

**GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	£10,000,000+	£8,511,920	practical completion	[Timeline bars for H18]																													
	H21	Lift Refurbishment	£1,300,000	£1,002,010	works complete	[Timeline bars for H21]																													
	H16	Golden Lane - Heating Replacement (Phase 1 - All blocks excluding Crescent/Cullum)	£465,000	£415,458	works complete	[Timeline bars for H16]																													
	H5	Decent Homes - Phase II (multiple estate programme)	£625,400	£605,011	works complete	[Timeline bars for H5]																													
	H14	Golden Lane - Concrete Testing & Repairs (all blocks exc. Cullum Welch)	£1,050,000	£818,952	works complete	[Timeline bars for H14]																													
	H15	Cullum Welch House - Concrete Balustrade Replacement & Concrete Repairs	£820,000	£101,104	contractor mobilising	[Timeline bars for H15]																													
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	Golden Lane works complete	[Timeline bars for H20]																													
	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£440,000	£421,000	on site	[Timeline bars for H38]																													
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£31,174	£0	on site other estates	[Timeline bars for H26]																													
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement	[Timeline bars for H47]																													
	H17	Golden Lane - Heating Replacement (Phase 2 - Crescent House & Cullum Welch House)	£2,000,000	£13,600	procurement of design team	[Timeline bars for H17]																													
	H40	Window Refurbishment/Replacement (All blocks excluding reclad sections of Great Arthur House)	£8,400,000	£18,335	procurement of design team	[Timeline bars for H40]																													
	H41	Great Arthur House - Front Door Replacement	£675,000	£3,275	detailed design	[Timeline bars for H41]																													
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design	[Timeline bars for Door Replacement Programme]																													
-	Installation of Sprinklers (Great Arthur House as part of a multiple estate programme)	£3,200,000	£0	design	[Timeline bars for Installation of Sprinklers]																														

**MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	H22	Concrete Testing & Repairs	£160,000	£60,158	works complete	[Timeline bars for H22]																													
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, Golden Lane, York Way Estates)	£222,314	£199,069	MSE works complete	[Timeline bars for H20]																													
	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£440,000	£421,000	on site	[Timeline bars for H38]																													
	H24	Petticoat Tower - balcony doors and windows	£450,000	£2,250	on site	[Timeline bars for H24]																													
	H23	Lift Refurbishment	£1,550,000	£11,600	on site	[Timeline bars for H23]																													
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£0	on site other estates	[Timeline bars for H26]																													
	H46	Communal Heating	£2,925,000	£29,100	procurement	[Timeline bars for H46]																													
	H42	Petticoat Tower - Front Door Replacement	£198,000	£1,590	doors in manufacture	[Timeline bars for H42]																													
	H25	Petticoat Tower stairwell	£429,000	£6,500	contractor mobilising	[Timeline bars for H25]																													
	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	on site	[Timeline bars for H12]																													
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design	[Timeline bars for Door Replacement Programme]																													
-	Installation of Sprinklers (Petticoat Tower as part of a multiple estate programme)	£3,200,000	£0	design	[Timeline bars for Installation of Sprinklers]																														
-	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£0	design	[Timeline bars for Play and Ball Games Area Refurbishment]																														

- █ 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)

**AVONDALE SQUARE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	H6	Decent Homes Avondale - Phase II	£723,100	£392,780	works complete																																	
	H20	Redecorations (multiple estate programme)	£607,150	£17,650	on site																																	
	H43	Decent Homes Harman Close	£980,000	£132,826	on site																																	
	H1	Avondale Square - Window Overhaul	£161,500	£28,913	on site																																	
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£92,104	£4,278	on site																																	
	H48	Electical Testing - Phase III (tenanted flats multiple estates)	£405,000	£42,000	on site																																	
	H47	Electical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement																																	
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																																	
	-	Installation of Sprinklers (Point Blocks as part of a multiple estate programme)	£3,200,000	£0	design																																	
	-	Avondale Communal & Emergency Lighting	£380,000	£0	project initiation																																	
-	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£0	design																																		

**SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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																																		
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£67,900	£0	on site other estates																																		
	H10	Door Entry (William Blake in conjunction with Dron House)	£100,000	£2,492	contractor mobilising																																		
	-	Re-Roofing at Blake House (William Blake Estate)	£375,000	£304,500	complete																																		
	H48	Electical Testing - Phase III (tenanted flats multiple estates)	£405,000	£42,000	on site																																		
	H47	Electical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement																																		
	H39	Window Replacements & External Redecorations (Pakeman, Stopher & Sumner)	£3,330,000	£24,240	design & planning																																		
	H39	Window Replacements & External Redecorations (William Blake)	£1,100,000	£24,240	design & planning																																		
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																																		
-	Southwark Estate Concrete Testing & Repair	£1,500,000	£0	project initiation																																			

**HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	H36	Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete																																	
	H37	Electrical Rewire (Landlords)	£385,465	£346,383	works complete																																	
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£16,722	£0	on site																																	
	H39	Window Replacements & External Redecorations (Holloway)	£1,770,000	£24,240	design & planning																																	
-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																																		

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**YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	York Way works complete	ELEC TESTING	YORK WAY	OTHER ESTATES																											
	H20	Redecorations (multiple estate programme)	£596,000	£69,168	complete					OTHER ESTATES	YORK WAY WORKS																								
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£4,278	on site									YORK WAY	OTHER ESTATES																				
	H48	Electical Testing - Phase III (tenanted flats multiple estates)	£405,000	£42,000	on site																														
	H47	Electical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement																														
	H45	Communal Heating	£2,925,000	£29,100	procurement																														
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																														
	-	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£0	design																														

**SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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
INVEST PROG	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	Sydenham Hill works complete	ELEC TESTING																													
	H48	Electical Testing - Phase III (tenanted flats multiple estates)	£405,000	£42,000	on site																														
	H47	Electical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement																														
	H39	Window Replacements & External Redecoration (Sydenham Hill)	£466,500	£24,240	design & planning																														
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																														

**SMALL ESTATES (DRON, WINDSOR, ISLEDEN) INVESTMENT PROGRAMME - DELIVERY FORECAST JULY 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	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	Windsor & Dron complete	ELEC TESTING					WIN. & DRON																								
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£4,278	complete																														
	H48	Electical Testing - Phase III (tenanted flats multiple estates)	£405,000	£42,000	on site																														
	H10	Door Entry (Dron House in conjunction with William Blake)	£100,000	£2,492	contractor mobilising																														
	-	Re-Roofing at Dron House	£370,000	£0	contractor appointment																														
	H47	Electical Testing - Phase IV (landlords electrics multiple estates)	£400,000	£0	procurement																														
	H39	Window Replacements & External Redecoration (Dron)	£950,000	£24,240	design & planning																														
	H39	Window Replacements & External Redecoration (Windsor)	£890,000	£24,240	design & planning																														
	-	Door Replacement Programme (multiple estate programme)	£4,000,000	£0	design																														
	-	Play and Ball Games Area Refurbishment (Windsor, as part of multiple estate programme)	£272,000	£0	design																														

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