Altair

Podplan Development Appraisal Toolkit

Our Podplan toolkit range helps users clearly understand the financial performance of proposed development schemes. Our toolkits are aimed at housing providers, developers and investors, and can be used to assess development scheme performance across a range of financial and non-financial indicators.

Podplan is user-friendly, flexible and adaptable, and has evolved over time to become one of the most effective and reliable development appraisal toolkits available.

Scan to get in touch to request a demo or further information

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Dynamic, User-friendly, Insightful

Created and maintained by a team that has worked for and within finance and development departments of housing providers, Podplan has the unique benefit of being designed by users and used by its designers. Our toolkits can be adapted to accommodate your specific requirements and, for example, can be used to:

- Quickly appraise a range of tenures, including Social or Affordable Rent, Shared Ownership, Rent to Buy, London Living Rent, Market Rent or Outright Sale, Commercial and others.
- Create more complex multi tenure and phased development appraisals, including various delivery routes and project specific financing.
- Project costs and income can be split between project stages and cashflows timed with as much accuracy as required.
- Extract user-friendly reports, summaries and dashboards.

User Friendly:

Designed by practitioners with the end-user in mind. Single easy-to-navigate input sheets within a familiar Excel-based platform makes it straightforward for users to produce accurate feasibilities quickly.

Flexible:

Flexible and automated cashflows produce a range of financial and non-financial indicators (e.g. Net Present Value, Internal Rate of Return, payback, cost to value, interest cover), driven by user-defined assumptions and hurdle rates.

Transparent:

Clear layouts and formats enable users to easily understand how outputs are calculated. No cells are hidden, and users can view and trace all key calculations within the model.

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Adaptable:

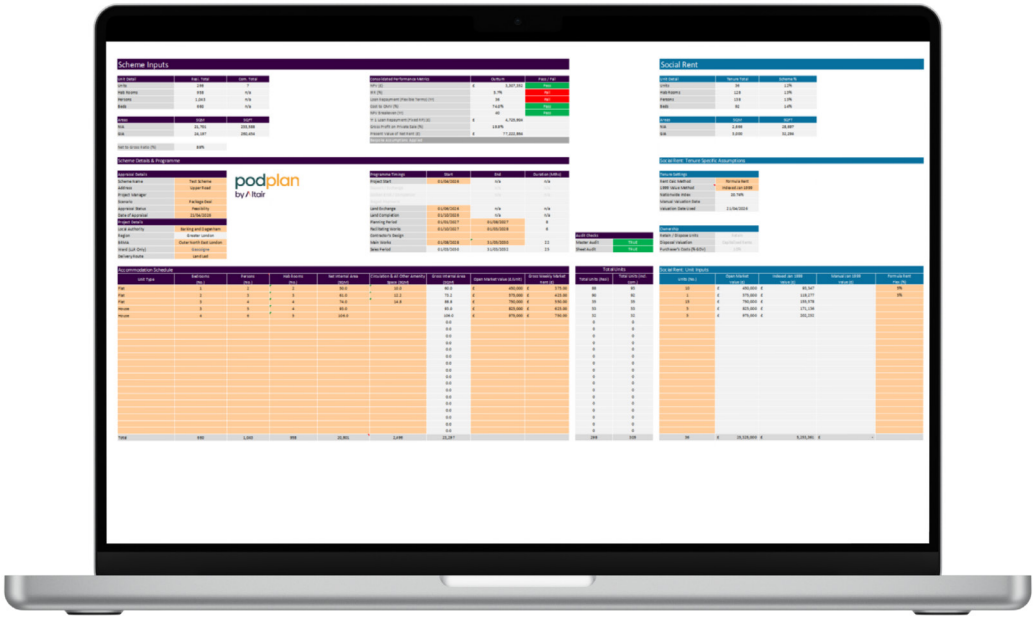
As housing policy and organisational requirements develop over time, the model can be easily adapted to meet the requirements of the user. Being Excel based, key reports and outputs can be tailored to match internal reporting requirements.

Safe guarded:

Internal audit and validation functions identify unusual or omitted inputs which may adversely impact on key outputs. All calculations are locked and input cells clearly signposted.

No user restrictions:

The model can be used by unlimited in-house users. Models can be emailed to other users, and there are no system requirements beyond the need for Excel. There is no individual user licensing.



Range of Toolkits

Podplan Scheme – our core Podplan product – is a discounted cash flow model that uses specified scheme inputs (e.g. construction costs, tenure type and numbers, rent levels) and agreed underlying development assumptions (e.g. inflation, management and maintenance costs, discount rates) to drive a short-term (development) cashflow and long-term discounted cashflows.

Other key toolkits include:

- Podplan Programme - a consolidation model for programme level reporting; and
- Podplan multi-phased scheme

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A few of our clients:

Brighton & Hove City Council

CHOICE SUPPORT

FFT

golding homes

Hertfordshire Hertfordshire County Council

HUNDRED HOUSES 100 SOCIETY

PEGASUS HOMES

POPLAR HARCA

transform housing & support

City of Westminster

wsp

ZEN HOUSING

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