

## Pamwin 4 Features

25<sup>th</sup> May 2023

## Outline

New look and feel

Flexible milestones

Other features



# Look and feel

- New colour scheme
- New screen and menus layout
- Redesigned grids



# Flexible milestones

- No hard wired milestones
- Stages in Pamwin now have a start and end date
- Any stage can be timed against
- Gantt chart now behaves more like MS Project



### Other features

- Blank report
- Save as Version
- Beefed up audit trail
- Grant per property
- Performance tweaks



## Questions?

What's new | 12 July 2022



#### No appraisal open

File Transactions System Admin Windows Help

User RELEASE2TENURETEST -

#### My Projects

#### Drag column here to group

	Project Status 🗜	Project Code 4	Project  Address/Description	Tenure Status      ⇔	Tenure Type      □	Total Units   ⇔	Tenure Code      ‡	Tenure  Address/Description	Template +	Ledger Code -=	Local Authority 💠	Acquisitio
Þ	1 Appraisal	AffDem: 1	Demo affordable rent schem	1 Appraisal	Rent	20	AffDem : 1	Demo affordable rent schem	LONDON NEW B	0110f	Lambeth	£520
	1 Appraisal	CapDem: 1	Demo Capped Rental scheme	1 Appraisal	Rent	20	CapDem: 1	Demo Capped Rental scheme	LONDON NEW B	0110d	Kensington & Chels	£520
	1 Appraisal	CRM_Dem : 1	Demo change rent method s	1 Appraisal	Mixed Tenure (ne	20	CRM_Dem : 1	Demo change rent method s	Change Rent Met	0110g	Lambeth	£471
	1 Appraisal	LHA_Dem : 1	Demo rent as % LHA scheme	1 Appraisal	Rent	20	LHA_Dem : 1	Demo rent as % LHA scheme	LONDON NEW B	0110h	Lambeth	£520
	1 Appraisal	OS_Dem: 1	Demo Outright Sales scheme	1 Appraisal	Private Sale	20	OS_Dem: 1	Demo Outright Sales scheme	LONDON NB SHA	0110e	Southwark	£471
	1 Appraisal	RS_Dem: 1	Demo Rent to Sale Scheme s	1 Appraisal	Rent to Sale (new)	20	RS_Dem: 1	Demo Rent to Sale Scheme s	Change Rent to S	0110c	Wandsworth	£471
	1 Appraisal	Sample schemes : 1	Sample schemes	1 Appraisal	Shared Ownershi	20	SaleDem: 1	Demo sales scheme sample	LONDON NB SHA	0110b	Wandsworth	£471
4										<b>•</b>		

Details

Open

#### Projects requiring action due in 30 days

#### Drag column here to group

4

Filter Own projects

Details

Open

- 0

Export

Save

Par Par	mwin Plus : DATA MAINTENA
	Appraisal
<b>&gt;</b>	Tenure Selector
Q	Project Details
€	Properties
te	Timetable
<b>%</b>	Appraisal
•»	Accounts
ිට	Cashflow Timings
	Cashflow
邑	Revenues
888	Units
412	Assumptions
.lı	Reports

Code	Description	Ledger code	Restrict Editing of Scheme Account	Reserved For	Smoothed	Account Category 1	Account Category 2	Acc
)	Unrecognised	240 : Other Consultants		On Costs - Debit				
110	Acquisition	110 : Acquisition		Acquisition - Debit	<b>✓</b>			
120	Planning fee	120 : Planning		On Costs - Debit	✓			
130	Stamp Duty	130 : Stamp Duty		On Costs - Debit	<b>✓</b>			
140	Legal fees	140 : Legal Fees		On Costs - Debit	✓			
142	Home information	560 : Marketing		On Costs - Debit	✓			
145	Land Registry Fees	145 : Land Registry Fees		On Costs - Debit	✓			
150	Valuation	150 : Valuation		On Costs - Debit	✓			
160	Site Survey	160 : Site Survey		On Costs - Debit	✓			
165	Soil Survey	165 : Soil Survey		On Costs - Debit	~			
170	Services inspection	170 : Services Inspection		On Costs - Debit	~			
210	Architects	210 : Architects		On Costs - Debit	~			
15	Contractor Design	215 : Contractor's design fee		Contractor Design Fee - Debit	~			
20	Quantity Surveyor	220 : Quantity Surveyors		On Costs - Debit	~			
30	Engineer	230 : Engineer		On Costs - Debit	✓			
40	Other Consultants	240 : Other Consultants		On Costs - Debit	~			
42	Other On-Costs	240 : Other Consultants		On Costs - Debit	✓			
50	Employers Agent	250 : Employers Agent		On Costs - Debit	~			
80	Planning	280 : Planning Supervisor CDM		On Costs - Debit	~			
90	HA Admin.	290 : HA Admin		On Costs - Debit				
95	Clerk of Works	295 : Clerk of Works		On Costs - Debit	✓			
20	Building regs	320 : Building Regulations		On Costs - Debit	~			
30	Homeloss &	330 : Homeloss & disturbance		On Costs - Debit	~			
10	Site Finders Fees	340 : Site Finders Fees		On Costs - Debit	~			
50	Party Wall Fees	350 : Party Wall Fees		On Costs - Debit	~			
55	S106 Contribution	355 : S106 Contribution		On Costs - Debit				
90	Building Insurance	390 : Building Insurance		On Costs - Debit	~			
0	Works Contract	450 : Works Contract		Works - Debit	~			
1	Works contract	451 : Works VAT		Works VAT - Debit	~			
55	Major Pre-contract	455 : Pre Contract Works		Works - Debit	~			
56	VAT on pre-	455 : Pre Contract Works		Works VAT - Debit	~			

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M3Pamwin Plus version 3.3.0.0

Management

File

Transactions

Cost Calculator

System Admin

Windows

Appraisal

Tenure Selector

Project Details

Properties

Timetable

Appraisal

Accounts

Cashflow

Revenues

Assumptions

Reports

Control (Control

Cashflow Timings

User - 5 :

Project : 40 Units	Rent : 20 ur	its : SocDem : 1	Shared Ownership: 20 units: SaleDem: 1			
	Original			Original		
Capital Costs		Development Statis	tics			
Acquisition	£991,020	Cost as % value		50.65		
Vatable Works	£0	Acquisition/unit		£24,776		
Non Vatable Works	£2,094,736	Works/unit		£52,368		
Contractor Design Fee	£104,737	Total cost/unit		£93,058		
Package Sum	£3,190,493	Acquisition/m²		£388		
Works VAT	£0	Works/m²		£820		
On Costs Summed	£416,786	Total cost/m²		£1,458		
Interest	£115,057	Grant/unit		£31,250		
Total Capital Costs	£3,722,336	First Tranche Sales %		35		
Capital Receipts		Key Performance II	ndicators			
Grant	£1,250,000	PV/EUV Net Rent +	total	£4,885,414		
RCGF	£0	Staircasing	per unit	£122,135		
DPF	£0	NPV Additive	total	£3,699,066		
Land Subsidy	£0		per unit	£92,477		
Other Public Subsidy	£0					
Other Income 1	£0	Description		Original		
Other Income 2	£0	NPV Surplus		3,596,1		
Sales Amount	£1,285,988	Break Even Year				
	,	Payback				
		Actual IRR %		22.		
		1st Yr Def/unit  Break Even Grant		-2,9 -2,346,1		
Total Capital Receipts	£2,535,988	bleak Even Grant		-2,340,1		
Finance Required before Cross Subsidy	£1,186,348					
Cross Subsidy Income (Cost)	£0					
Finance Required after Cross Subsidy	£1,186,348					

Management

M3Pamwin Plus version 3.3.0.0 Show Tenure KPIs

Refresh KPIs

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File Transactions System Admin Windows Help

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Milestone/Stage Use for timings Stage can be used for unit/property date dependencies Stage can use ur

Milestone/Stage	Use for timings	Stage can be used for unit/property date dependencies	Stage can use unit sale values
Start Date	$\checkmark$	✓	
Planning Consent HC		$\checkmark$	
Old Exchange of Contract HC		$\checkmark$	
Exchange of Contracts	$\checkmark$	$\checkmark$	
Acquisition	$\checkmark$		
Start on Site	ightharpoons		
Golden Brick	ightharpoons		
Start of Sales	$\checkmark$	$\checkmark$	
Completion	ightharpoons		
End of Sales	$\checkmark$	$\checkmark$	
Retention Payment	ightharpoons		
Start Date to Acquisition			
Acquisition to Start on Site	$\checkmark$		
Start on Site to Completion	ightharpoons		
Golden Brick to Completion	$\checkmark$		
▶ Start of Sales to End of Sales	ightharpoons		
Deferred payment 1			
Deferred payment 2			
Deferred payment 3	ightharpoons		
Deferred payment 4	$\checkmark$		

RELEASE2

	B	B B	Current	Current	'20 '21	<b>'▶</b> ^
Task	Duration	Duration Period	Start Date	End Date	May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep	Oct Nov Dec J
9 Golden Brick			01/07/2020	01/07/2020		
0 SocDem - Golden Brick	0	Day	01/07/2020	01/07/2020	- Golden Brick	
1 ☐ Start of Sales			01/07/2021	01/07/2021		
2 SocDem - Start of Sales	0	Day	01/07/2021	01/07/2021	SocDem - Start of Sales	
3 Completion			01/07/2021	01/07/2021		
4 SocDem - Completion	0	Day	01/07/2021	01/07/2021	SocDem - Completion	
5 End of Sales			23/09/2021	23/09/2021		ין
6 SocDem - End of Sales	0	Day	23/09/2021	23/09/2021	SocDem - End of Sales	j
7 Retention Payment			30/06/2022	30/06/2022		
8 SocDem - Retention Payment	0	Day	30/06/2022	30/06/2022		
9 Start Date to Acquisition			01/07/2020	01/07/2020		
20 SocDem - Start Date to Acquisition	0	Day	01/07/2020	01/07/2020	to Acquisition	
21 ☐ Acquisition to Start on Site			01/07/2020	01/08/2020		
22 SocDem - Acquisition to Start on Site	1	Month	01/07/2020	01/08/2020	o Start on Site	
Start on Site to Completion			01/08/2020	01/08/2021		
24 SocDem - Start on Site to Completion	365	Day	01/08/2020	01/08/2021	on Site to Completion	
☐ Golden Brick to Completion			12/07/2022	12/07/2023		
26 SocDem - Golden Brick to Completion	365	Day	12/07/2022	12/07/2023		
Start of Sales to End of Sales			01/07/2021	23/09/2021		
SocDem - Start of Sales to End of Sale	84	Day	01/07/2021 ~	23/09/2021	SocDem - Start of Sales to End of Sales	
29 Deferred payment 1			01/07/2020	01/07/2020		
SocDem - Deferred payment 1	0	Day	01/07/2020	01/07/2020	red payment 1	
Deferred payment 2			01/07/2020	01/07/2020		
SocDem - Deferred payment 2	0	Day	01/07/2020	01/07/2020	red payment 2	
3 Deferred payment 3			01/07/2021	01/07/2021		
34 SocDem - Deferred payment 3	0	Day	01/07/2021	01/07/2021	SocDem - Deferred payment 3	
5 Deferred payment 4			23/09/2021	23/09/2021		,
36 SocDem - Deferred payment 4	0	Day	23/09/2021	23/09/2021	SocDem - Deferred payment 4	j
1<						V
				>		>

230: Engineer 230

250: Employers Agent 250

280: Planning Supervisor CDM 280

**Details** 

Properties

Timetable

Appraisal

Accounts

Cashflow

Revenues

Assumptions

Management

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Reports

a Rents

C Units

Cashflow Timings

File Transactions System Admin Windows Help

£10,723

£19,301

£5.361

0

0

User RELEASE2TENURETEST

Retention

Payment

0

0

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0

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0

5

10

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Start Date to Acquisition

0

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Account Description	Amount	Start Date	Exchange of Contracts	Acquisition	Start on Site	Golden Brick	Start of Sales	Completion	End of Sales
110: Acquisition 110	£520,000	0	0	100	0	0	0	0	0
120: Planning fee 120	£6,400	0	0	100	0	0	0	0	0
140: Legal fees 140	£6,240	0	0	100	0	0	0	0	0
150: Valuation 150	£1,872	0	0	100	0	0	0	0	0
160: Site Survey 160	£3,600	0	0	100	0	0	0	0	0
210: Architects 210	£24,126	0	0	0	50	0	0	0	0
215: Contractor Design Fee 215	£44,678	0	0	0	80	0	0	0	0

0

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Drag column here to group

50

20

80

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15

10

	Date ⊅	Amount ⊅	Lock	⊅ Paid ≠	Notes	⊅ Invoice Rcvd. ⊅	Invoice Ref. +	Invoice Date +>
•	01/07/2020	£12,062.93						
	01/09/2020	£745.43						
	01/10/2020	£1,020.90						
	01/11/2020	£1,281.56						
	01/12/2020	£1,390.32						
	01/01/2021	£1,526.65						
	01/02/2021	£1,559.75						
	01/03/2021	£1,278.50						
	01/04/2021	£1,234.77						
	01/05/2021	£943.01						
	01/06/2021	£649.12						

# Thank you all for attending!

