

Pamwin 4 Features

25th 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



**Your challenges
expertly solved
in partnership**

No appraisal open

My Projects

Drag column here to group

Project Status	Project Code	Project Address/Description	Tenure Status	Tenure Type	Total Units	Tenure Code	Tenure Address/Description	Template	Ledger Code	Local Authority	Acquisition
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

Details

Open

Projects requiring action due in 30 days

Drag column here to group

Due Date	Action Due	Project Status	Project Code	Project Address/Description	Tenure Status	Tenure Code	Tenure Address/Description	Tenure Type	Ledger Code	Total Units	Local Authority
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Filter Own projects

Details

Open

Appraisal

- Tenure Selector
- Project Details
- Properties
- Timetable
- Appraisal
- Accounts
- Cashflow Timings
- Cashflow
- Revenues
- Units
- Assumptions
- Reports
- Management

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

Appraisal

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Management

M3Pamwin Plus version 3.3.0.0

Project : 40 Units Rent : 20 units : SocDem : 1 Shared Ownership : 20 units : SaleDem : 1

Original

Capital Costs

Acquisition	£991,020
Vatable Works	£0
Non Vatable Works	£2,094,736
Contractor Design Fee	£104,737
Package Sum	£3,190,493
Works VAT	£0
On Costs Summed	£416,786
Interest	£115,057
Total Capital Costs	£3,722,336

Capital Receipts

Grant	£1,250,000
RCGF	£0
DPF	£0
Land Subsidy	£0
Other Public Subsidy	£0
Other Income 1	£0
Other Income 2	£0
Sales Amount	£1,285,988
Total Capital Receipts	£2,535,988
Finance Required before Cross Subsidy	£1,186,348
Cross Subsidy Income (Cost)	£0
Finance Required after Cross Subsidy	£1,186,348

Original

Development Statistics

Cost as % value	50.65
Acquisition/unit	£24,776
Works/unit	£52,368
Total cost/unit	£93,058
Acquisition/m²	£388
Works/m²	£820
Total cost/m²	£1,458
Grant/unit	£31,250
First Tranche Sales %	35

Key Performance Indicators

PV/EUV Net Rent + Staircasing	total	£4,885,414
	per unit	£122,135
NPV Additive	total	£3,699,066
	per unit	£92,477

Description	Original
NPV Surplus	3,596,1
Break Even Year	
Payback	
Actual IRR %	22
1st Yr Def/unit	-2,9
▶ Break Even Grant	-2,346,1

Cost Calculator

Show Tenure KPIs

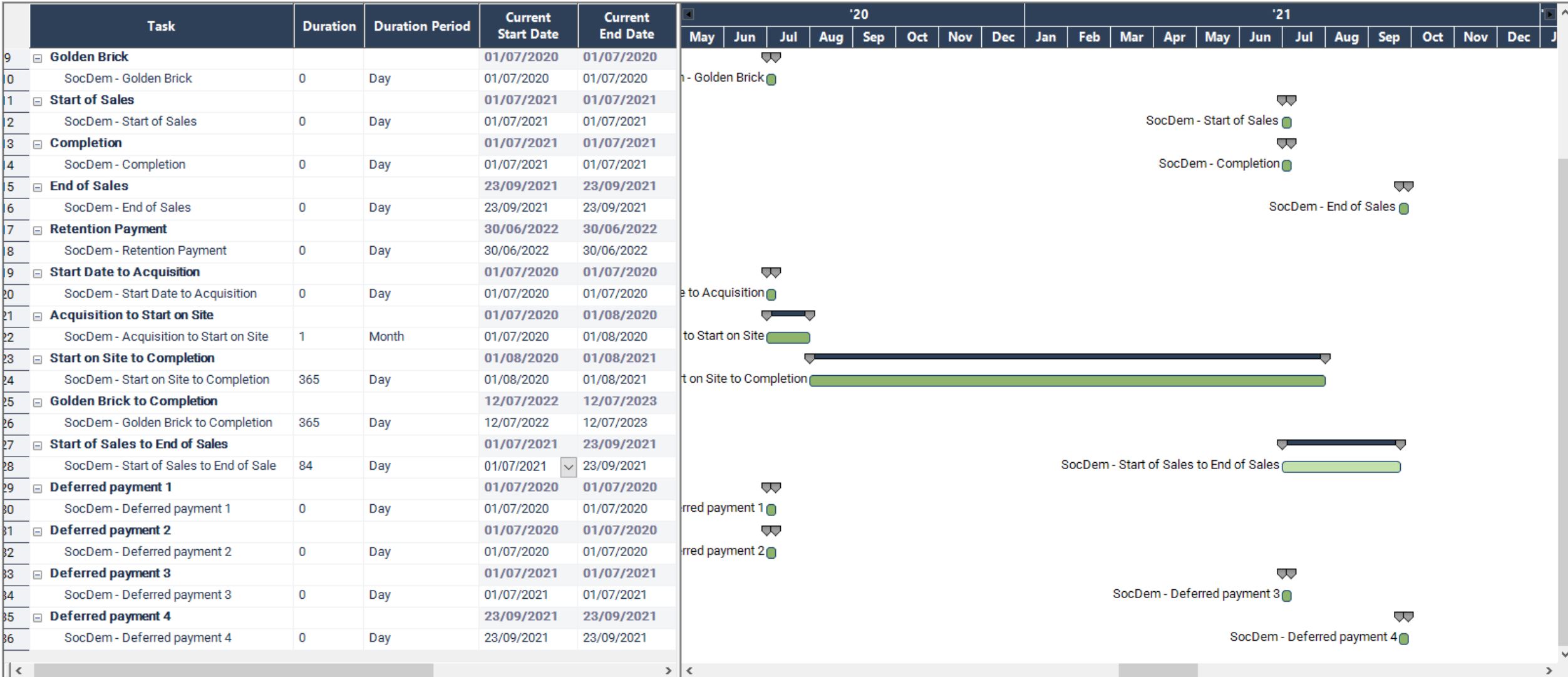
Refresh KPIs

Milestone/Stage	Use for timings	Stage can be used for unit/property date dependencies	Stage can use unit sale values
Start Date	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Consent HC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Old Exchange of Contract HC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exchange of Contracts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acquisition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Start on Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Golden Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Start of Sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
End of Sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retention Payment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Start Date to Acquisition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition to Start on Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Start on Site to Completion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golden Brick to Completion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ Start of Sales to End of Sales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deferred payment 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deferred payment 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deferred payment 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deferred payment 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Group Gantt by Tenure

Add stage

Remove stage



Accounts

Cashflow Timings

Appraisal

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Management

M3Pamwin Plus version 3.3.0.0

Account Description	Amount	Start Date	Exchange of Contracts	Acquisition	Start on Site	Golden Brick	Start of Sales	Completion	End of Sales	Retention Payment	Start Date to Acquisition
110: Acquisition 110	£520,000	0	0	100	0	0	0	0	0	0	0
120: Planning fee 120	£6,400	0	0	100	0	0	0	0	0	0	0
140: Legal fees 140	£6,240	0	0	100	0	0	0	0	0	0	0
150: Valuation 150	£1,872	0	0	100	0	0	0	0	0	0	0
160: Site Survey 160	£3,600	0	0	100	0	0	0	0	0	0	0
210: Architects 210	£24,126	0	0	0	50	0	0	0	0	0	0
215: Contractor Design Fee 215	£44,678	0	0	0	80	0	0	0	0	0	0
230: Engineer 230	£10,723	0	0	0	50	0	0	0	0	0	0
250: Employers Agent 250	£19,301	0	0	0	20	0	0	15	0	5	0
280: Planning Supervisor CDM 280	£5,361	0	0	0	80	0	0	10	0	10	0

Drag column here to group

Date	Amount	Lock	Paid	Notes	Invoice Rcvd.	Invoice Ref.	Invoice Date
01/07/2020	£12,062.93	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/09/2020	£745.43	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/10/2020	£1,020.90	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/11/2020	£1,281.56	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/12/2020	£1,390.32	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/01/2021	£1,526.65	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/02/2021	£1,559.75	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/03/2021	£1,278.50	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/04/2021	£1,234.77	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/05/2021	£943.01	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
01/06/2021	£649.12	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		

Thank you all for attending!



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