PROPERTY INTELLIGENCE

Hand over the brief.
Get back the finished work.

Viiyoo helps organisations find homes to buy, assess rents and values, and plan investment across a portfolio. Your team can use the platform directly, or give it a brief and review the results, with the evidence behind every figure.

- Buy to a brief
- Reach EPC C for less
- Benchmark what you hold
- Defend every figure

viiyoo

by Proanex · viiyoo.com · November 2026

ONE PRODUCT

Most platforms give you the market data. Viiyoo does the analysis, and shows its working.

Your team can search, value and underwrite homes itself. Or hand Viiyoo a brief in plain words: it screens the market against your rules, traces every figure to its source and says what it could not establish. A named person on your team reviews the result and releases it.

Viiyoo is built for organisations that buy, hold or lend against homes in Great Britain at scale, and have to justify each decision to a cabinet, a board, a committee or a credit team.

IN NUMBERS

8 in 10

sale prices fell inside the range Viiyoo gave, on 290 sold homes

0

figures produced by AI: every number comes from tested calculation code

UK

hosted, with single sign-on, SCIM and an audit log

IN THIS BROCHURE

03 Who it's for
04 How it works
05 Councils: temporary accommodation
07 Housing associations: EPC C and rents
09 Institutional investors: mandate to plan
11 Find and scout
12 Value and underwrite
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14 Portfolios
15 Route to C
16 Market intelligence
17 Accuracy, published
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19 Security and compliance
20 Integrations and API
21 Data consultancy
22 Plans
23 Getting started

A note on the figures. Every number in this brochure is Viiyoo's own output on real listings and public records, from a demonstration organisation. Plans are illustrative, not instructions from any council or fund. Street names and photos are withheld or blurred. Nothing here is advice or a valuation.

BUILT FOR TEAMS THAT ANSWER FOR EVERY HOME

Four kinds of team, one standard of evidence.

01 Councils

Temporary accommodation and acquisition programmes run on a budget, a grant and a cabinet decision.

- Every home for sale screened against your criteria, each exclusion with its reason
- Council cash per home, with the estimated grant and without it
- TA cost avoided and a simple payback, from your council's own return
- A committee pack your auditors can follow

02 Housing associations and providers

You buy homes for the households you house, hold a book of rents and answer to a board.

- Homes sized for households under LHA rules
- Every rent against market, LHA or a share of either, by tenure
- The cheapest route to EPC C across the stock, with a tested chance
- Grant reduces equity, never rent

03 Funds and institutional investors

A mandate, a budget and a committee to answer to.

- The mandate read from the letter, every version kept
- A plan of real homes for sale, ranked by the figure your mandate names
- What each rule is costing you, and the plan under stress
- Valuations tested on past sales, confidence stated

04 Lenders' teams

Security quality, borrower portfolios and client deal flow.

- A value you can defend, with its range and confidence
- Rents from comparable lettings, not averages
- A portfolio benchmarked home by home
- An evidence trail for credit committee

Coverage: homes for sale and to rent across Great Britain. Valuations cover England and Wales; Scotland is available on request.

HOW IT WORKS

Brief in. Evidence out. A person releases it.

1 Brief

Write it as you would to a colleague, or drop in the letter. Viiyoo reads it back as a form, each field marked as read, inferred or left at a default.

2 Run

Every home is matched to the official record, valued, given a market rent, underwritten and judged against each rule, in the open.

3 Review

Your team sees the result in its own workspace: every home in or out, each with its reason, and what is not yet ready said plainly.

4 Release

A named person releases it. The pack, workbook and evidence schedule are fingerprinted and kept as they were.

UNDERNEATH: FIVE STAGES, EACH ONE VISIBLE

01	Resolve	One address, one canonical property, with the candidates shown when it is ambiguous.
02	Observe	Every fact stored with its source and its date, so you can cite it or check it.
03	Calculate	Comparables, valuation, stamp duty, yields and stress tests in tested code with exact decimal money.
04	Explain	AI writes only from an evidence pack. A sentence without a valid citation fails the gate and is not shown.
05	Deliver	Reports, committee packs and workbooks, with the sources carried through.

The rule that holds it together

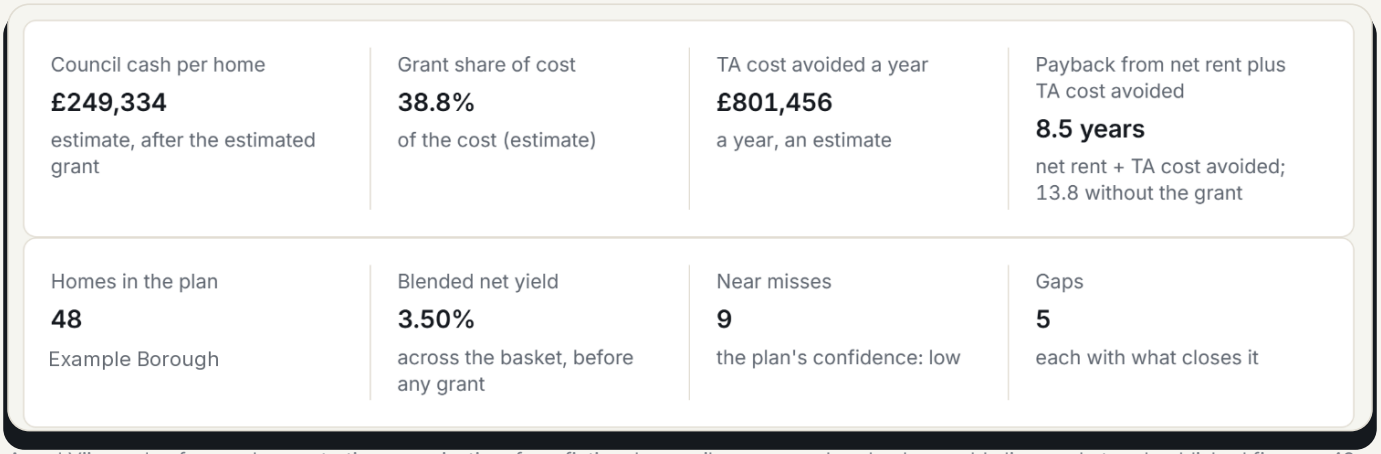
A language model never computes a number. Every value, rent and yield comes from calculation code on the official record. The model may explain; it may not invent.

- **Every figure traced**
  to the listing, sale or letting it rests on
- **Every exclusion reasoned**
  near misses and gaps shown, never hidden
- **Every pack fingerprinted**
  kept as it was on the day it was released

01 · COUNCILS · TEMPORARY ACCOMMODATION

Buy homes that bring down the TA bill. Show cabinet the payback.

Viiyoo turns a programme's brief into a plan officers can take to cabinet: the homes for sale that fit, the council's cash per home with the estimated grant and without it, the temporary accommodation cost each home could avoid, and a simple payback. The team reviews and releases every result, and reruns it as the market moves.



A real Viiyoo plan from a demonstration organisation, for a fictional council run on one London borough's live market and published figures: 48 homes within a £12m budget, £249,334 of council cash per home after an estimated grant of 38.8% of the cost; £801,456 a year of TA cost avoided, an estimate from a London borough's published return; simple payback 8.5 years with the grant, 13.8 without. Payback = council cash ÷ (net rent after running costs + TA cost avoided): £12.0m ÷ about £1.415m a year = 8.5 years; £19.6m without the grant = 13.8 years.

Council cash first

The plan opens with the council's own cash per home after the estimated grant, and the figure without it. That is what cabinet approves.

The saving, estimated

From the council's own published return: net spend on nightly-paid and B&B; placements per household, with its year and source. An unusual figure is marked "to confirm with the council".

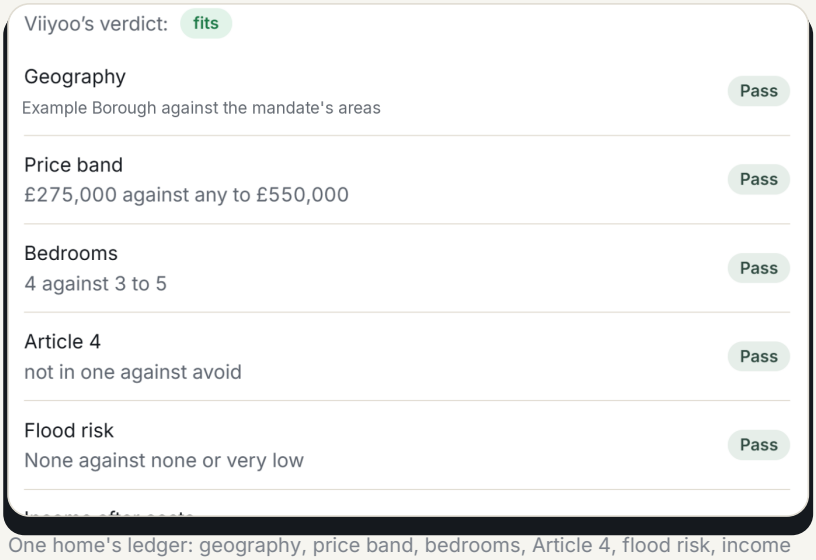
Payback, both ways

A simple payback, with the estimated grant and without it. It assumes one bought home houses one household who would otherwise be placed nightly.

01 · COUNCILS · EVERY HOME, EVERY REASON

Cabinet asks why this home and not that one.

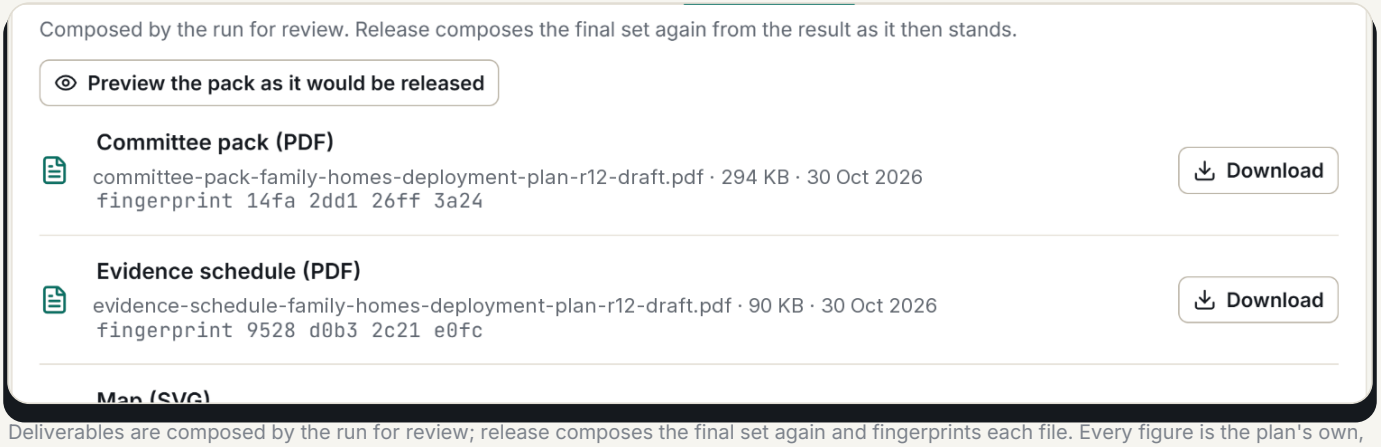
Every home carries its verdict against every rule, with the figure behind it. A home priced far below what similar homes sell for is held back to check, not treated as a bargain. Near misses are listed with the rule they broke, and the plan says how many fit but were left out, and why.



One home's ledger: geography, price band, bedrooms, Article 4, flood risk, income after costs and net yield, each judged and sourced.

What comes back

- **Committee pack (PDF)**
  The case, the plan and the assumptions, written for members.
- **Evidence schedule**
  Every listing and record each figure rests on.
- **Workbook and CSV**
  Every home, every figure, for your own models.
- **Map**
  The plan across the borough.



Deliverables are composed by the run for review; release composes the final set again and fingerprints each file. Every figure is the plan's own, kept when it ran; Viiyoo's language model writes no figure.

Standing briefs. Turn the mandate into a brief that reruns on a schedule and reports what changed since the last release: new homes that fit, price cuts, homes gone. The council keeps a current plan, not a one-off list.

02 · HOUSING ASSOCIATIONS · ROUTE TO C

Every home to EPC C. For less, and how likely.

For every home below C, Viiyoo reads two routes from the home's own certificate: the register's own, and the cheapest route Viiyoo has tested. Each comes with a cost range at today's prices and a tested chance of reaching C. Across a portfolio, the plan expects as many homes at C as the register's routes would, for less.

AGAINST THE REGISTER'S OWN ROUTES

about 20% less

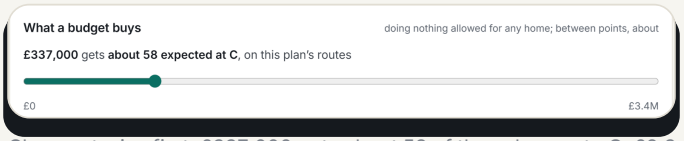
For the same number of homes expected at C as the register's own routes, this plan costs about 20% less.

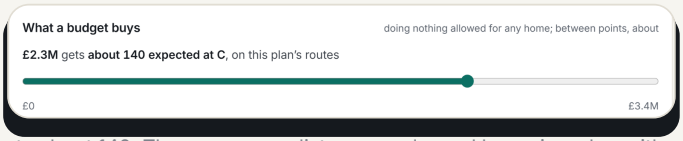
	Indicative cost	Expected homes at C
The register's own routes	£2.4M	about 130 of 209 homes expected at C
This plan	**£1.9M**	**about 130 of 209 homes expected at C**

This plan: £1.9M for about 130 of 209 homes expected at C; the register's route is kept for 49 homes.

A 500-home demonstration book, 220 below C: this plan reaches the same expected number of homes at C for about 20% less than the register's own routes. Each plan states its own saving.

SET A BUDGET. SEE WHAT IT BUYS.





Cheapest wins first: £337,000 gets about 58 of these homes to C; £2.3m gets about 140. The programme lists every planned home in order, with its route and running total.

Chances tested, not asserted

Each route's chance of reaching C was tested on 155,250 homes assessed twice. A word and a percent together: "likely (71%)".

The dates, with their sources

Private lets in England and Wales to C by 1 October 2030; social homes in England by 1 April 2030. Each date shown with its source and the day it was checked.

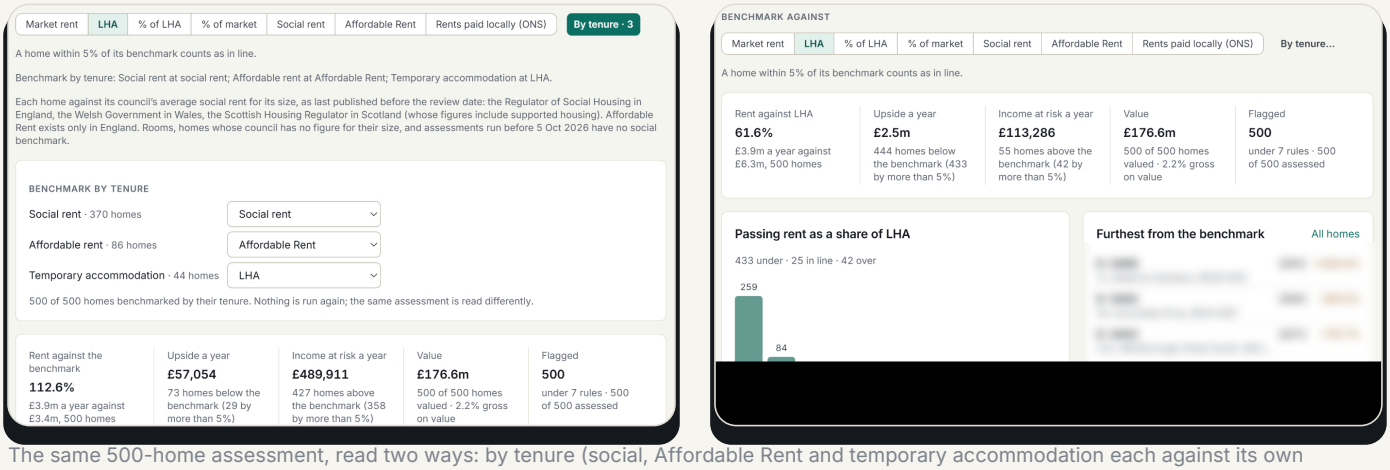
Every state in words

C or better already, no certificate, a certificate over ten years old: each said plainly, never left blank. Costs are indicative ranges, not quotes.

02 · HOUSING ASSOCIATIONS · RENTS AND CAPITAL

Benchmark every rent your way. Then deploy capital to the same standard.

Each home measured against market rent from comparable lettings, the Local Housing Allowance in force, a percentage of either, or the published social and Affordable Rent averages for its size, under your organisation's own versioned methodology. By tenure, or one benchmark across the book.



The same 500-home assessment, read two ways: by tenure (social, Affordable Rent and temporary accommodation each against its own benchmark), and the whole book against LHA.

112.6%

of the tenure benchmarks overall, in the demonstration book

37.6%

of local market rents; 61.6% of LHA

497 of 500

homes rest on high-confidence evidence

Capital to deploy. The same brief-to-plan engine that councils use for temporary accommodation runs on a housing association's mandate: areas, household sizes, tenure, rent basis and grant. Grant reduces equity, never rent, and every figure is shown with and without it. The result is a costed selection, a committee pack and a reason for every home.

Import the book as it is

Any spreadsheet layout, several sheets, weekly or annual rents. Viiyoo drafts an import plan; a person checks it. Tenants' names are recognised and never imported.

Where to look first

Homes above market, above LHA or on thin evidence, so a person starts with the exceptions.

An assurance pack

Every rule applied, every exception, and the evidence behind each rent, ready for a funder or a board.

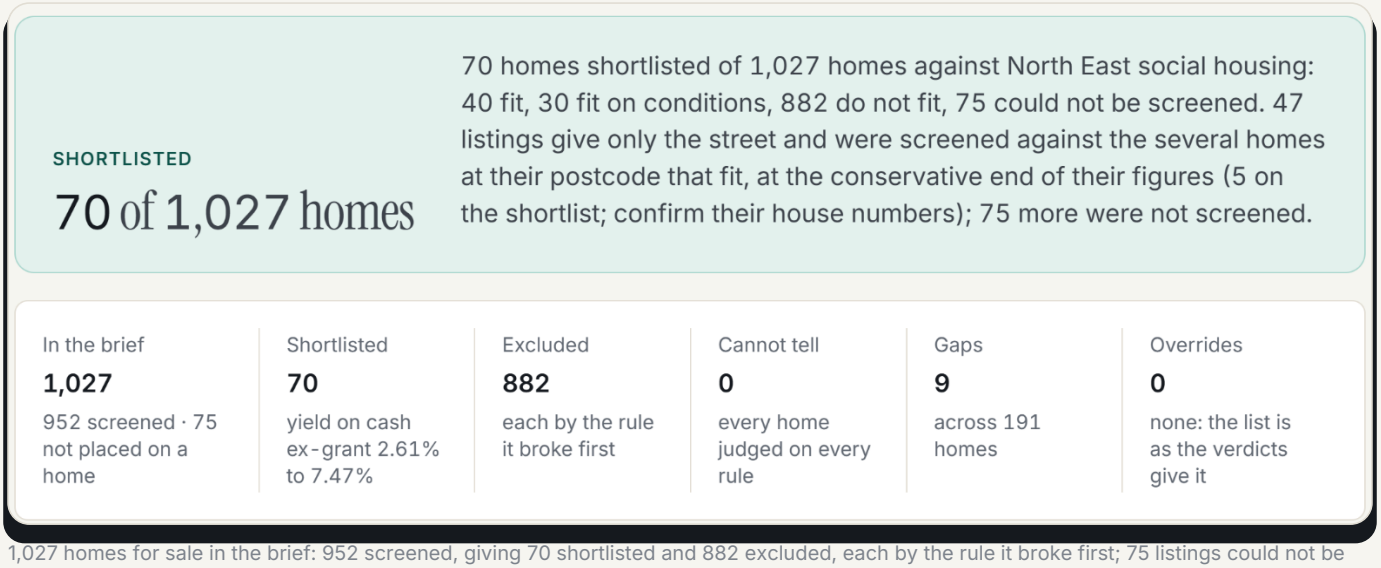
03 · INSTITUTIONAL INVESTORS · MANDATE TO PLAN

Deploy capital to a mandate. Defend every home in it.

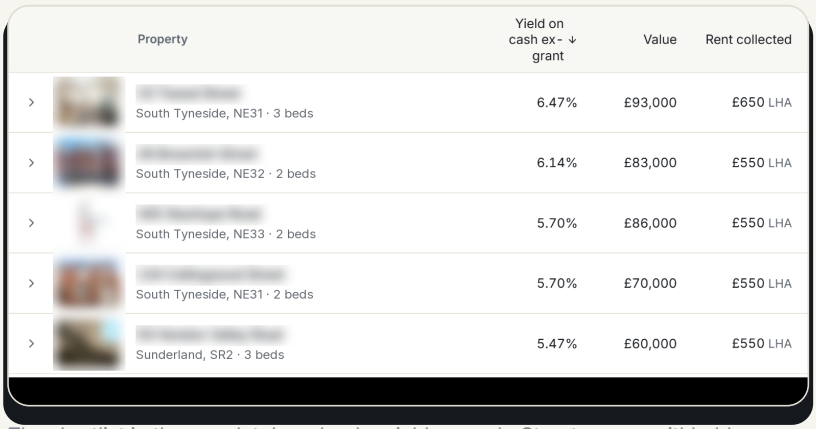
Viiyoo turns a mandate into a plan of real homes for sale, ranked by the one figure the mandate names, never a blended score. It shows what each rule is costing you, stresses the plan, and hands the committee a pack it can test, with every figure traced to its source.



A fund's brief in its own words. Viiyoo reads it back as a form the team checks before anything runs.



1,027 homes for sale in the brief: 952 screened, giving 70 shortlisted and 882 excluded, each by the rule it broke first; 75 listings could not be placed on a single home and were not screened, and the plan says so. 9 gaps stated across 191 homes; no overrides.



The shortlist in the mandate's order, by yield on cash. Street names withheld.

What each rule costs

Every limit in the mandate, whether the plan meets it, and what relaxing it alone would buy in yield, capital and homes.

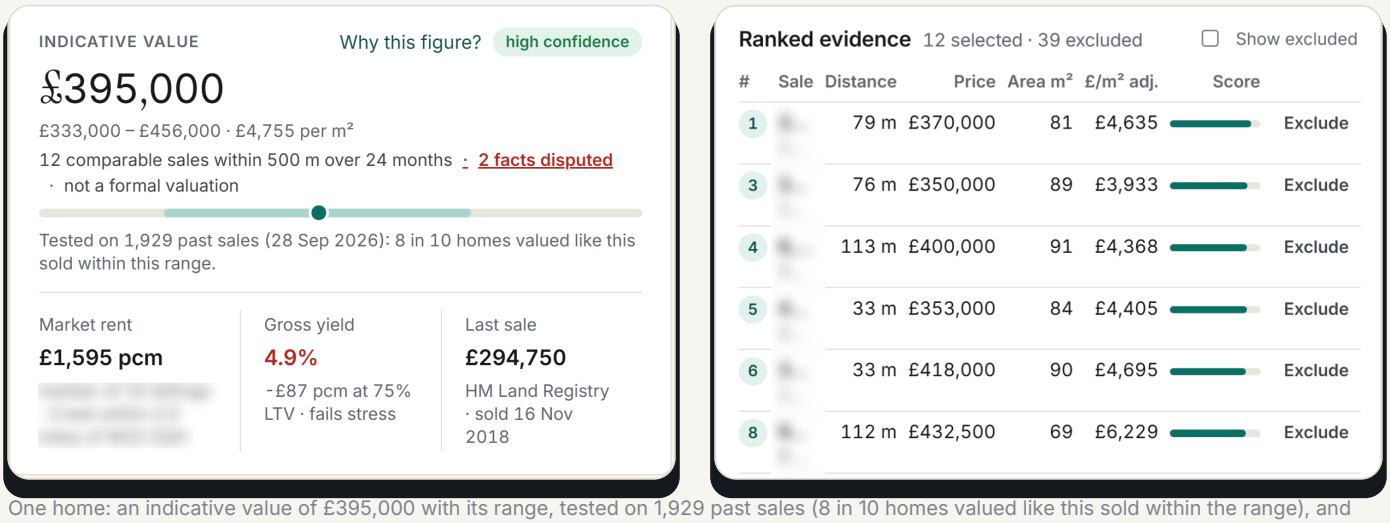
Stress and capacity

Grant not awarded, rents down and costs up, alone and together; and how much the market can absorb at each yield floor.

03 · INSTITUTIONAL INVESTORS · VALUE AND UNDERWRITE

A value you can defend in committee.

Any home in England and Wales valued from like-for-like sales, with a range that holds the price eight times in ten, a confidence band that means something, and the deal maths in tested code.



One home: an indicative value of £395,000 with its range, tested on 1,929 past sales (8 in 10 homes valued like this sold within the range), and the ranked comparable sales it rests on, with distance, price, floor area and adjusted price per square metre.

Like-for-like

Comparables of the same built form, floor areas that account for extensions, price per square metre adjusted for size. Flats, from their own block.

Honest about hard cases

Flats and recently extended homes are harder to value; their ranges are wider, and the page says so.

The right tax for each nation

SDLT in England, LTT in Wales, LBTT with the Additional Dwelling Supplement in Scotland.

Underwriting in tested code

Yields, cash flow, interest cover, IRR and stress tests on stated assumptions. A model never computes a number.

Documents read for you

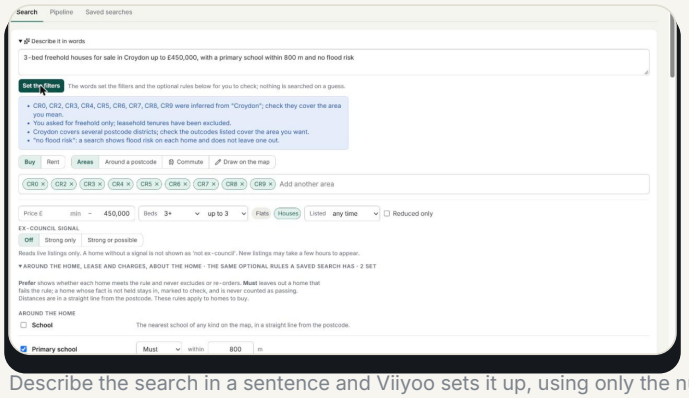
Leases and reports: the terms that matter, quoted word for word from the page they came from.

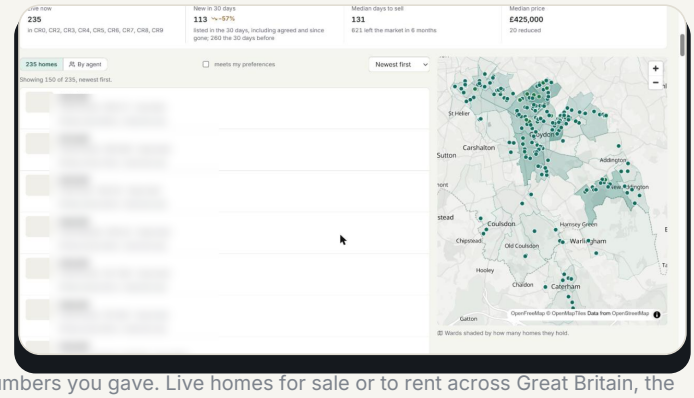
Ask Viiyoo

Questions in plain English, answered only from the evidence, every sentence pointing to its source.

04 · THE PLATFORM · FIND AND SCOUT

Search the market once. Let the scouts keep watching.





Describe the search in a sentence and Viiyoo sets it up, using only the numbers you gave. Live homes for sale or to rent across Great Britain, the same home listed twice shown once, ranked by a figure you can name.

Search the way you invest

Start from the strategy rather than a filter form. Each one says how the homes would be let and what to lean towards.

Local Housing Allowance · Affordable Rent · HMO · Below market value · Fast-moving markets · Growth areas · Probate · Sized for a household · Chain-free · Route to EPC C · Flood risk · Article 4 · Crime vs the borough · Days on market

Scouts that watch the market for you

Describe what you buy in plain English. Viiyoo proposes a buy box using only the numbers you gave it, and saves nothing until you confirm. Then a scout watches on the schedule you choose. Every new listing is screened, benchmarked and underwritten; deals that look too good to be true go to the bottom.

NEW MATCH
A home that meets every rule
In the next digest

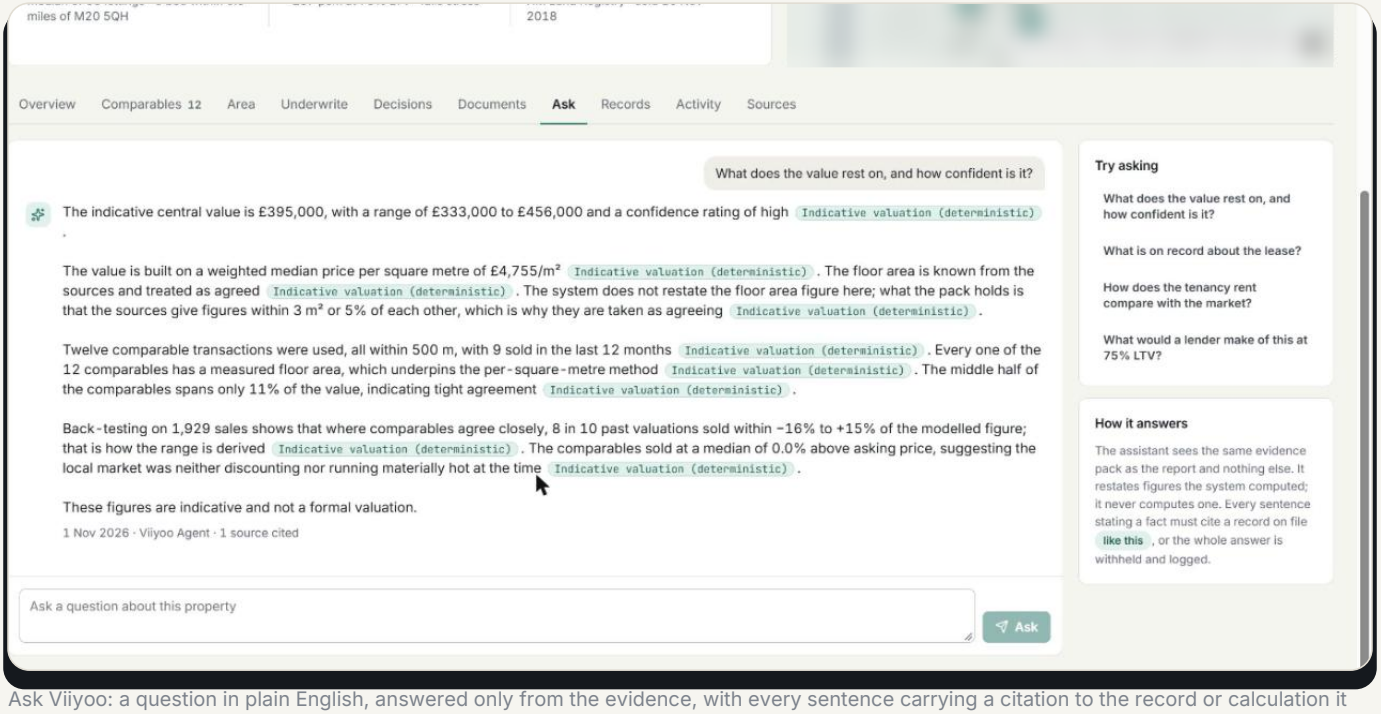
PRICE CUT
£525,000 £499,950
A home you'd already seen, now within reach

GONE
No longer listed after 155 days
So you stop chasing it

Pipeline. Move the homes you find through stages against your targets. Viiyoo tells you when one changes on the market, and groups homes by the agent listing them.

04 · THE PLATFORM · EVERY HOME

The detail behind every figure. The detail behind every decision.



Ask Viiyoo: a question in plain English, answered only from the evidence, with every sentence carrying a citation to the record or calculation it rests on. Uncited claims fail the gate and are not shown.

Comparables and valuation

A range and a confidence level, not a single guess.

Rent assessment

Market rent from comparable lettings, the LHA, and a confidence score.

Area intelligence

Flood, planning constraints, crime, deprivation, incomes and tenure, pulled on demand.

Documents

Leases and reports read for you, quoted word for word.

Route to C

Two routes, costs as ranges, a tested chance.

Ownership and title

What the register records, beside what the listing says.

Planning

Applications and decisions for the home and the streets around it.

Decisions

A decision drafted on pinned evidence, frozen with its pack and signed off by a second person.

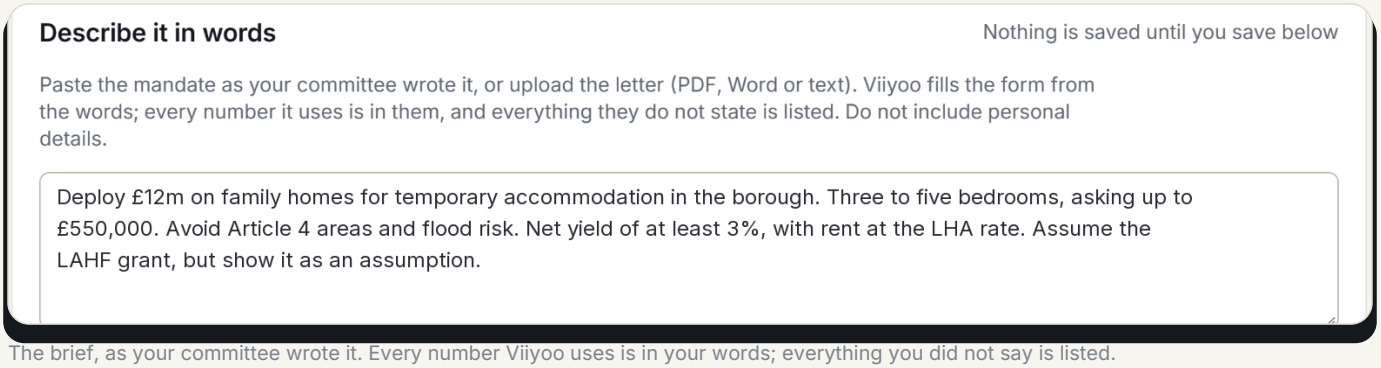
Watch

Sales, certificates, planning, ownership and rule breaches on the homes you hold, as alerts and webhooks.

04 · THE PLATFORM · ENGAGEMENTS

Five kinds of work. One front door.

An engagement is one piece of work, commissioned by you. The platform does it in the open, in your own workspace; your team reviews it there, and a named person releases it. Write the brief as you would to a colleague, or drop in a letter. Nothing runs until you confirm the quote.



The brief, as your committee wrote it. Every number Viiyoo uses is in your words; everything you did not say is listed.

KIND OF WORK	YOU BRING	WHAT COMES BACK
Acquisition screen	A list of homes, an area or a saved search	The shortlist in order, exclusions by rule, gaps stated
Single-asset appraisal	One home and your rent basis	Value, rent, underwriting and the area, with evidence
Portfolio rent review	The book you hold, in whatever shape	Every rent against its benchmark, an assurance pack
Deployment plan	A mandate and the areas you buy in	A costed plan across the mandate, a committee pack
Value-add	Homes to buy, refurbish and resell or re-let	Works costed, exit tested, the margin with its evidence

Revisions kept

Every run keeps its methodology version, assumptions, outputs and evidence. Revise it and the change is shown in pounds, not percentages.

Review and release

Overrides carry a reason. A named person releases; deliverables are served only after release.

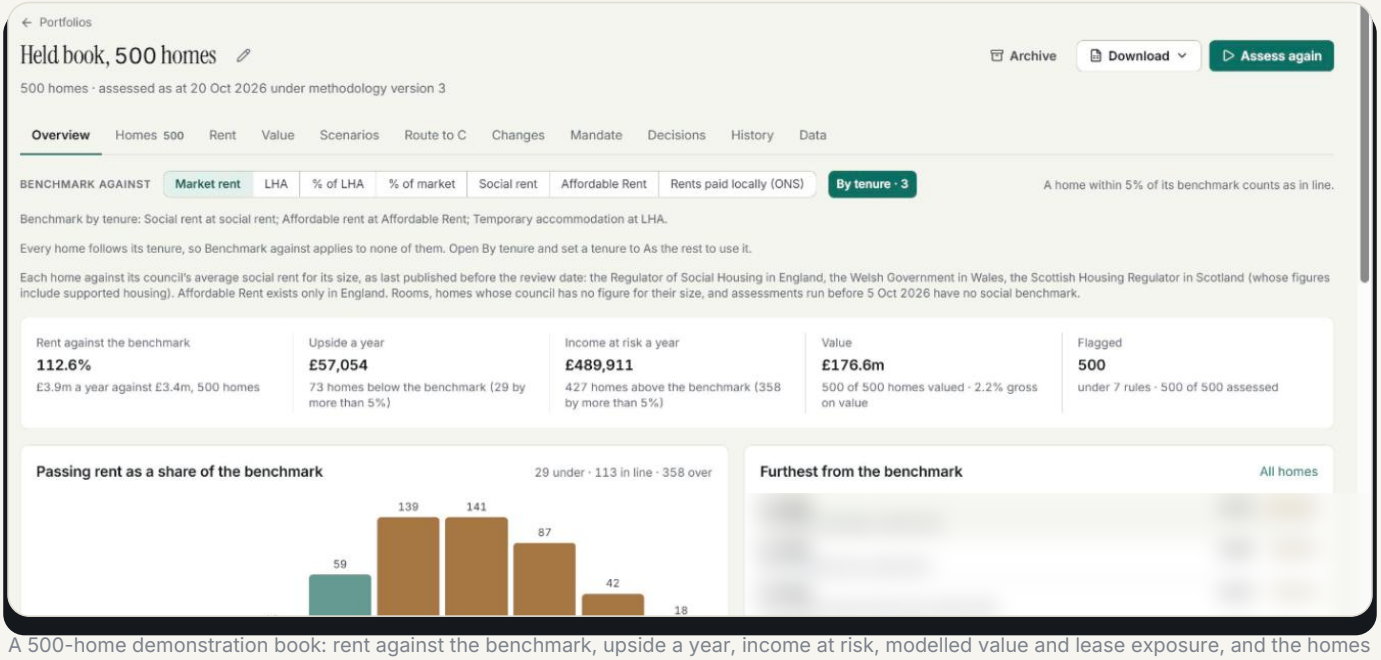
Standing briefs

The same engagement reruns weekly or monthly, or when the mandate changes, and reports only what changed.

04 · THE PLATFORM · PORTFOLIOS

Know your book better than anyone.

Bring the portfolio you hold in whatever shape your spreadsheet is in. Viiyoo reads it, matches every home and measures the whole book against the market it lets in and the mandate it was bought for, then keeps watching it.



A 500-home demonstration book: rent against the benchmark, upside a year, income at risk, modelled value and lease exposure, and the homes furthest from the benchmark first.

20,000

homes in one portfolio

~80 min

to assess 10,000 homes on the production server

Every row

accounted for: matched, or waiting for a choice with the reason

Against the market

Each home against market rent from comparable lettings, the LHA in force, or a percentage of either, under your own versioned methodology. Upside and income at risk, home by home.

Against your mandate

Choose a mandate and Viiyoo checks every home you hold against it, home by home and as a whole: geography, price band, bedrooms, type, Article 4, flood, tenure.

What-ifs and history

Model a rent change, a disposal or a grant before you act. Every run is kept as it was, so you can show how the book has moved and why.

Personal data stays out

Columns such as tenants' names and phone numbers are recognised and never imported. Layouts are saved, so the same export is never matched by hand twice.

04 · THE PLATFORM · ROUTE TO C

Two routes, side by side, on the home's own page.

The register's route and Viiyoo's: measures in order, as worded on the certificate, with the score each route reaches. Costs as ranges at today's prices; a modelled saving a year that is not a bill; a tested chance; and the cost per expected C, the figure that compares routes fairly.

On one home

Both routes with their measures, cost range, score reached and chance. Where each sits against the £10,000 cap. Homes like this: the share of similar homes that reached C after similar work.

Across a book

A plan for the whole portfolio: cheapest expected C first, the register's route kept where it is already best, a budget slider and the programme in order.

Across a council's homes

From public records alone, Viiyoo matches a council's own homes to their certificates and prices the routes, so a plan can start before a stock file is shared.

AGAINST THE REGISTER'S OWN ROUTES

about 20% less

For the same number of homes expected at C as the register's own routes, this plan costs about 20% less.

	Indicative cost	Expected homes at C
The register's own routes	£2.4M	about 130 of 209 homes expected at C
This plan	**£1.9M**	**about 130 of 209 homes expected at C**

This plan: £1.9M for about 130 of 209 homes expected at C; the register's route is kept for 49 homes.

POLICY DATES, WITH THEIR SOURCES

Private lets, England and Wales

Government policy (21 January 2026, subject to legislation): privately rented homes must reach EPC C by 1 October 2030. A home rated C before 1 October 2029 counts until that certificate expires. Landlords need spend no more than £10,000 a home.

Social homes, England

Government policy (1 April 2026): social homes must reach EPC C on one of the new EPC metrics by 1 April 2030. A home rated C before then counts while that certificate is valid.

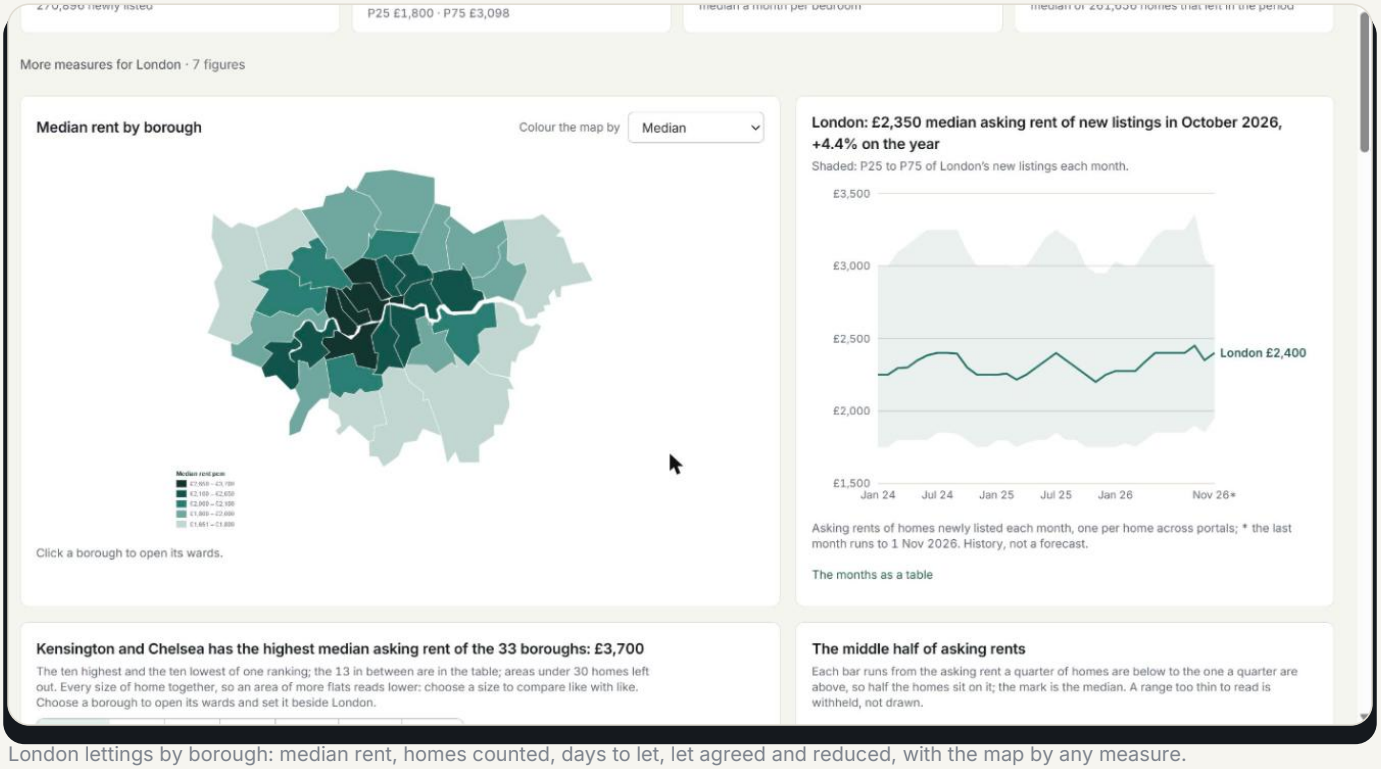
Today's rating

Viiyoo's routes are to C on today's rating. The standard after 1 October 2029 uses new EPC metrics not yet published, which these routes do not model.

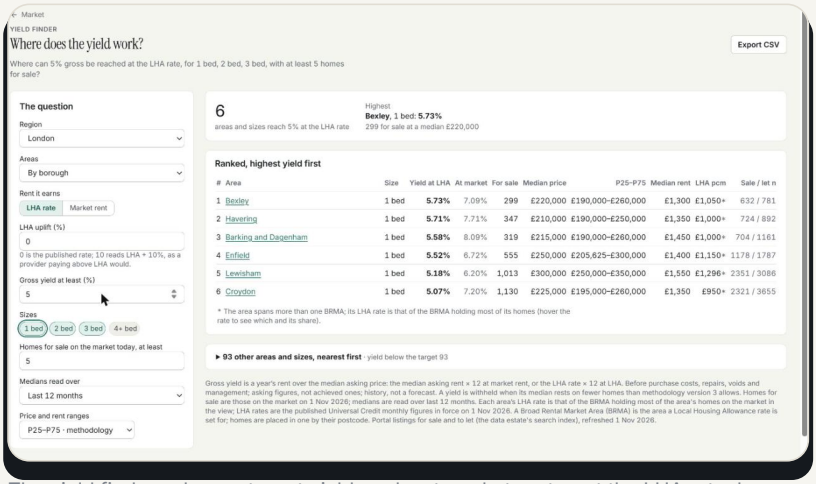
04 · THE PLATFORM · MARKET INTELLIGENCE

Every market, down to the ward.

Tables and maps by region, council, broad rental market area, ward and postcode district: homes counted once across the portals, median asking rents and prices, price per bedroom, days to let, let-agreed and reduced shares, first cuts and relistings, against the LHA rate for the same size.



London lettings by borough: median rent, homes counted, days to let, let agreed and reduced, with the map by any measure.



The yield finder: where a target yield works at market rent or at the LHA rate, by area and size, with the sale and letting counts behind it.

Trends and supply

How asking prices turn into sale prices, selling speed, supply and rent-to-income, by area.

Scenario modeller

Rents, voids, costs and rates on a book or a plan, saved as named scenarios.

Export and saved views

CSV and PDF export of any table; saved views for the areas your team watches.

05 · TRUST · ACCURACY

Every figure tells you how sure it is. And we publish how close we come.

Viiyoo never fills a gap with a guess. Every value comes with a range and a confidence level, a weak figure is flagged as plainly as a strong one, and where a fact is missing Viiyoo says it cannot tell. Then we test all of it in the open, on homes that have already sold, valued as they stood on the day they sold.

7.4%
median difference from the price paid where confidence is high

8 in 10
sale prices fell inside the range Viiyoo gave

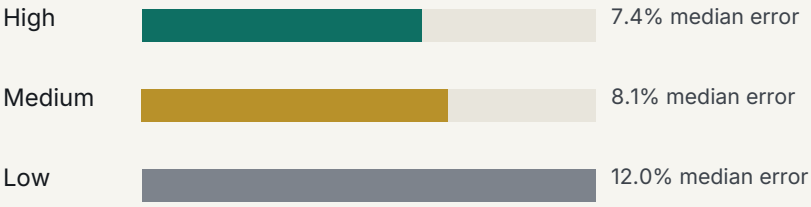
8.9%
median difference across every confidence level

−0.7%
average bias: Viiyoo values neither high nor low

290 sales across 40 postcode districts in England and Wales, July 2025 to June 2026; 78% valued within 20% of the price paid. Measured 28 September 2026. Historical test results, not a guarantee of future accuracy.

A CONFIDENCE BAND THAT SEPARATES GOOD FROM WEAK

Every valuation is labelled high, medium or low. The label is read from how widely the evidence varies, and it holds up: high-confidence valuations miss by less.



How we test

As it stood on the day

Only what was known before the sale: earlier sales, certificates, listings, the index to that month.

The product's own engine

The test runs the same code as the property page.

Ranges fitted out of sample

Fitted on half the homes, tested on the other half.

A range on every value

Never a single number on its own. The range is set from how far valuations of similar homes have actually missed.

Doubt shown, never hidden

A low-confidence value is marked as such; a verdict that depends on a missing fact reads "cannot tell", with what would settle it.

No figure from AI

Every value, rent and yield comes from tested calculation code on the official record.

05 · TRUST · DATA AND TECHNOLOGY

The public record, joined up. Calculation you can inspect. AI that cites.

The UK publishes some of the richest property data in the world. Viiyoo brings it together around each property, keeps the source and date on every fact, and shows you when sources disagree. Market data covers Great Britain; sales records, certificates and valuations cover England and Wales, with Scotland on request.

SOURCES

- **Sales** — HM Land Registry Price Paid
- **Energy and floor area** — EPC Register
- **Price trends** — UK House Price Index
- **Housing allowance** — VOA Local Housing Allowance
- **Flood risk** — Environment Agency
- **Planning constraints** — planning.data.gov.uk
- **Crime** — data.police.uk
- **Census and deprivation** — Census 2021; Indices of Deprivation 2025
- **Incomes** — Local incomes, for affordability
- **Planning applications** — Applications and decisions
- **Geography** — ONS boundaries
- **Listings** — The main property portals, duplicates removed

Matched to the property. Records resolve to a single property identity, so sales, energy data, listings, planning and documents line up and nothing is counted twice.

Provenance kept. Every value keeps its source and date, so you can cite it or check it.

Conflicts shown, not hidden. When two sources disagree, both are kept and the disagreement is flagged.

Append-only history. Valuations, comparable sets and analyses are never overwritten; a rerun sits beside the last.

THE CITATION GATE

When Viiyoo writes a narrative, each claim must carry a token pointing to a source record or a calculation. Before anything reaches you, the gate checks that every token exists, that it is allowed for that claim, and that quoted text really appears in the document it cites. Every AI interaction is logged with its inputs and outcome, for audit.

NARRATIVE · THE AREA — Gate passed · 5 citations

The flat is in Flood Zone 1, the lowest category of river and sea flood risk [4], and there are no active flood warnings within 5 km [5]. It lies inside a conservation area [7], so changes to windows and frontage may need consent. Local private renting is above the borough average [9], which supports letting demand. At the estimated value, the gross yield is 4.8% [calc].

[4] Environment Agency · flood zone at point [7] planning.data.gov.uk · conservation area [calc] Underwriting engine · method version on report

Illustrative example. Source tokens point to a specific record; calculation tokens point to a figure produced by the engine, never by the model.

05 · TRUST · SECURITY AND COMPLIANCE

Built to pass your security review.

Viiyoo holds your portfolios, mandates and decisions. Here is how they are protected today, and what is planned. Where something is not done yet, we say so. Status as at November 2026; the current position is always at viiyoo.com/security.

CONTROL	WHAT IT MEANS	STATUS
Single sign-on and SCIM	SAML 2.0 or OpenID Connect through your identity provider; SCIM 2.0 maps groups to roles	Built
Two-step sign-in	Required for every owner and administrator; an owner can require it for everyone	Built
Role-based access	Owner, admin, member and viewer; viewers read-only by default	Built
Organisation isolation	Every query filtered to your organisation; automated tests check that one cannot read another's data	Built
Audit log	Every change and security event, readable and exportable by owners and admins, kept for seven years	Built
Encryption in transit	TLS 1.2 and 1.3 only, with HSTS	Built
Off-site backups	Encrypted and held in Microsoft Azure in the UK, separate from the servers	Built
Secure development	About 1,100 automated tests on every change; builds fail on known-vulnerable libraries	Built
UK hosting	Client data held in the UK; property data on Microsoft Azure UK South	Built
ICO registration	Proanex Ltd is registered as a data controller, number ZC270991	Built
Zero-trust administration	Administrative access is just in time, behind two-step sign-in through Microsoft Entra ID, never standing	Built
Threat detection	Microsoft Defender for Cloud for threat detection and posture, with central logs	Built
Malware scanning	Every uploaded file is scanned on arrival	Built
Encryption at rest	AES-256 on Azure; arrives for the application database with its move to Azure UK South	With Azure
Cyber Essentials, then Plus	The UK government-backed scheme before general availability; the independently tested level within 12 months of launch	Planned
Independent penetration test	By a CREST-accredited UK tester within 12 months of launch, with a summary available to clients	Planned
SOC 2, then ISO/IEC 27001	SOC 2 Type I then Type II, starting in the first year; ISO/IEC 27001 certification of the security management system	Planned

Personal data in portfolios: columns such as tenants' names and phone numbers are recognised on import and never stored. Text from your own files is treated as data, never as instructions to an assistant.

05 · TRUST · INTEGRATIONS AND API

Where your team already works, Viiyoo works too.

A Model Context Protocol server, a versioned REST API and signed webhooks, so the assistants your team already uses and the systems you already run work from Viiyoo's figures, under the same rules as the product.

In Claude

Add Viiyoo as a connector, sign in and approve what it may do. Ask in plain English: resolve a home, assess a rent, check a scout, benchmark a portfolio. Claude calls Viiyoo's tools and quotes its figures, with their evidence.

In ChatGPT

The same tools, the same address, the same approval. Any assistant that speaks the Model Context Protocol connects the same way.

In your own systems

A scoped API key with an expiry; a versioned OpenAPI 3.1 contract held by tests; TypeScript and Python clients; signed webhooks, exports and a change feed. Feed a CRM, a warehouse, a credit system or your dashboards.

40+
tools for AI assistants over MCP

OAuth 2.1
connections a person approves

0
figures an assistant is allowed to invent

YOUR ASSISTANT · CONNECTED TO VIIYOO

you › Did any of my scouts find something new today?

viiyoo.list_changes (since: "yesterday") · viiyoo.get_latest_scan (scout: "W13 & W7 flats")

assistant › Two new matches and one price cut. The strongest is a 2-bed flat in W13 at 6.1% net, 7% below recent sold prices for its size, with 31 comparable lettings behind the rent. Shall I open its ledger?

Figures checked before they reach you. A draft answer can be checked number by number against Viiyoo's results; assistants are told to quote figures, never recompute them. People sign off. An assistant can draft a decision; no tool, key or agent can submit or approve one.

Integrations and API are in early access. Illustrative exchange.

06 · SERVICES · DATA CONSULTANCY BY PROANEX

Property data expertise, built around your brief.

When your question doesn't fit a standard engagement, our team takes it on. We have spent years on property data for local authorities, housing providers and investors, and we bring Viiyoo's evidence and tools to the work wherever they help.

Rent and LHA benchmarking

Rents you charge or pay set against the LHA and the local market, by area, size and tenure.

Housing and local authority analysis

Evidence for acquisition programmes, temporary and supported accommodation, portfolio reviews and the business case.

Data quality and matching

Stock and portfolio records cleaned, de-duplicated and matched to UPRNs, joined to certificates, sales, planning and area data.

Models, dashboards and reporting

Bespoke models, dashboards and repeatable reports, built so your own team can run them again.

Data strategy and technical advice

What data you need, where it comes from, what it costs and how to keep it current.

BRIEFS WE TAKE ON

How do our temporary accommodation costs compare with the LHA, area by area?

Each placement matched to a home, its cost set against the LHA rate and local market rents for its size and area. Where costs sit above the benchmark, by how much, with the evidence.

Our stock list doesn't match anything else we hold.

Every record cleaned and matched to a UPRN, joined to certificates and sales. One clean stock file, a match rate, and the short list that needs a person.

Where could we buy fifty homes within the LHA, and what would it cost?

The stock for sale measured against your size mix, budget and the LHA, area by area, with running costs. The areas that work, how much stock each holds, and the programme's cost.

The board wants a report every quarter, and it takes us a week each time.

The data flow and the report built once, on sources that refresh themselves. A report your team re-runs in minutes, with a method note.

Scope and price agreed up front. Consultancy outputs stay your own; where Viiyoo's tools are used, the figures carry their sources as they do in the product.

07 · PLANS

The whole platform. The capacity you need.

Every plan includes the whole platform: unlimited search and map, every figure source-linked, a full audit trail, and one shared analysis allowance that pays for the work you do yourself and the briefs you hand over. Plans differ only by volume.

Starter

For a first programme and a focused team

Price on request

- 2,500 homes analysed a month
- 1 active standing brief
- 10 scouts, checked daily
- 500 homes in portfolios
- 5 team seats

Core

For teams running several mandates

Price on request

- 10,000 homes analysed a month
- 3 active standing briefs
- 25 scouts, as often as hourly
- 5,000 homes in portfolios
- Unlimited seats

Programme

For larger programmes across several briefs

Price on request

- 30,000 homes analysed a month
- 6 active standing briefs
- 50 scouts, as often as hourly
- 20,000 homes in portfolios
- Unlimited seats

Portfolio

For books of homes held at scale

Price on request

- Agreed homes analysed a month
- 10 active standing briefs
- Fair-use scouts, hourly
- Agreed homes in portfolios
- Unlimited seats

Monthly plans, excluding VAT. New customers start with a three-month initial term, then roll monthly with 30 days' notice. Enterprise: a plan above Portfolio with capacity and price agreed with you.

WHAT A PLAN PAYS FOR

Find the homes that fit

Every home for sale in your areas screened against your mandate, each exclusion with its rule.

Build the investment case

Costed shortlists, valuations and full underwriting, including stamp duty, lender stress and grants.

Plan the programme

A deployment plan across your mandate, and standing briefs that report what changed.

Understand your portfolio

The homes you hold against the market and the LHA, largest rent gaps first.

A home counts as analysed when it is valued, given a rent and underwritten in a plan, a screen or a portfolio run. Search, maps and market tables are unlimited on every plan.

GETTING STARTED

Try it yourself. *Or send us your first brief, and we'll run it free.*

Create an account at viiyoo.com and search, value and underwrite homes from the first minute. Or send the brief your team is working to, in whatever form it takes: Viiyoo runs it against the live market and you get the result back, reviewed, with every figure traced to its source.

1

Tell us the brief

Areas, budget, the kinds of home, the rent basis and any grant. A few lines is enough; a committee letter is better.

2

We run it on the live market

Every home screened against your rules, costed and ranked, with the near misses and gaps stated.

3

You review and release

The plan sits in your own workspace. A named person on your team releases it; nothing leaves before that.

GET IN TOUCH

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Councils · Housing associations and providers · Funds and institutional investors · Lenders' teams



viiyoo

Property intelligence for councils, housing providers, funds and lenders.

Most platforms give you the market data. Viiyoo does the analysis, and shows its working.

viiyoo.com

Viiyoo is a product of Proanex Ltd. Proanex Ltd is registered with the Information Commissioner's Office as a data controller, number ZC270991.

Figures from a demonstration organisation on the live market, November 2026. Illustrative only: not advice, not valuations, not any client's data.