

# M3 products and services for development



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# M3Pamwin Plus: meeting your development challenges

- Is your Development Programme delivering the best performance it can?
- Are you confident your organisation is getting the best return from your investment in development?
- Can you answer these questions with total confidence, or get to the answer with a few clicks of a mouse?



Our Development products allow a near-live view of your Development Programme, from initial viability assessments, through physical development to sales or handover to management.

By choosing M3 Development Products you gain consistent, accurate and timely information on your Investment programme. We take the work out of recording and producing the data to allow you and your teams more time to analyse, understand and, more importantly, act upon the data.

Our clients will tell you that M3 Development Products have allowed them to respond to recent uncertainties by being able to understand their current position, identify risks and then mitigate their programme against them.

**“It's extremely easy to use and allows us to model various scenarios as well as planning our cashflow and use of various funding streams, giving confidence to the outcomes from before we start rather than catching up some time after we have finished”**

**Duncan Broe**, Royal Borough of Greenwich

M3 Development Products are flexible to your needs – we give you the controls to reflect your Development and Financial Processes in our systems. Each of our clients uses the same off-the-shelf system but all of them continue to be able to:

- Appraise against whichever KPI they wish
- Monitor projects reflecting their gateway approvals and report against them, adding their own within a few simple steps
- Monitor costs against their chart of accounts, with links made to their financial systems
- Update Sales activity in CRM, Blutec and others
- Update their Housing Management systems with their own collection of asset attributes automatically
- Report on the programme with their own formatted reports, be they legacy or newly created

## M3 Development Products



### M3Pamwin Lite

Land valuation and property appraisal tool

M3Pamwin Lite is an appraisal tool that calculates residual site valuations and S106 unit offer prices within minutes. Sector benchmarked annual financial assumptions are built-in, including the latest rent setting tables, including Local Housing Allowances and London Living Rents.

Assess the viability of mixed tenures, joint ventures and option appraisals to realise the optimum mix and best offer for a project.



#### Fast

Live goal-seek on Residual Land Value



#### Flexible

Configurable by you to reflect your organisation's priorities



#### Comprehensive

Built-in benchmarked assumptions and standard KPIs



#### Practical

Sensitivity and scenario modelling against short and long term economic assumptions



#### Transparent

Calculations open for inspection



## M3Pamwin Plus

Development appraisal and project management software

M3Pamwin Plus is a comprehensive development appraisal system for appraising and project managing any housing development, including social and intermediate housing and private and commercial units.

It enables you to manage cashflow forecasting from viability all the way to delivery whilst monitoring live KPIs, bringing the development programme together in one place, including viability for pipeline, approved and completed projects.



### The whole programme in one place

Initial feasibility, pipeline & approved projects



### Live appraisal throughout delivery

Live Project & Programme NPV and all other KPIs



### One version of the truth

Shared by Development, Finance, Business Planning and Sales



### Reports across the programme

Tailored for you & by you, in Excel & Power BI



### Transparency of the appraisal

NPV calculation in Excel, all formulae and parameters open for inspection



### Integration with other systems

CRM, PowerBI, Tableau, Brixx, and others via API



## M3Pamwin Sync

An add-on to our product that allows features to be used in mobile devices

M3Pamwin Sync is a mobile app for updating project timelines and unit handover details whilst on site. Instantly synchronises with the projects in Pamwin Plus and allows you to see the impact on cashflow, performance and programme reporting.

# M3Pamwin Plus

Development appraisal and project management software

**One version of the truth in**

## Finance

- Actuals from ledger

## Development

- Property Information
- Cash flow Forecasts
- Handovers and asset attributes

## Sales

- Forecast and actual sales dates
- Latest sales values



**M3Pamwin Plus**

## Operational

- Pipeline and offer schedules
- Pre-contract checklists
- Budget Monitoring
- Delivery schedules

## Board

- Project Gateway approvals
- Programme Monitoring
- Live Investment performance

## Business Planning

- Group cash flow
- Intercompany and Private subsidiary movements
- Brixx Business Plan

## Development

- Financial Returns
- Bid monitoring
- Programme reporting

**One version of the truth out**

# Support and account management

These services are all included in your annual licence fee

- M3Pamwin Plus comes with free support five days a week
- Our entire consultancy team have extensive previous operational experience in social housing finance and development as well as being ex-practitioners of the system
- Clients are encouraged to contact our helpdesk using live chat, email and telephone calls to provide ongoing training and support

## User Groups

We have a long-established User Group which meets twice a year, with an independently elected Chair and Vice-Chair.

Clients have the opportunity to inform future releases via a suggestion and voting system. It's also an opportunity to share learning and obtain hands on training for new features.

All requests are published on the Client Zone area of our website where users can also view and monitor our progress and news about upcoming releases. The Client Zone includes user guides, training videos, FAQs and many other support tools.

## Benchmarking

We also invite all clients to take part in submitting their data for our annual benchmarking report. This report enables clients to compare financial assumptions such as discount rates and periods, operating costs and staircasing against their peers in London and outside London.

## Training & Consultancy

All M3 consultants have previously worked in developing HAs. We understand social housing & have used M3Pamwin in a variety of development & finance roles.

The team are always available to offer remote assistance with appraisals, grant funding or project management issues. We also offer various levels of training, including creating and understanding financial appraisals, project management and supervisor/administration.

All training can be tailored to individual clients needs, and there are courses held throughout the year open to all to cover the standard approach across all areas.



# Technical Specifications

M3Pamwin Plus data is held in a Microsoft SQL server database which can be accessed via a local area network, Citrix or the internet.

Our Technical team can advise on the minimum spec required for individual organisations.

M3 offers a full service for database maintenance & upgrades via a virtual private network, which gives us instant access to your data for support purposes.

M3 Housing are happy to provide hosting for M3 Pamwin Plus.

All hosting is provided from a secure ISO27001 certified Microsoft Azure platform. Data is stored in UK based data centres.

Servers can be configured to be ran 24/7 or during office hours only to reduce the cost.

**“ Very impressed with the level of genuine support from all at M3 regardless of the size of the issue. ”**

**Paul McCormick, EMH Group**

**“ It is clear that M3 puts client engagement at the heart of software development. ”**

**Richard Austin, A2 Dominion**

## Get in touch

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