

 **Property managers:** Do you know your exact vacancy cost per day? Your maintenance cost per unit? Which landlords are most at risk of leaving? This dashboard tells you all of it – automatically.

[SEE HOW IT WORKS →](#)

CASE STUDY · PROPERTY MANAGEMENT · PORTFOLIO INTELLIGENCE · CS-08 / 08

Sovereign Property Partners



Residential Portfolio Management

How a **Python portfolio intelligence dashboard** gave a property management firm managing 320 units complete financial visibility – recovering **£124,000 in annual revenue** from vacancy gaps, late rent, and maintenance overspend that had never been tracked together before.

DOES THIS SOUND FAMILIAR?

- Vacancy rate unknown until end of month
- Maintenance costs buried in email chains
- Late rent chased inconsistently
- No landlord portfolio health view
- No rent vs market comparison
- Can't prove ROI to landlord clients
- All of this solved by the dashboard
- £124K annual revenue recovered

CLIENT

Sovereign Property
Partners

PORTFOLIO

320 Units · 48 Landlords

STACK

Python · Streamlit ·
Plotly

REF

CS-08 / 08

"We didn't know we were losing £124,000 a year until the dashboard showed us."

£62K

VACANCY REVENUE RECOVERED
BY CUTTING AVG VOID FROM 42 TO 18 DAYS

£38K

LATE RENT RECOVERED
THROUGH AUTOMATED ARREARS TRACKING

£24K

MAINTENANCE SAVINGS
FROM CONTRACTOR COST BENCHMARKING

This system is available for your property portfolio.
Built in Python. No new software. No contracts. No lock-in.

[GET THIS FOR MY PORTFOLIO →](#)

[WHY YOU NEED THIS](#) [PROBLEM](#) [DASHBOARD](#) [ANALYSIS](#) [ROOT CAUSE](#) [RESULTS](#) [S](#)

§ WHY PROPERTY MANAGERS NEED THIS

*Every day a property sits vacant,
you are losing money you can calculate.*

Most property managers can't tell you their exact vacancy cost today. This dashboard can. In real time.





"What is my vacancy rate right now across all units?"

Dashboard shows live vacancy % per site, per landlord, per property type – updated daily from your lettings data.



"How much is each vacant day costing me in lost rent?"

Vacancy cost calculated per unit, per day, per landlord. Shown as a running daily total so nothing is invisible.



"Are my maintenance contractors charging market rate?"

Cost-per-trade benchmarked across your contractor list. Outliers flagged automatically. Savings identified per unit.



"Which tenants are late on rent and by how much?"

Arrears tracked per tenant with escalating action flags. No more chasing from memory. Priority list generated daily.



"Which of my landlord clients might be thinking of leaving?"

Landlord satisfaction score based on yield, void time, maintenance spend, and arrears frequency. At-risk landlords flagged for proactive contact.



"Are my rents below market rate? How much am I leaving behind?"

Rent vs local market comparison per unit. Uplift opportunities quantified. Evidence to support rent review conversations with landlords.

320 Units. *Zero Portfolio Visibility.*

Sovereign Property Partners manages 320 residential units across 48 landlord clients. Combined annual rental income under management was £3.6 million. The firm charged a management fee of 10–12% per property — generating approximately £400,000 in annual management fee revenue. Their biggest risk: landlords leaving to self-manage or move to a competitor.

The business had no unified view of portfolio performance. Vacancy data was tracked in one spreadsheet. Maintenance jobs were managed through email and WhatsApp. Rent arrears were chased by individual property managers from memory. Landlord performance reports were produced quarterly, manually, taking 3–4 hours per landlord to compile.

Three landlords had left in the prior 12 months — citing "lack of transparency" and "not knowing what was happening with my property." The firm had no way to show landlords what their yield was, whether their rents were at market rate, or what maintenance costs were running per unit. They were managing properties without being able to prove they were managing them well.

"We were doing a good job. We just couldn't prove it. Three landlords left us — not because of bad management, but because we couldn't show them the numbers."

42 Days AVERAGE VOID PERIOD BEFORE
SYSTEM — INDUSTRY AVG: 18 DAYS

£124K ANNUAL REVENUE RECOVERED
VACANCY + ARREARS + MAINTENANCE

3 LANDLORDS LOST IN 12 MONTHS
CITING "LACK OF TRANSPARENCY"

100% LANDLORD RETENTION RATE SINCE
DASHBOARD DEPLOYED — 14 MONTHS

§ 02 - THE DASHBOARD

320 Units.
One Dashboard.
Complete Clarity.

PORTFOLIO OCCUPANCY

96.2%

UP FROM 87.4% - 42-18 DAY VOIDS

ARREARS OUTSTANDING

£18K

DOWN FROM £56K - ACTIVE TRACKING

AVG RENT VS MARKET

+4.2%

ABOVE LOCAL MARKET - OPTIMISED

LANDLORD RETENTION

100%

14 MONTHS SINCE DEPLOYMENT

MONTHLY RENTAL INCOME VS ARREARS VS VACANCY COST - 12 MONTHS

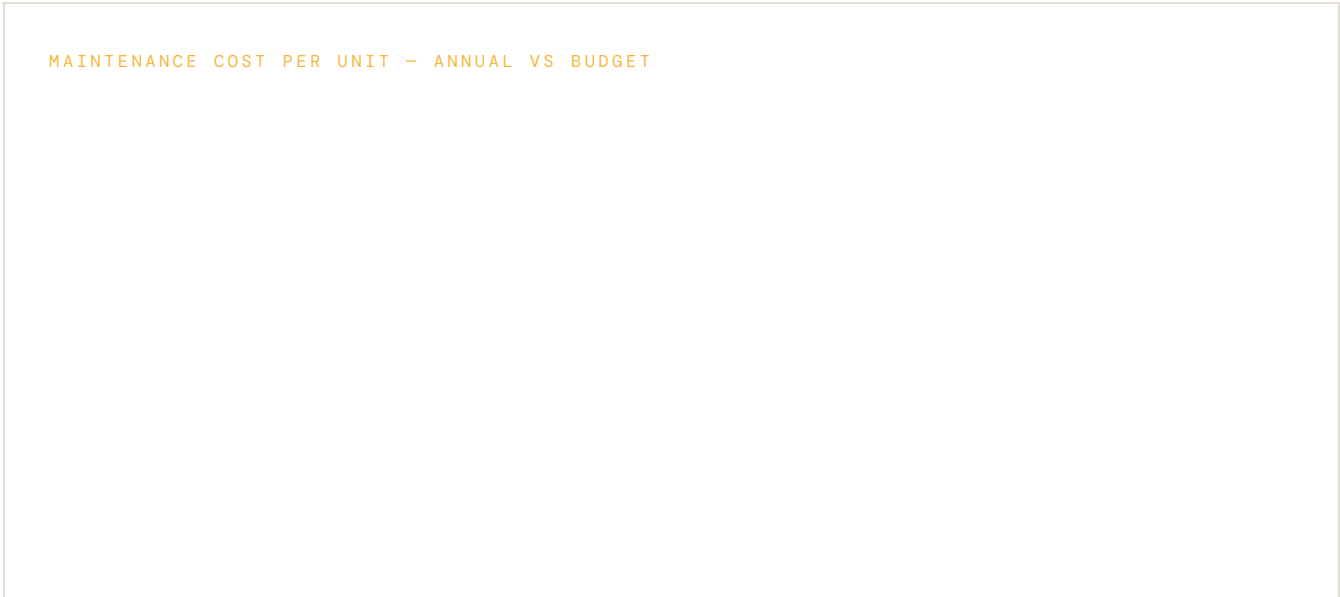
PORTFOLIO P&L



VACANCY DAYS BY PROPERTY TYPE



MAINTENANCE COST PER UNIT - ANNUAL VS BUDGET



LANDLORD	UNITS	ANNUAL RENT (£)	OCCUPANCY %	AVG VOID DAYS	ARREARS (£)	RENT VS MARKET	HEALTH SCORE	STATUS
J. & M. Harrison	8	£84,000	100%	12	£0	+6.2%	94/100	EXCELLENT
Clearview Estates Ltd	22	£264,000	95.5%	16	£1,200	+2.8%	88/100	GOOD
R. Patel	4	£38,400	75.0%	52	£3,800	-4.1%	42/100	AT RISK
D. & S. Okafor	6	£62,400	83.3%	38	£2,100	-1.2%	61/100	MONITOR
Meridian Lettings LLP	18	£198,000	94.4%	19	£900	+3.4%	82/100	GOOD
T. & R. Chen	3	£27,600	66.7%	68	£4,600	-8.2%	28/100	AT RISK
Ashbridge Property	12	£144,000	100%	8	£0	+7.1%	97/100	EXCELLENT
K. Williams	2	£18,000	100%	14	£600	+0.3%	74/100	GOOD

§ 03 - REVENUE RECOVERY ANALYSIS

£124,000 Found *In Three Places.*

The revenue analysis identified three distinct sources of recoverable income that had been invisible without a unified dashboard. Vacancy cost was the largest at £62,000 annually – calculated by multiplying excess void days (above the 18-day industry benchmark) by each unit's daily rent. Late rent recovery contributed £38,000 through systematic arrears tracking. Maintenance benchmarking identified £24,000 in contractor overcharging across 14 specific trade categories.

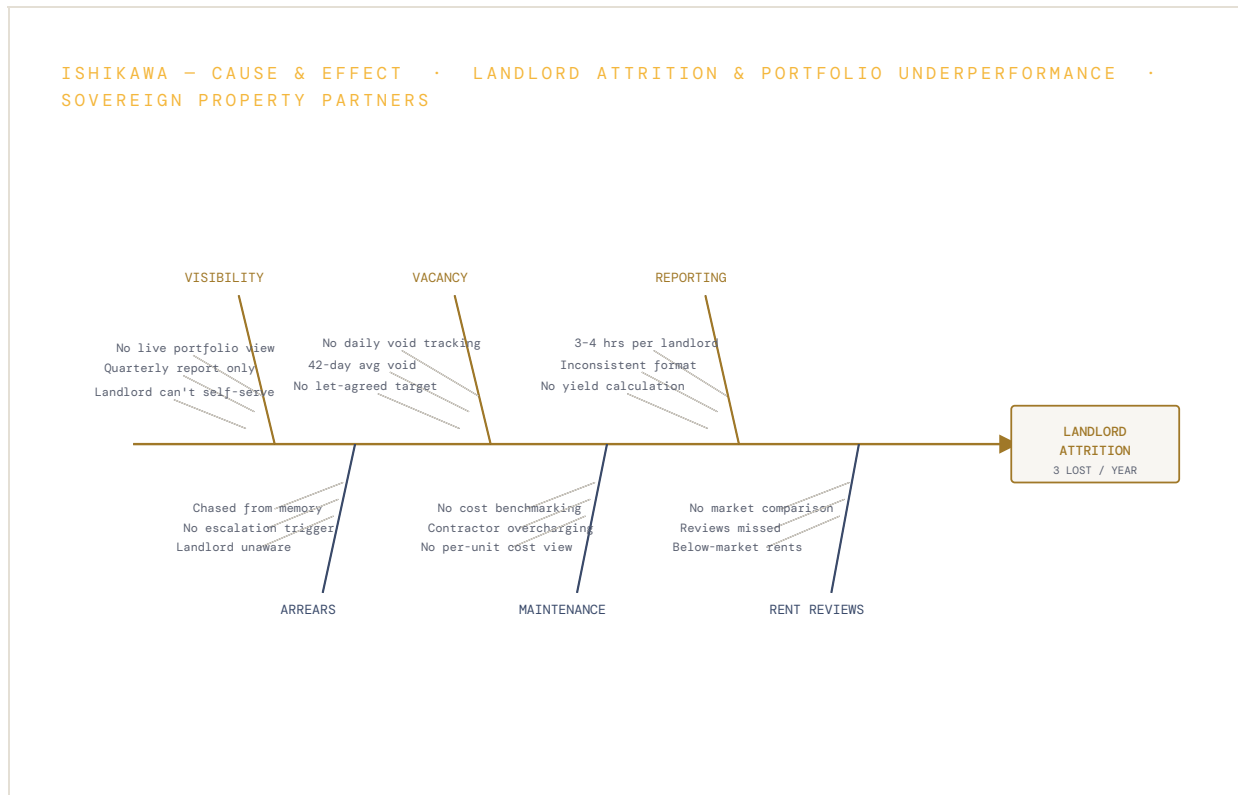
REVENUE RECOVERY BREAKDOWN - THREE SOURCES · PARETO

RENT VS LOCAL MARKET - DISTRIBUTION ACROSS 320 UNITS

VOID DAYS TREND - BEFORE & AFTER SYSTEM (12 MONTHS)

Why Were 3 Landlords Leaving Every Year?

A structured Ishikawa analysis was applied to identify the root causes driving landlord attrition and portfolio underperformance. Six causal categories were investigated using landlord exit feedback, internal process audits, and the first 60 days of dashboard analytics.



ROOT CAUSE · VISIBILITY

O

Zero real-time portfolio visibility existed for landlords or the management team. Landlords received a quarterly report compiled manually — by which point problems (high voids, rising arrears, below-market rents) had been running for 3 months unaddressed. The dashboard replaced this with a live view available 24/7.

ROOT CAUSE · VACANCY

42d

Average void period of 42 days — 133% above the 18-day industry benchmark. Each excess day cost landlords money and eroded confidence in the management firm. Without daily vacancy tracking, the team had no KPI to improve against, no alerting, and no urgency mechanism for the letting team.

ROOT CAUSE · REPORTING

3–4hr

Each landlord report took 3–4 hours to compile manually — pulling data from lettings spreadsheets, maintenance emails, and bank statements. At 48 landlords, that was 144–192 hours of staff time per quarter, producing reports that were already outdated when delivered. The dashboard generates these automatically in seconds.

£124K

Annual revenue recovered across vacancy, arrears, and maintenance savings

42 → 18d

Average void period reduction — from 133% above benchmark to industry standard

100%

Landlord retention rate for 14 consecutive months since dashboard deployment

£56K → £18K

Arrears outstanding – reduced through automated tracking and escalation flags

3-4hr → 0

Time to produce landlord report – fully automated, generated on demand

2

At-risk landlords identified early and retained through proactive relationship management

Is this your portfolio?

If you manage 50+ units and can't answer these questions in 30 seconds, you need this dashboard.

£62K	18 days	100%	0 hrs
AVG VACANCY RECOVERY	TARGET VOID PERIOD	LANDLORD RETENTION	REPORT GENERATION TIME

WORK WITH UMER ON THIS →

One System.

Complete Portfolio Intelligence.

CORE ANALYTICS LOGIC

```
# Load lettings, maintenance & payment data lets = pd.read_csv('lettings.csv') maint =
pd.read_csv('maintenance.csv') rents = pd.read_csv('rent_payments.csv') mkt =
pd.read_csv('market_rents.csv') # Void days & daily cost per unit lets['void_days'] =
(lets['let_agreed'] - lets['vacated']).dt.days lets['void_cost'] = lets['void_days'] *
lets['daily_rent'] # Landlord health score def health(occ, void, arrears, vs_mkt): score =
occ*40 + (1-void/60)*30 score += (20 if arrears==0 else 10) score += (10 if vs_mkt > 0 else
0) return round(score) # Rent vs market comparison gap = lets.merge(mkt, on=
['postcode', 'type']) gap['vs_market_pct'] = (gap['rent']/gap['market_rent']-1)*100
```

WHAT GETS TRACKED

[VACANCY]

↓ Void days per unit · daily cost · benchmark vs target

[ARREARS]

↓ Late rent per tenant · days overdue · escalation flag

[MAINTENANCE]

↓ Cost per unit · contractor benchmark · savings identified

[RENT REVIEW]

↓ Rent vs local market · uplift opportunity per unit

[LANDLORD HEALTH]

↓ Score per client · at-risk flag · retention alert

[REPORTS]

↓ Auto-generated per landlord · on demand · PDF export

Python 3.11

pandas

Streamlit

Plotly

Vacancy Tracking

Arrears Management

Landlord Health Score

Rent vs Market

Maintenance Benchmarking

PDF Reports

Email Alerts

CSV / PMS Integration

Umer · AI & Automation Engineer

PROPERTY MANAGEMENT · PORTFOLIO ANALYTICS · PYTHON DASHBOARDS · LANDLORD REPORTING
STAFFORD, VA · REMOTE WORLDWIDE · UPWORK · VOXSCALESTUDIOS.COM

● AVAILABLE FOR YOUR PORTFOLIO

SMALL BUSINESS PORTFOLIO · CS 08 OF 08 · COMPLETE