



# Latest Features & Roadmap

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Technical Director

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Development Director

# Objectives

1. Out now - 4.0.5.0
2. Coming soon - 5.0.0.0
3. Process improvements
4. Roadmap

# 4.0.5.0

- Pamwin in a browser (Use your own login)
- Key Worker Living Rent
- Default rents and %s
- Editable beds and persons on units
- Project variation grid



Your challenges  
expertly solved  
in partnership



column here to group

| Jan'99 Value      | OMV               | Rent Method | Rent % or Amount | Target Rent      | Re |
|-------------------|-------------------|-------------|------------------|------------------|----|
| <b>£1,300,000</b> | <b>£3,550,000</b> |             |                  | <b>£2,469.06</b> |    |
| £60,000           | £175,000          | as % KWLR   | 60               | £115.92          |    |
| £70,000           | £180,000          | as % KWLR   | 105              | £130.98          |    |

| Start Year | Local Authority | Bedrooms | Bedsit                              | Market Rent | Key Worker Living Rent | January 1999 Value |
|------------|-----------------|----------|-------------------------------------|-------------|------------------------|--------------------|
| 2025       | 208 : Camden    | 1        | <input type="checkbox"/>            | £448.22     | £297.12                | £72,440.00         |
| 2025       | 208 : Camden    | 1        | <input checked="" type="checkbox"/> | £358.57     | £297.12                | £57,952.00         |
| 2025       | 208 : Camden    | 2        | <input type="checkbox"/>            | £572.17     | £337.83                | £92,474.00         |
| 2025       | 208 : Camden    | 3        | <input type="checkbox"/>            | £667.61     | £374.85                | £107,899.00        |
| 2025       | 208 : Camden    | 4        | <input type="checkbox"/>            | £874.82     | £402.45                | £141,387.00        |



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Drag and drop a column header to group by that column.

| Plot    | ID   | Dwelling Type | Floor Area, m <sup>2</sup> | Beds | Persons | Hab. Rooms | January 1999 value | OMV        | Rent method | Re |
|---------|------|---------------|----------------------------|------|---------|------------|--------------------|------------|-------------|----|
| Totals: |      |               | 1,276.50                   | 30   | 50      | 0          | £1,300,000         | £3,550,000 |             |    |
| 001     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 002     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 003     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 004     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 005     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 006     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |
| 007     | 1BFL | 1 Bed Flat    | 57.5                       | 1    | 2       | 0          | £60,000            | £175,000   | as % KWLR   |    |



Your challenges  
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Edit Variation to 150: Valuation

Project Variation Amount \*

1000

Viring To/From



210 : Architects

This account: 150: Valuation

Source: 210 : Architects

| Tenure Code      | Current Balance | Variation | %      | New Balance | Current Balance | New Balance |
|------------------|-----------------|-----------|--------|-------------|-----------------|-------------|
| ▶ SocDem : 0110a | £1,872.00       | £524.70   | 52.47  | £2,396.70   | £24,125.85      | £23,601.15  |
| SaleDem : 0110b  | £1,695.67       | £475.30   | 47.53  | £2,170.97   | £32,432.02      | £31,956.72  |
|                  | £3,567.67       | £1,000.00 | 100.00 | £4,567.67   | £56,557.87      | £55,557.87  |

Reason \*

OK

Cancel



Your challenges  
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# 5.0.0.0

- **Edit everything at project level**
  - Cashflow
  - Units
  - On costs
- **Reapportioning of costs on project versions**
- **Major Speed improvements**

File Transactions System Admin Windows Help

RELEASE2TENURETEST

Drag column here to group

| Account                        | Tenure  | Old Amount | New Amount | Remaining | Apr 20 | May 20 | Jun 20 | Jul 20   | Aug 20  | Sep 20  | Oct 20  | Nov 20   | Dec 20   | Jan 21   | Feb 21   | Mar 21  |
|--------------------------------|---------|------------|------------|-----------|--------|--------|--------|----------|---------|---------|---------|----------|----------|----------|----------|---------|
| 210: Architects                | Project | £56,558    | £56,558    | £0        | £0     | £0     | £0     | £12,063  | £745    | £1,057  | £1,245  | £1,439   | £1,478   | £1,560   | £1,415   | £1,098  |
| 215: Contractor Design Fee     | Project | £104,737   | £104,737   | £0        | £0     | £0     | £0     | £35,742  | £552    | £783    | £922    | £1,066   | £1,095   | £1,155   | £1,049   | £813    |
| 230: Engineer                  | Project | £25,137    | £25,137    | £0        | £0     | £0     | £0     | £5,361   | £331    | £470    | £553    | £640     | £657     | £693     | £629     | £488    |
| 250: Employers Agent           | Project | £45,246    | £45,530    | -£284     | £0     | £0     | £0     | £3,000   | £716    | £1,015  | £1,195  | £1,382   | £1,419   | £2,000   | £2,000   | £1,054  |
| 280: Planning Supervisor CDM   | Project | £12,568    | £12,568    | £0        | £0     | £0     | £0     | £4,289   | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 290: HA Admin.                 | Project | £92,573    | £92,573    | £0        | £0     | £0     | £0     | £21,203  | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 295: Clerk of Works            | Project | £25,137    | £25,137    | £0        | £0     | £0     | £0     | £0       | £663    | £940    | £1,107  | £1,279   | £1,314   | £1,386   | £1,258   | £976    |
| 450: Works Contract            | Project | £2,094,736 | £2,080,959 | £13,777   | £0     | £0     | £0     | £0       | £40,611 | £77,135 | £90,860 | £105,007 | £107,823 | £113,804 | £103,278 | £80,098 |
| 451: Works contract VAT        | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 462: Minor Pre-cont.works      | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 499: Contingency               | Project | £62,842    | £62,842    | £0        | £0     | £0     | £0     | £0       | £1,325  | £1,879  | £2,214  | £2,559   | £2,627   | £2,773   | £2,516   | £1,952  |
| 520: Mortgage arrangement f    | Project | £30,402    | £30,402    | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 560: Marketing Costs (LCHO)    | Project | £30,864    | £30,864    | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 705: RCGF                      | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 710: SHG                       | Project | £1,250,000 | £1,250,000 | £0        | £0     | £0     | £0     | £375,000 | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 720: DPF                       | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 800: Pub subsidy - acquisition | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 805: Pub subsidy - completion  | Project | £0         | £0         | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |
| 810: Other Subsidy             | Project | £0         | £5,230     | -£5,230   | £0     | £0     | £0     | £0       | £0      | £0      | £2,000  | £100     | £50      | £80      | £3,000   | £0      |
| 820: Other Income              | Project | £0         | £670       | -£670     | £0     | £0     | £0     | £0       | £0      | £0      | £60     | £100     | £200     | £300     | £10      | £0      |
| 895: Sales Income              | Project | £1,285,988 | £1,285,988 | £0        | £0     | £0     | £0     | £0       | £0      | £0      | £0      | £0       | £0       | £0       | £0       | £0      |

Cashflow Editor

[illegible]

| Project : 40 Units                                                                                                                                                                                   |               |      |         |                |       |           |                    |                  |                  | Rent : 20 units : SocDem : 1 |             |                |              |            |               |                          |                            |                     |                            | Shared Ownership : 20 units : SaleDem : 1 |                          |            |                      |                      |                             |                    |            |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------|---------|----------------|-------|-----------|--------------------|------------------|------------------|------------------------------|-------------|----------------|--------------|------------|---------------|--------------------------|----------------------------|---------------------|----------------------------|-------------------------------------------|--------------------------|------------|----------------------|----------------------|-----------------------------|--------------------|------------|--|--|
| Basic                                                                                                                                                                                                |               |      |         |                |       |           | Sales              |                  |                  |                              |             | NROSH          |              |            |               |                          | Asset                      |                     |                            |                                           |                          | Other      |                      |                      |                             |                    |            |  |  |
| Drag and drop a column header to group by that column.                                                                                                                                               |               |      |         |                |       |           |                    |                  |                  |                              |             |                |              |            |               |                          |                            |                     |                            |                                           |                          |            |                      |                      |                             |                    |            |  |  |
| Property Attribute Data                                                                                                                                                                              |               |      |         |                |       |           | Rent Data          |                  |                  |                              |             | Valuation Data |              |            |               |                          | Handover & First Let Dates |                     |                            |                                           |                          |            |                      |                      |                             |                    |            |  |  |
| Plot                                                                                                                                                                                                 | Dwelling Type | Beds | Persons | Floor Area, m² | Phase | Block ref | January 1999 value | Rent method      | Rent % or amount | LHA                          | Market rent | Service charge | Service cost | OMV        | Equity sold % | Do not inflate value     | Handover dependency        | Handover (lead)/lag | Handover (lead)/lag period | Handover override                         | Handed over              | Handover   | First let dependency | First let (lead)/lag | First let (lead)/lag period | First let override | Forecast   |  |  |
| Totals:                                                                                                                                                                                              |               | 30   | 50      | 1,276.000      |       |           | £1,300,000         |                  |                  | £4,834.000                   | £3,146.000  | £0.00          | £0.00        | £3,550,000 |               |                          |                            |                     |                            |                                           |                          |            |                      |                      |                             |                    |            |  |  |
| 1                                                                                                                                                                                                    | 1 Bed Flat    | 1    | 2       | 57.5           | 1     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 002                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 1     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 003                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 1     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 004                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 1     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 005                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 1     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 006                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 2     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 007                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 2     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 008                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 2     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 009                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 2     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 010                                                                                                                                                                                                  | 1 Bed Flat    | 1    | 2       | 57.5           | 2     |           | £60,000            | as % KWLR        | 60               | £210.21                      | £147.71     | £0.00          | £0.00        | £175,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 011                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 3     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 012                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 3     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 013                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 3     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 014                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 3     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 015                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 3     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 016                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 4     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 017                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 4     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 018                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 4     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 019                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 4     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| 020                                                                                                                                                                                                  | 2 bed flat    | 2    | 3       | 70.15          | 4     |           | £70,000            | as % Target Rent | 105              | £273.26                      | £166.92     | £0.00          | £0.00        | £180,000   | 0             | <input type="checkbox"/> | Completion                 | 0                   | Day                        |                                           | <input type="checkbox"/> | 01/07/2021 | (Handover)           | 0                    | Day                         |                    | 01/07/2021 |  |  |
| Default View as % Target Rent Filter Editable Fields Show original values <input type="checkbox"/> Use for gutturm appraisal <input checked="" type="checkbox"/> Reset View Delete Unit Unit Details |               |      |         |                |       |           |                    |                  |                  |                              |             |                |              |            |               |                          |                            |                     |                            |                                           |                          |            |                      |                      |                             |                    |            |  |  |

Filter reserved code: (All reserved codes)

Set apportionment: Per m2

Apply

Reserved for

| Account                             | Tenure Code | Units | Tenure Type      | Total         | %    | Cost Base   |   | Add Cost Base | Entered    | Calculate | Apportion | Plus VAT                            | Supplier | Initial Payer | Recipient |
|-------------------------------------|-------------|-------|------------------|---------------|------|-------------|---|---------------|------------|-----------|-----------|-------------------------------------|----------|---------------|-----------|
| + Grant - Credit (1 item)           |             |       |                  | £1,250,000.00 |      |             |   |               |            |           |           |                                     |          |               |           |
| + Land Subsidy - Credit (1 item)    |             |       |                  | £0.00         |      |             |   |               |            |           |           |                                     |          |               |           |
| On Costs - Debit (16 items)         |             |       |                  | £460,420.13   |      |             |   |               |            |           |           |                                     |          |               |           |
| + 120: Planning fee 120             | Project     | 40    |                  | £12,800.00    | 0    |             |   |               | £12,800.00 | Override  | Per m2    | <input type="checkbox"/>            | (none)   | Sample RSL    | (none)    |
| + 140: Legal fees 140               | Project     | 40    |                  | £14,270.69    | 1    | Acquisition | + |               | £11,892.24 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
|                                     | SocDem      | 20    | Rent             | £7,488.00     | 1    | Acquisition | + |               | £6,240.00  | Override  |           | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
|                                     | SaleDem     | 20    | Shared Ownership | £6,782.69     | 1    | Acquisition | + |               | £5,652.24  | Override  |           | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 150: Valuation 150                | Project     | 40    |                  | £4,281.20     | 0.3  | Acquisition | + |               | £3,567.67  | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 160: Site Survey 160              | Project     | 40    |                  | £8,640.00     | 0    |             | + |               | £7,200.00  | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 210: Architects 210               | Project     | 40    |                  | £67,869.44    | 2.25 | Works       | + |               | £56,557.87 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 230: Engineer 230                 | Project     | 40    |                  | £30,164.20    | 1    | Works       | + |               | £25,136.83 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 250: Employers Agent 250          | Project     | 40    |                  | £54,295.56    | 1.8  | Works       | + |               | £45,246.30 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 280: Planning Supervisor CDM 280  | Project     | 40    |                  | £15,082.10    | 0.5  | Works       | + |               | £12,568.42 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 290: HA Admin. 290                | Project     | 40    |                  | £92,572.68    | 3    | Acquisition | + | Works         | £92,572.68 | Override  | Per m2    | <input type="checkbox"/>            | (none)   | Sample RSL    | (none)    |
| + 295: Clerk of Works 295           | Project     | 40    |                  | £30,164.20    | 1    | Works       | + |               | £25,136.83 | Override  | Per m2    | <input checked="" type="checkbox"/> | (none)   | Sample RSL    | (none)    |
| + 462: Minor Pre-cont.works 240     | Project     | 40    |                  | £0.00         | 0    | Works       | + |               | £0.00      | Override  | Per m2    | <input type="checkbox"/>            | (none)   | Sample RSL    | (none)    |
| + 499: Contingency 499              | Project     | 40    |                  | £62,842.08    | 3    | Works - VAT | + |               | £62,842.08 | Override  | Per m2    | <input type="checkbox"/>            | (none)   | Sample RSL    | (none)    |
| + 520: Mortgage arrangement fee 520 | Project     | 40    |                  | £30,401.54    | 0    |             | + |               | £30,401.54 | Override  | Per m2    | <input type="checkbox"/>            | (none)   | Sample RSL    | (none)    |

Add To All Tenures

Delete

FileTransactionsSystem AdminWindowsHelp

J5LIVE

Tenures in this Appraisal

Drag column here to group

| Tenure Code                      | Tenure Version | Tenure Address/Description                | Status                      | Developed for | Last Edited | Funding Year | Template               | Default Revenue Forecast    | Tenure Type      | IGTs Yield |
|----------------------------------|----------------|-------------------------------------------|-----------------------------|---------------|-------------|--------------|------------------------|-----------------------------|------------------|------------|
| ⌵ Sweets Way, Barnet - Pts 1 A/B | 1              | Sweets Way, Whitehorn, Barnet N20 0LJ     | Q06.1 PC (Final Hardstream) | Claron HA     | 30/06/2024  | 2014         | Claron - Affordable Rn | 1 Appraisal Calculation (S) | Affordable Rent  | ✓          |
| Sweets Way, Barnet - Pts 2 A/B   | 2              | Sweets Way, Whitehorn, Barnet - Pts 2 A/B | Q06.1 PC (Final Hardstream) | Claron HA     | 30/06/2024  | 2016         | Claron - Affordable Rn | Claron Appraisal Calculator | Affordable Rent  | ✓          |
| Sweets Way, Barnet - Pts 3 A/B   | 2              | Sweets Way, Whitehorn, Barnet N20 0LJ     | Q06.1 PC (Final Hardstream) | Claron HA     | 30/06/2024  | 2016         | Claron - Affordable Rn | Claron Appraisal Calculator | Affordable Rent  | ✓          |
| Sweets Way, Barnet - Pts 3 C/D   | 2              | Sweets Way, Whitehorn, Barnet N20 0LJ     | Q06.2 PC (In Sale)          | Claron HA     | 30/06/2024  | 2013         | Claron Shared Owners   | Claron Appraisal Calculator | Shared Ownership | ✓          |
| Sweets Way, Barnet - Pts 4 C/D   | 2              | Sweets Way, Whitehorn, Barnet N20 0LJ     | Q06.2 PC (In Sale)          | Claron HA     | 30/06/2024  | 2013         | Claron Shared Owners   | Claron Appraisal Calculator | Shared Ownership | ✓          |
| Sweets Way, Barnet - Pts 5 C/D   | 2              | Sweets Way, Whitehorn, Barnet N20 0LJ     | Q06.2 PC (In Sale)          | Claron HA     | 30/06/2024  | 2013         | Claron Shared Owners   | Claron Appraisal Calculator | Shared Ownership | ✓          |

☐ Predominant Tenure for financial assumptions

Selected tenure

OpenDetailsRemove

Add tenure(s)

ExistingNew

Tenures in this Appraisal

Drag columns here to group

| Tenure Code     | Tenure Version | Tenure Address/Description     | Status                    | Developed for | Last Edited | Funding Year | Template                 | Default income forecast      | Tenure Type      | RFs Valid                           |
|-----------------|----------------|--------------------------------|---------------------------|---------------|-------------|--------------|--------------------------|------------------------------|------------------|-------------------------------------|
| Sweets Way Barn | 11             | Sweets Way, Whitestone, Barnet | 000.1 PC (Final Handover) | Clarion HA    | 11/05/2024  | 2016         | Clarion - Affordable Res | Appraisal Calculator (C)     | Affordable Res   | <input checked="" type="checkbox"/> |
| Sweets Way Barn | 9              | Sweets Way, Whitestone, Barnet | 000.1 PC (Final Handover) | Clarion HA    | 11/05/2024  | 2016         | Clarion - Affordable Res | Clarion Appraisal Calculator | Affordable Res   | <input type="checkbox"/>            |
| Sweets Way Barn | 8              | Sweets Way, Whitestone, Barnet | 000.1 PC (Final Handover) | Clarion HA    | 11/05/2024  | 2016         | Clarion - Affordable Res | Clarion Appraisal Calculator | Affordable Res   | <input type="checkbox"/>            |
| Sweets Way Barn | 4              | Sweets Way, Whitestone, Barnet | 000.2 PC (On Sales)       | Clarion HA    | 11/05/2024  | 2015         | Clarion Shared Owners    | Clarion Appraisal Calculator | Shared Ownership | <input type="checkbox"/>            |
| Sweets Way Barn | 3              | Sweets Way, Whitestone, Barnet | 000.2 PC (On Sales)       | Clarion HA    | 11/05/2024  | 2015         | Clarion Shared Owners    | Clarion Appraisal Calculator | Shared Ownership | <input type="checkbox"/>            |
| Sweets Way Barn | 6              | Sweets Way, Whitestone, Barnet | 000.2 PC (On Sales)       | Clarion HA    | 11/05/2024  | 2015         | Clarion Shared Owners    | Clarion Appraisal Calculator | Shared Ownership | <input type="checkbox"/>            |

☐ Predominant Tenure for financial assumptions

Selected tenure

Open

Details

Remove

Add tenure(s)

Existing

New

# Process improvements

## Mass Client Regression Test

- Testing releases
- Testing upgrades

## Dora metrics

## Integrated API + Scenarios



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# Scenarios

|             |                |
|-------------|----------------|
| Code        | Sample schemes |
| Version     | 1              |
| Description | Sample schemes |
| Type        | Project        |

Run the following scenarios:

| Save                                | Run                                 | Change                          |                                                         |               |
|-------------------------------------|-------------------------------------|---------------------------------|---------------------------------------------------------|---------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Baseline                        |                                                         |               |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Build costs go up by            | 10                                                      | %             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Unit values decrease by         | 20                                                      | %             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Convert sales tenures to rental | Select Target Template <input type="button" value="v"/> |               |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Works period                    | 6                                                       | months longer |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Sales period                    | 6                                                       | months longer |

Run Scenarios

# Scenarios

Code

Version

Description

Type

Sample schemes

2

Sample schemes

Project

|   | Scenario                        | Code:Version     | NPV Surplus  | Break Even Year | Payback | Actual IRR % | 1st Yr Def/unit | Break Even Grant |   |
|---|---------------------------------|------------------|--------------|-----------------|---------|--------------|-----------------|------------------|---|
| ▶ | Baseline                        | Sample schemes:2 |              |                 |         |              |                 |                  | ▲ |
| ▼ | Build costs go up by 10 %       | Sample schemes:2 | 2,457,989.6  | 1               | 9       | 15.58        | -1,037.73       | -1,207,989.6     |   |
|   |                                 | SocDem:2         | 893,011.77   | 1               | 19      | 10.09        | -155.42         | -143,011.77      |   |
|   |                                 | SaleDem:2        | 1,658,876.5  | 1               | 4       | 34.09        | -1,920.04       | -1,158,876.5     |   |
| ▶ | Unit values decrease by 20 %    | Sample schemes:2 | 1,987,217.9  | 1               | 11      | 13.52        | -654.13         | -737,217.9       |   |
| ▶ | Convert sales tenures to rental | Sample schemes:2 | 4,113,443.61 | 1               | 9       | 16.78        | -1,527.43       | -2,228,212       |   |
| ▶ | Works period 6 months longer    | Sample schemes:2 | 2,575,555.45 | 1               | 8       | 16.71        | -1,313.78       | -1,325,555.45    |   |
| ▶ | Sales period 6 months longer    | Sample schemes:2 | 2,658,791.19 | 1               | 8       | 17.72        | -1,373.42       | -1,408,791.19    | ▼ |

# Product Roadmap

*Upcoming Features*



## Version 5.0.0.0

Released Autumn 2026

**RELEASED**

## Unit Acquisition Cash Flow Profiling

Profile cash flow by  
handover date

**PLANNED**

## Editable Views

Customize and adjust  
views to fit your  
workflow

**PLANNED**

## Scenario & Appraisal Merger

Combine scenario and  
appraisal screens into  
one

**PLANNED**

## Appraisal Cost Unbundling

Break out costs on the  
appraisal screen

**PLANNED**

## Flexible Accounts Screen

Swing both ways on  
acquisition, works,  
grant & more

**PLANNED**

# Questions?

Latest Features and Roadmap | 15 September 2026



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# Client Satisfaction Survey

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**M3Pamwin Plus**



**M3Pamwin Lite**



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# Thank you!

Latest Features and Roadmap | 15 September 2026



**Your challenges  
expertly solved  
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