

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST SEPTEMBER 2020

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	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	works complete		[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	£975,675	works complete		[Timeline bars for H14]																												
	H15	Cullum Welch House - Concrete Balustrade Replacement & Concrete Repairs	£820,000	£696,700	works complete		[Timeline bars for H15]																												
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	works complete		[Timeline bars for H20]																												
	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£441,000	£441,000	works complete		[Timeline bars for H38]																												
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£31,174	£10,000	on site - only hatfield remaining		[Timeline bars for H26]																												
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£1,700	on site		[Timeline bars for H47]																												
	H17	Golden Lane - Heating Replacement (Phase 2 - Crescent House & Cullum Welch House)	£2,000,000	£25,000	design		[Timeline bars for H17]																												
	H40	Window Refurbishment/Replacement (All blocks excluding reclad sections of Great Arthur House)	£8,400,000	£83,500	design		[Timeline bars for H40]																												
	H41	Great Arthur House - Front Door Replacement	£675,000	£38,000	design		[Timeline bars for H41]																												
	H54	Fire Door Replacement Programme (multiple estate programme)	£1,160,000	£1,000	procurement		[Timeline bars for H54]																												
	H55	Installation of Sprinklers (Great Arthur House as part of a multiple estate programme)	£3,200,000	£18,000	design - delay due to covid 19		[Timeline bars for H55]																												

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST SEPTEMBER 2020

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	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	£170,099	works complete		[Timeline bars for H22]																												
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, Golden Lane, York Way Estates)	£222,314	£199,069	works complete		[Timeline bars for H20]																												
	H38	Electrical Testing - Phase IIa (Tenated flats GLE & MSE)	£440,000	£421,000	works complete		[Timeline bars for H38]																												
	H24	Petticoat Tower - balcony doors and windows	£450,000	£168,000	contractor re-mobilising		[Timeline bars for H24]																												
	H23	MSE Lift Refurbishment	£1,555,000	£1,042,000	on site		[Timeline bars for H23]																												
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£560	works complete		[Timeline bars for H26]																												
	H46	Communal Heating	£3,125,639	£118,000	on hold - start on site TBC	TBC	[Timeline bars for H46]																												
	H42	Petticoat Tower - Front Door Replacement	£300,000	£76,000	contractor mobilising		[Timeline bars for H42]																												
	H25	Petticoat Tower stairwell	£429,000	£308,000	contractor re-mobilising		[Timeline bars for H25]																												
	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	works complete		[Timeline bars for H12]																												
	H58	Electrical Remedial Works (Phase IIb - Landlords electrics)	£368,800	£140,000	on site		[Timeline bars for H58]																												
	H55	Installation of Sprinklers (Petticoat Tower as part of a multiple estate programme)	£3,200,000	£18,000	design		[Timeline bars for H55]																												
H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£3,000	design & consultation		[Timeline bars for H53]																													

- █ 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)

YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST SEPTEMBER 2020

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	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	works complete		ELEC TESTING	YORK WAY	OTHER ESTATES																										
	H20	Redecorations (multiple estate programme)	£596,000	£541,000	works complete				OTHER ESTATES	YORK WAY WORKS																									
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£49,000	works complete						YORK WAY	OTHER ESTATES																							
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£128,500	on site																														
	H45	Communal Heating	£3,087,990	£152,500	on site																														
	H54	Fire Door Replacement Programme (multiple estate programme)	£1,112,500	£1,000	procurement																														PROGRAMME TBC →

SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST SEPTEMBER 2020

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							2017/18				2018/19				2019/20				2020/21																
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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)	£173,315	£46,472	works complete		ELEC TESTING			SYD H																									
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£128,500	on site																														
	H39	Window Replacements & Extenal Redecoration (Sydenham Hill)	£466,500	£23,000	procurement																													2021 →	
	H54	Fire Door Replacement Programme (multiple estate programme)	£192,500	£1,000	procurement																													PROGRAMME TBC →	

SMALL ESTATES (DRON, WINDSOR, ISLEDEN, COLA, GRESHAM) INVESTMENT PROGRAMME - DELIVERY FORECAST SEPTEMBER 2020

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							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	works complete		ELEC TESTING	WIN. & DRON																											
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£15,810	works complete						ISL/DRN	OTHER ESTATES																							
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	works complete																														
	H10	Door Entry (Dron House in conjunction with William Blake)	£120,000	£120,000	works complete																														
	H56	Re-Roofing at Dron House	£404,000	£363,000	works complete																														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£128,500	on site																														
	H39	Window Replacements & External Redecoration (Dron)	£950,000	£22,000	procurement																														2021 →
	H39	Window Replacements & External Redecoration (Windsor)	£890,000	£21,000	procurement																														2021 →
	H54	Fire Door Replacement Programme (multiple estate programme)	£890,000	£1,000	design																														PROGRAMME TBC →
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£3,000	design & consultation																														
	H44	COLA & Gresham Refurbishment	£838,669	£122,000	on site																														

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