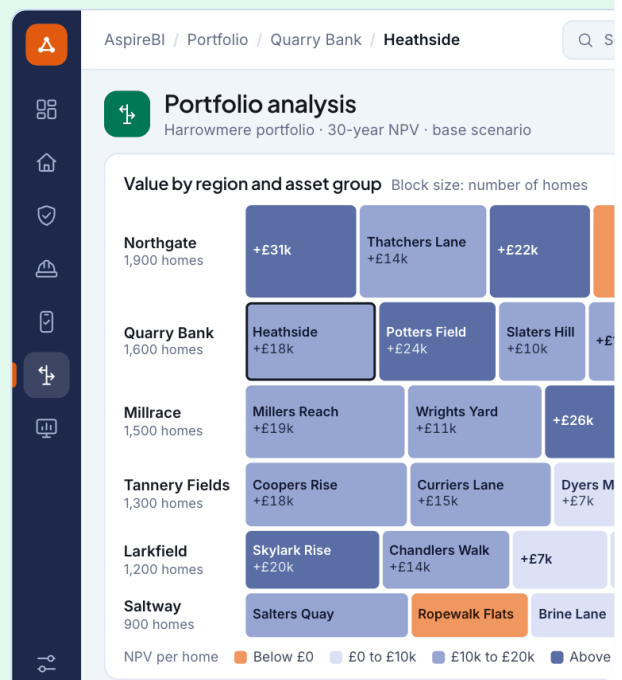
This client-led approach lets us respond quickly to emerging challenges, regulatory change and evolving best practice. It helps clients stay ahead of industry requirements whilst maximising the value of their technology investment.



Asprey Advisory Services

A key contributor to our innovation strategy is Asprey Advisory Services, our specialist consultancy division focused on strategic asset investment, portfolio optimisation and business intelligence.

Working with organisations across the sector, including those using third-party asset management systems, it gives us insight into emerging trends, investment challenges and decision-making requirements. That experience continues to shape our solutions, particularly in analytics, business intelligence, asset valuation and investment option appraisal.



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Transforming housing data into better decisions: software, consultancy and advisory services for UK social housing since 2002.

Ready to see how Asprey Assets can support your business?

A one-hour introductory demonstration gives a thorough overview of the Asprey Suite. If you prefer, we can spend 30 minutes on the modules that matter most to you. Either way it is a real product tour with someone who knows property management.

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