

M3 User Event

15 September 2026 - The Conduit, London



**Your challenges
expertly solved
in partnership**

Development Challenges

Sundeep Heer – Head of Consultancy | Lorraine Boyle – Senior Consultant



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Stalled Sites

Funding - 0.1% Loan

Stalled Sites Re-modelling

Why?

- Option appraisals for unsold units
- Scenario testing

When

- Before approval
- Post approval/On site

How

- Save as
- Snapshots
- NEW *Reapportioning*

Save As Version – Pre Approved

Parasoft Plus: PROJECT - [Tenure Selector - Friday Road : 1]

File Transactions System Admin Windows Help

My Parasoft
Open
New
Close
Save
Save as
Save as version
Switch Tenure
Logout
Exit

raisal

Drag column header to group

Tenure Version	Tenure Address/Description	Status	Developer Ref	Last Edited	Funding Year	Tenureable	Default revenue forecast	Tenure Type	KPIs Value
1	Friday Road, London	10 Approved	Brave Housing AG	14/07/2026	2024	Affordable Rent 2025	Appraisal Calculation (Revised)	Affordable Rent	✓
1	Friday Road, London	10 Approved	Brave Housing AG	14/07/2026	2025	Private Sale 2026	Appraisal Calculation (Revised)	Outright Sale	✓
1	Friday Road, London	10 Approved	Brave Housing AG	14/07/2026	2024	Shared Ownership 20	Appraisal Calculation (Revised)	Shared Ownership	✓
1	Friday Road, London	10 Approved	Brave Housing AG	14/07/2026	2024	Shared Rent 2026	Appraisal Calculation (Revised)	Shared Rent	✓

☐ Proportionate Tenure for financial assumptions

Selected tenure

Open Details Remove

Add tenure(s)

Existing New

Management

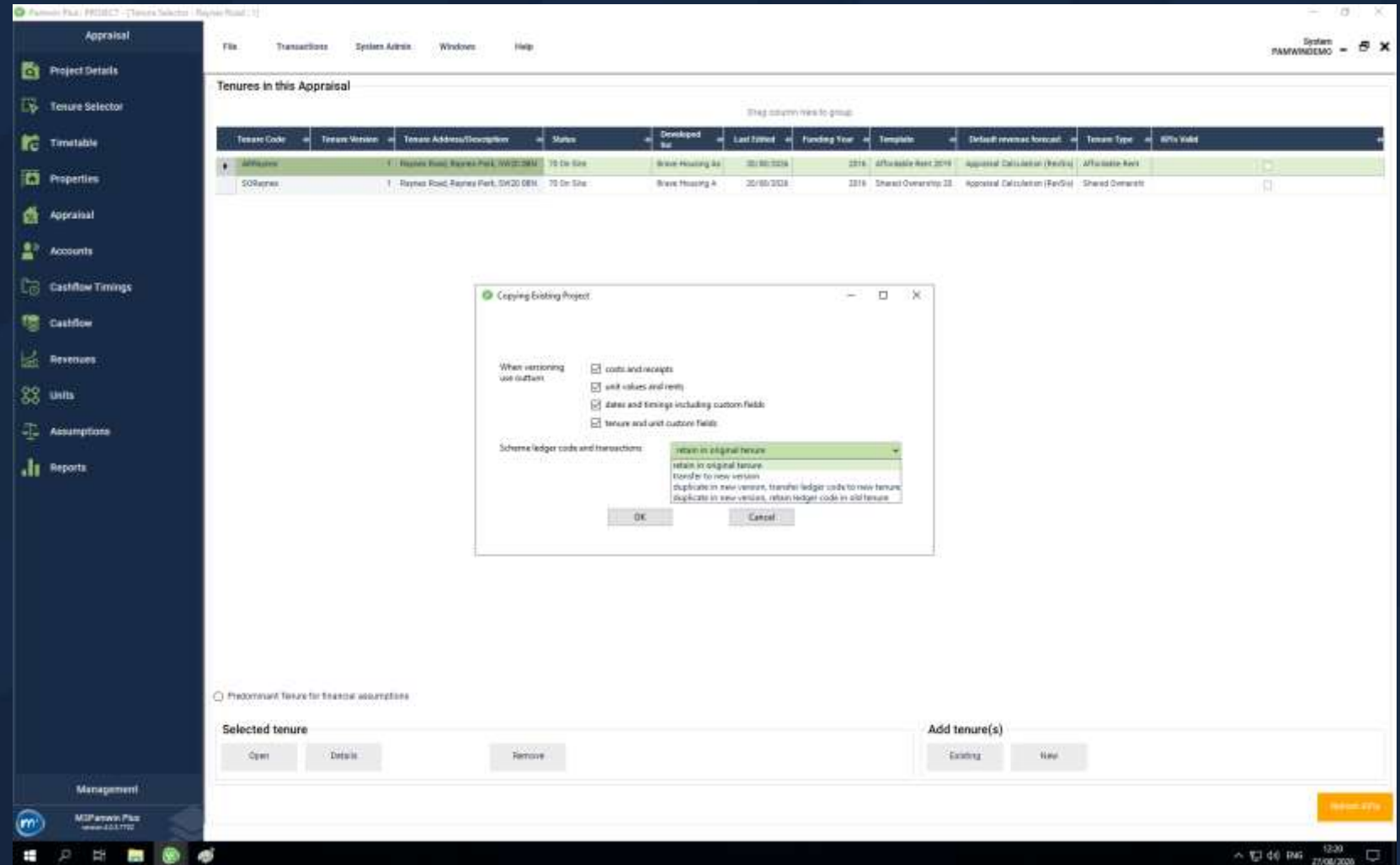
Parasoft Plus
version 4.0.5 (10/2)

Return

What do you do with the existing data?

Data	Pre Approved	Post Approved
Costs	Original	Original or Outturn?
Receipts	Original	Original or Outturn?
Units	Original	Original or Outturn?
Timetable	Original	Original or Outturn?

Save As Version – Post Approved



Demo Save As

- Label v2 & status Appraisal
- Units detail increased in props
- Cashflow all locked
- Budgets set to override if varied
- Transactions duplicated if supervisor

The challenge remains...

Costs need reappportioning

BUT

**The cashflow/trans needed
for spend to date**

AND

Need to see KPIs!

New Reapportion Option

- **Creates a version**
- **Keeps original for comparison**
- **Budgets reapportioned based on new unit mix**
- **Cashflow & Transaction adjusted for new apportionment**

No appraisal open

File Transactions System Admin Windows Help

My Pamwin

Open

New

Close

Save

Save as

Save as version

Reapportion

Switch Tenure

Exit

Project

Single Tenure

Selection

Drag column here to group

		Code and Version	Object Type	Last Edited	Still Open?
	Raynes Park, SIW20 0BN	Raynes Road: 1	Project	14/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 16	Project	14/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 15	Project	11/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 4	Project	11/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 2	Project	11/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 14	Project	11/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 13	Project	11/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 12	Project	10/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 7	Project	10/09/2026	☐
	Raynes Park, SIW20 0BN	Raynes Road: 8	Project	10/09/2026	☐

My Projects

Project Code: ▲

Project Status	Project Code	Project Address/Description	Tenure Status	Tenure Type	Total Units	Tenure
10 Appraisal	Friday Road : 1	Friday Road, London, LS5 6HG				
10 Appraisal	Friday Road : 2	Friday Road, London, LS5 6HG				
10 Appraisal	Friday Road : 3	Friday Road, Glasgow				
10 Appraisal	Friday Road : 4	Friday Road, London, LS5 6HG				
30 Planning	Friday Road : 5	Friday Road, London, LS5 6HG				
10 Appraisal	Friday Road : 6	Friday Road, London, LS5 6HG				
10 Appraisal	Kings Meadow : 1	Kings Meadow, Dunkeswell, East Devon				
10 Appraisal	Kings Meadow : 2	Kings Meadow, Dunkeswell, East Devon				

Open

Details

Open

Actions due in 30 days

Drag column here to group

Due Date	Action Due	Project Status	Project Code	Project Address/Description	Tenure Status	Tenure Type	Total Units	Tenure Code	Tenure Address/Description	Template	Ledger Code	Local Authority	Acquisition	Total Works	Total Grant
03/10/2025	Works Contract payment	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Affordable Rent	15	ARMuseum : 3	Museum Road, Brent, London, W7 8JK	Affordable Rent 2019		Barnet	£0	£4,000,000	£0
12/11/2025	Golden Brick Ph 1 stage	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Affordable Rent	15	ARMuseum : 3	Museum Road, Brent, London, W7 8JK	Affordable Rent 2019		Barnet	£0	£4,000,000	£0
16/12/2025	Feasibility (RIBA 1-2) stage	30 Planning	Friday Road : 5	Friday Road, London, LS5 6HG	30 Planning	Outright Sale	20	PSFriday : 3	Friday Road, London	Private Sale 202X		Lambeth	£1,469,880	£4,000,000	£0
16/12/2025	Feasibility (RIBA 1-2) stage	30 Planning	Friday Road : 5	Friday Road, London, LS5 6HG	30 Planning	Shared Ownership	16	SDFriday : 5	Friday Road, London	Shared Ownership 202X		Lambeth	£1,175,904	£3,340,000	£960,000
04/01/2026	End of Defects Ph1 stage	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Shared Ownership	51	SOMuseum : 3	Museum Road, Brent, London, W7 8JK	Shared Ownership 2019		Barnet	£0	£6,777,600	£0
25/01/2026	Works Contract payment	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Shared Ownership	51	SOMuseum : 3	Museum Road, Brent, London, W7 8JK	Shared Ownership 2019		Barnet	£0	£6,777,600	£0
03/02/2026	End of Sales stage	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Outright Sale	25	MSMuseum : 3	Museum Road, Brent, London, W7 8JK	Private / Outright Sale 2019		Barnet	£0	£3,399,000	£0
25/06/2026	Works Contract payment	30 Planning	Museum Road : 6	Museum Road, Brent, London, W7 8JK	30 Planning	Outright Sale	25	MSMuseum : 3	Museum Road, Brent, London, W7 8JK	Private / Outright Sale 2019		Barnet	£0	£3,399,000	£0

Filter Own projects

Details

Open

M3Pamwin Plus
version 4.0.4.0

Still to consider

- Costs need reappportioning in Finance System
- Approval for new mix
- Replacement in programme
- Audit trail for variations
 - Tool *could be* created to do this in the same way as budgets and costs to date??

New Funding Stream

- **National Housing Bank
0.1% Loan**
- **£2.5bn (60% for London)
26-31**
- **10% for S106 Sites**

Loan Assumptions

- All grant entered is converted to loan
- 100% at SOS
- 0.1% from SOS
- Bullet 25years from PC

Grant Funded

50% Grant SOS & PC

5% Interest Rate

Project A – 100 Units

Land & Works & Oncost £20,000,000

Interest £4,500,000

TSC £24,500,000

Grant £15,000,000

Finance Required £9,500,000

PV of Rents £11,000,000

NPV £1,500,000

SOS Nov 27

PC Nov 30

Loan Funded

100% SOS

Project A – 100 Units			Difference
Land & Works & Oncost	£20,000,000		
DP Interest 5%	£3,000,000	↓	1.5mill
Inferred Interest 0.1% 3yrs	£45,000	↑	45k
Total Interest	£3,045,000	↓	£1.455m
TSC	£23,045,000	↓	£1.455m
Loan	(£15,000,000)	=	
Finance Required	£8,045,000	↓	£1.455m
PV of Rents	£11,000,000	=	
NPV	£2,955,000	↑	£1.455m
SOS	Nov 27		
PC	Nov 30		

	Grant funded 50% SOS, 50% PC	Loan funded 100% SOS
Land, works, on costs	£20,000,000	£20,000,000
Interest	£4,500,000	£3,045,000
TSC	£24,500,000	£23,045,000
Grant/Loan	£15,000,000	£15,000,000
Finance Required	£9,300,000	£8,045,000
PV Net Rents	£11,000,000	£11,000,000
NPV	£1,500,000	£2,955,000

How to Model

- Download Appraisal Calc with (edit Interest Tab & Variable Rates)
- Create custom field for Loan/Grant
- Create project
- KPIs/ Interest displayed with/without Loan
- Display Interest is still at 5% (for now?)

Which KPIs impacted

- NPV Viability

Add a second 0.1% loan repayment of the £15mill to the revenue calc to impact Long Term Cashflow KPIs:

- Payback year
- Loan Repaid
- Interest Cover

Questions?

User Group | 15 September 2026



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Client Satisfaction Survey



M3Pamwin Plus



M3Pamwin Lite