

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																																							
						2017/18												2018/19												2019/20								2020/21							
						Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
						A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M				
INVESTMENT PROGRAMME	H18	Great Arthur House - Replacement windows and cladding	£8,700,000	£8,511,920	practical completion	<div></div>																																							
	H21	Lift Refurbishment	£1,300,000	£1,002,010	works complete	<div>LOW RISE BLOCKS</div>																																							
	H16	Golden Lane - Heating Replacement (Phase 1 - All blocks excluding Crescent/Cullum)	£465,000	£415,458	works complete	<div>LOW RISE BLOCKS</div>																																							
	H5	Decent Homes - Phase II (multiple estate programme)	£625,400	£605,011	works concluding	<div>ELEC TESTING</div>																																							
	H14	Golden Lane - Concrete Testing & Repairs (all blocks exc. Cullum Welch)	£1,050,000	£818,952	works concluding	<div>OTHER ESTATES</div>																																							
	H15	Cullum Welch House - Concrete Balustarde Replacement & Concrete Repairs	£820,000	£101,104	leaseholder consultation	<div>REPAIRS CONTRACT</div>																																							
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	Golden Lane works complete	<div>LEAD IN</div>																																							
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site other estates	<div>OTHER ESTATES</div>																																							
	H17	Golden Lane - Heating Replacement (Phase 2 - Crescent House & Cullum Welch House)	£2,000,000	£13,600	options appraisal	<div>GLD LANE</div>																																							
	H40	Window Refurbishment/Replacement (All blocks excluding reclad sections of Great Arthur House)	£8,400,000	£18,335	procurement of design team	<div>DESIGN&LBC</div>																																							
H41	Great Arthur House - Front Door Replacement	£675,000	£3,275	awaiting testing results	<div>OUTLINE OPTIONS & DETAILED DESIGN</div>																																								

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																													
						2017/18					2018/19					2019/20					2020/21														
						Q1		Q2		Q3	Q4		Q1		Q2		2	Q4	Q1		Q2		Q3	Q4		Q1		Q2		Q3	Q4				
A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
INVESTMENT PROGRAMME	H22	Concrete Testing & Repairs	£160,000	£60,158	works concluding																														
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, Golden Lane, York Way Estates)	£222,314	£199,069	MSE works complete																														
	H24	Petticoat Tower - balcony doors and windows	£450,000	£2,250	alternate contractor appointment																														
	H23	Lift Refurbishment	£1,550,000	£11,600	contractor mobilising																														
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site other estates																														
	H46	Communal Heating	£2,925,000	£29,100	options appraisal																														
	H42	Petticoat Tower - Front Door Replacement	£198,000	£1,590	contractor appointment																														
	H25	Petticoat Tower stairwell	£429,000	£6,500	2nd procurement																														
	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	on site																														

AVONDALE SQUARE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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INVESTMENT PROGRAMME	H6	Decent Homes Avondale - Phase II	£723,100	£392,780	works complete																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

- works delivery baseline (as forecast November 2017)
- works on site/complete
- works programmed (current forecast)
- testing/preparatory/offsite works
- programme slippage from previous report (length of arrow denotes length of delay)
- programme brought forward from previous report (length of arrow denotes extent)

SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																																							
						2017/18												2018/19												2019/20								2020/21							
						Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M										
INVESTMENT PROGRAMME	H2	CCTV (William Blake)	£23,301	£16,900	works complete																																								
	H5	Decent Homes - Phase II (Southwark as part of multiple estate programme)	£1,270,000	£762,240	Southwark works complete	ELEC TESTING																																							
	H38	Landlords & Tenants Electrical Testing - Phase II (multiple estate programme)	£440,000	£440,000	on site																																								
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site other estates																																								
	H10	Door Entry (William Blake in conjunction with Dron House)	£100,000	£2,492	procurement																																								
	H39	Window Replacements & External Redecorations (Pakeman, Stopher, Sumner & William Blake)	£3,330,000	£24,240	procurement of design team																																								

HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																													
						2017/18				2018/19				2019/20				2020/21																	
						Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2		
A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
INVESTMENT PROGRAMME	H36	Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete																														
	H37	Electrical Rewire (Landlords)	£385,465	£157,114	on site																														
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site other estates																														
	H39	Window Replacements & External Redecorations	£1,770,000	£24,240	procurement of design team																														

YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																											
						2017/18				2018/19				2019/20				2020/21															
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
						A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M				
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	York Way works complete																												
	H20	Redecorations (multiple estate programme)	£596,000	£69,168	on site																												
	H38	Landlords & Tenants Electrical Testing - Phase II (multiple estate programme)	£440,000	£440,000	on site																												
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site other estates																												
	H45	Communal Heating	£2,925,000	£29,100	options appraisal																												

- works delivery baseline (as forecast November 2017)
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SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																							
						2017/18				2018/19				2019/20				2020/21											
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
						A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
INVEST PROG	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	Sydenham Hill works complete	ELEC TESTING				SYD H																			
	H39	Window Replacements & Extenal Redecoration (Multiple Estates Excl. Golden Lane)	£700,000	£24,240	procurement of design team					DETAILED DESIGN & PLANNING								MULTI ESTATE PROGRAMME TBD											

SMALL ESTATES (DRON, WINDSOR, ISLEDEN) INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2019

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	TIMELINE																													
						2017/18				2018/19				2019/20				2020/21																	
						Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4							
						A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	Windsor & Dron complete	ELEC TESTING				WIN. & DRON																									
	H38	Landlords & Tenants Electrical Testing - Phase II (multiple estate programme)	£440,000	£247,148	on site																														
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£100,000	£4,278	on site																														
	H10	Door Entry (Dron House in conjunction with William Blake)	£100,000	£2,492	procurement																														
	H39	Window Replacements & External Redecoration (Dron & Windsor)	£2,000,000	£24,240	design & planning					DETAILED DESIGN & PLANNING								MULTI ESTATE PROGRAMME TBD																	

- works delivery baseline (as forecast November 2017)
- works on site/complete
- works programmed (current forecast)
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- programme slippage from previous report (length of arrow denotes length of delay)
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