



ProVal - Private Finance Module

ProVal development appraisal software is specifically designed for the community housing sector. It's clear and intuitive layout makes assessing the financial viability of a development scheme simple and easy to understand. Appraisals can be completed in minutes using minimal data or a fully detailed assessment is possible if further information is available.

Units can be for mixed rent or sale, e.g. social rent, affordable rent, shared equity, outright sale or commercial. The appraisal software includes a full analysis of capital costs, development fees, capital or cash flow grant funding (e.g. NRAS), comprehensive finance options, flexible allowances and escalation parameters, detailed cash flows over long term periods of up to 45 years, charts, sensitivity analysis and benchmarking.

Summary of Key Features

- Clear and transparent user inputs with essential data requirements highlighted
- Sensitivity analysis showing scheme viability for up to eleven scenarios
- Appraisal results can be compared with pre-defined benchmarks
- Customized default values for key data inputs
- Detailed development cash flows and long term cash flows shown and analysed
- All cash flows can be viewed as charts or graphs
- Users can annotate appraisals with memorandum information
- High level / single page appraisal summary and commentary reports provided
- Single print dialog box, with all reports printed as viewed on screen

Unit Details

- Define up to sixteen unit types as any tenure with defined attributes
- Option to include commercial units (for rent or sale)

Grant Funding

- Grant Funding specified by the user, using four input options with timed release
- Inputs include: Lump Sum / By Unit / By Habitable rooms / Cash Flow Subsidy

Capital Investment Analyses

- Up to nine options for entering acquisition and works costs
- Cost vs. Value indices provided
- Optimisation possible to meet a preferred target index
- Total Scheme Cost comparison with market sales value

Professional Fees, Timing & Development Cashflow

- Up to 25 fee descriptions with options for entering fees by sums and/or percentages
- Define payment and delivery timings as one off, staged or "S" curve



Allowances

- Define up to eight allowance cost headings in multiple timings for up to 45 years
- Provide up to two separate escalation parameters for all allowances

Private Finance & Escalation

- Two methods of repaying loan: 'Annuity' or 'Interest Only'
- Multiple Loan Structures with up to three different interest rates applied
- Separate escalation rates for residential rents, commercial rents, maintenance etc
- Up to eleven categories of escalation, each definable over two periods
- Loan to Value (LTV) covenant ratios illustrated

Sales & Other Income

- Include grant funding, cash flow subsidy or other income in the long term cash-flow
- Option to sell units after an initial rental period and shared ownership staircasing

Rents

- Options for commercial rent free periods and fixed rent reviews
- Affordable loan illustrated for set rents and detailed rent yield report provided

Long Term Cash-flow

- Cash-flows up to 45 years with three NPV calculation options
- Detailed viability report showing Peak Loan amount and year, Loan repayment period, First breakeven year, Cumulative breakeven year, Maximum revenue deficit and year, Capitalised year one revenue deficit, Interest cover, NPV and IRR.

Sensitivity Analysis Scenarios

- Interest and Escalation Rates
- Acquisition and Construction Costs
- Major Repairs Sinking fund
- Grant funding and CHP contributions
- Subsidy option for preferred repayment term and/or cumulative breakeven year

Shared Equity Purchaser & Affordability Report

- Mortgage status details and cost
- Minimum earnings and affordable equity share information
- Comparison with target affordability index and with outright sale
- Staircasing by automatic profiling or as user-defined.

System Requirements

ProVal can be installed on a stand-alone PC or network. Minimum specification: Pentium 1GHz, 256Mb RAM, 17" screen, with Microsoft Windows 2000 and Microsoft Excel 2000. Hard disk space required: c. 3mb per module and 1.2mb per appraisal.