

Case Study

DTP

Thrive Homes

Brixx Development Capacity Modelling for Board Away Day

Thrive Homes, established in 2008, currently has over 5,000 homes in management and construction across Hertfordshire, Bedfordshire, Oxfordshire and Buckinghamshire.



Objective

To prepare a series of scenarios on development for a 10-year period using the current HousingBrixx plan, with the output presented to board members at their away day. This was both to assist in understanding the impacts of development and satisfy some training needs for board members.

What we did

Alongside the Resources Director, Andy Chapman of DTP, put together a matrix of scenario tests; these were then run through the HousingBrixx model to see the impact on debt and covenants. A covenant output report was also produced by DTP in HousingBrixx to easily review the result of each scenario.

The scenarios showed a need for further funding to develop additional units, therefore the covenants were based on current market standards to review the results in the context of a new loan. Once completed the results were summarised and then presented in PowerPoint.

Andy attended the board away day and went through the presentation and offered the board the opportunity to create a couple of further test scenarios which he ran on the day and presented to board in the following session.

What we achieved

We were able to help the board to understand the impact and the risks that are associated with building different property tenures and changing the levels of each tenure. This will enable the board to make better informed decisions about their development programmes and targets.

Andy made the results very easy for the board to understand and was very engaging in his presentation. His significant experience of housing also gave the board further confidence. Importantly, he was able to make adjustments to the HousingBrixx model and present the further scenarios that the board requested very quickly so the appropriate discussions could take place at the away day.

Shaun McLean, Resources Director

A different perspective