GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

WORK			FOTULATED			SLIPPAGE		202	2010.4					ELINE		I	20	or loc	
WORK		PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SINCE LAST	Q1	Q2	3/24 Q3	Q4	-	Q1	Q2	24/25 Q3	Q4	Q1	Q2	25/26 Q3	Q4
				1022		REPORT			OND		М								
	H18	Great Arthur House - Replacement windows and cladding	£11,262,538	£10,948,500	works complete														
	H21	Lift Refurbishment	£1,300,000	£1,002,010	works complete														
	H16	Golden Lane - Heating Replacement (Phase 1 - All blocks excluding Crescent/Cullum)	£465,000	£415,458	works complete														
	H5	Decent Homes - Phase II (multiple estate programme)	£625,400	£605,011	works complete														
	H14	Golden Lane - Concrete Testing & Repairs (all blocks exc. Cullum Welch)	£1,050,000	£975,675	works complete														
	H15	Cullum Welch House - Concrete Balustarde Replacement & Concrete Repairs	£820,000	£696,700	works complete														
¥	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	works complete														
RAMME	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£441,000	£441,000	works complete														
PROGE	H26	Water Tank Replacement/Repairs (multiple estate programme)	£31,174	£10,000	works complete														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete										İ				
MENT	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£6,600	£424	no access flats referred to H. Mgmt										İ				
INVEST	H40	Window Refurbishment, Roofing, Ventilation & Heating (Crescent House)	£11,958,695	£600,000	planning approved, procurement		PILOT FLAT					WO	RKS						
\geq	H40	Window Refurbishment, Roofing & Ventilation (Cullum Welch House)	£3,270,448	£53,000	design														
	H40	Window Refurbishment, Roofing & Ventilation (Great Arthur House)	£1,281,482	£21,000	design														
	H40	Window Refurbishment, Roofing & Ventilation (Stanley Cohen House)	£1,668,596	£27,000	design														
	H40	Window Refurbishment, Roofing & Ventilation (Maisonette Blocks)	£11,653,474	£191,700	design														
	H41	Great Arthur House - Front Door Replacement/Compartmentation	£675,000	£60,536	design (with sprinklers)														
	H54	Fire Door Replacement Programme (Lot 5 - GLE)	£1,160,000	£4,800	Lot 5 of 5. Lots1,2 & 3 in delivery.														
	H55	Installation of Sprinklers (Great Arthur House)	TBC	£130,000	contract with UL withdrawn	TBC								PROGRAM	ME TBC				
	H61	Golden Lane Area Lighting & Accessibility	£500,000	£450	on hold - Capital Programme Review	TBC								PROGRAM	ME TBC				
		TOTAL	£48,941,674	£16,711,850		•									•				

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

						SLIPPAGE							ELINE					
WORKS	REF	PROJECT		EXPENDITURE	CURRENT STATUS	SINCE LAST			3/24				24/25				5/26	
TYPE			COST	TO DATE		REPORT	Q1 A M J	Q2	Q3	Q4 J F N	Q1	J A S	Q3	J F M	Q1 A M J	J A S	Q3	J F M
	H22	Concrete Testing & Repairs	£160,000	£170,099	works complete											7 11 2	- 11 -	
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, Golden Lane, York Way Estates)	£222,314	£199,069	works complete													
	H38	Electrical Testing - Phase IIa (Tenated flats GLE & MSE)	£440,000	£421,000	works complete													
	H24	Petticoat Tower - balcony doors and windows	£450,000	£346,050	works complete													
AMME	H23	MSE Lift Refurbishment	£1,555,000	£1,277,580	works complete													1
S. S.	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£560	works complete													i
PRO	H46	Communal Heating (inc Cold Water Distribution)	£4,349,389	£3,436,260	on site													
붑	H42	Petticoat Tower - Front Door Replacement	£326,429	£298,471	works complete							İ						i
STM	H25	Petticoat Tower stairwell	£435,000	£427,248	works complete													
INVESTMENT	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	works complete													į
=	H54	Fire Door Replacement Programme (Lot 3 - inc Petticoat Tower communal doors)	£180,000	£4,800	doors to follow sprinkler install		LO1	3 BLOCKS										
	H58	Electrical Remedial Works (Phase IIb - Landlords electrics)	£368,800	£140,000	works complete													
	H55b	Installation of Sprinklers (Petticoat Tower)	£1,324,554	£84,806	on site											_		į
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£41,732	£38,538	works complete													
		TOTAL	£10,253,111	£7,208,306		•	•	-			•	•	•	•				

works delivery basline (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)
projects added to the programme post launch

AVONDALE SQUARE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

						SLIPPAGE						TIMI	ELINE					
WOR TYP	KS REI	PROJECT		EXPENDITURE	CURRENT STATUS	SINCE LAST			23/24				24/25			202		
TYF	E		COST	TO DATE		REPORT	Q1	Q2	Q3 O N D	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	H6	Decent Homes Avondale - Phase II	£392,780	£392,780	works complete		X III 0	UNIO	OINID	<u> </u>	A III 0	UIAIO	O I II I	0 1 m	A III 0	UINIU	OTHID	0 11 1
	H20	Redecorations (multiple estate programme)	£607,150	£571,252	works complete													i
	H43	Decent Homes Harman Close	£980,000	£972,476	practical completion													
M M	H1	Avondale Square - Window Overhaul	£453,440	£417,000	works complete													
ZAM	H26	Water Tank Replacement/Repairs (multiple estate programme)	£92,104	£36,000	works complete													
OGF	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete													į
T PR	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete													
MEN	H54	Fire Door Replacement Programme (Lot 2 - Avondale Square Estate)	£2,790,000	£1,197,280	on site													
ESTI	H55a	Installation of Sprinklers (Point Blocks)	£3,548,027	£2,662,530	on site													
\geq	H52	Avondale Communal & Emergency Lighting	£337,000	£336,636	works complete													į
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£138,000	£126,112	works complete													
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£287,100	£110,321	no access flats referred to H. Mgmt													ł
	H59	George Elliston & Eric Wilkins Refurbushment	£3,700,000	£130	design	TBC												
		TOTAL	£14,236,434	£7,519,017				!					!		l i	i		

SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

												TIM	MELINE					
WOR TYP	S REF	PROJECT	ESTIMATED	EXPENDITURE	CURRENT STATUS	SLIPPAGE SINCE LAST		202	3/24			2	024/25			202	5/26	
TYP	= ·``_·		COST	TO DATE	COMMENT STATES	REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4) J F M	Q1	Q2	Q3	Q4
	110	CCTV (William Blake)	£23,301	040,000) weeks somelete		AIMIJ	JAIS	UNID	JFIM	AIMIS	JAIS	S O N L	JFW	AIWIJ	JAS	OINID	JFIM
	H2	CCTV (VVIIIIam Biake)	£23,301	£16,900	works complete			1					-					
	H5	Decent Homes - Phase II (Southwark as part of multiple estate programme)	£1,270,000	£762,240	works complete													
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£67,900	£25,000	works complete													
MME	H10	Door Entry (William Blake in conjunction with Dron House)	£268,500	£212,000	works complete									İ				
SRAI	H56	Re-Roofing at Blake House (William Blake Estate)	£396,000	£393,000	works complete													
280	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete													
F	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete													
H	H39c	Window Replacements & External Redecorations (Pakeman, Stopher & Sumner)	£4,294,565	£2,349,218	window surveys & redecoration													
VES	H39e	Window Replacements & External Redecorations (William Blake)	£3,035,720	£57,500	gateway 3/4 approved													
2	H54	Fire Door Replacement Programme (Lot 3 - Sumner & W. Blake, Lot 4 - Southwark)	£1,454,000	£526,209	Lot 3 contracts exchanged		LO	T 3 (SUMNER	, WB)		LOT 4							
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£146,850	£48,767	no access flats referred to H. Mgmt													
	H50	Southwark Estate Concrete Testing & Repair	£1,500,000	£70,332	on hold - Capital Programme Review													
		TOTAL	£13,367,669	£5,157,666	3													

HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

						SLIPPAGE						TIME	ELINE					
wc	RKS	PROJECT		EXPENDITURE	CURRENT STATUS	SINCE LAST		202	3/24			202	24/25			202	5/26	
T	YPE F	.	COST	TO DATE	CORRENT STATOS	REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
							AMJ	JAS	OND	J F M	A M J	JAS	0 N D	J F M	A M J	JAS	OND	JFM
	н	Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete													
5	. ₩ H3	Electrical Rewire (Landlords)	£385,465	£373,000	works complete													
MF	PROGRAMME	Water Tank Replacement/Repairs (multiple estate programme)	£16,722	£3,505	works complete													
Z H	OG H	b Window Replacements & External Redecorations (Holloway)	£4,681,409	£3,767,489	on site													
Ź	A He	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£9,900	£8,383	no access flats referred to H. Mgmt													
	H	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£637,988	£519,527	works complete													
		TOTAL	£5.956.484	£4.876.904								•		•	•			•

works delivery basline (as forecast November 2017)
works on site/complete
works programmed (current forecast)
testing/preparatory/offsite works
programme Bippage from previous report (length of arrow denotes length of delay)
programme brought forward from previous report (length of arrow denotes extent)
projects added to the programme post launch

YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2023

						SLIPPAGE						TIM	ELINE					
WOR	(S REF	PROJECT		EXPENDITURE		SINCE LAST			23/24			202	24/25			202	5/26	
TYP	E '\'-'	T NOSES!	COST	TO DATE	STATUS	REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
							A M J	JAS	O N D	J F M	A M J	JAS	OND	J F M	A M J	JAS	O N D	J F M
	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	works complete			į					į					
MME	H20	Redecorations (multiple estate programme)	£596,000	£541,000	works complete													
GRAI	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£49,000	works complete													
ROC	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete													
F	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete													
TME	H45	Communal Heating (inc Cold Water Distribution)	£3,800,190	£3,515,556	works complete													
IVES	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£11,550	£2,170	no access flats referred to H. Mgmt													
≥	H54	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£1,060,226	£997,195	works complete													
		TOTAL	£7,117,452	£6,375,718				i				i	i	i				i

SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2023

						SLIPPAGE						TIM	ELINE					
WOR	S REF		ESTIMATED	EXPENDITURE		SINCE LAST		202	23/24			20	24/25			202	25/26	
TYP	I INC.		COST	TO DATE	STATUS	REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
						112. 011.	A M J	JAS	OND	J F M	A M J	JAS	OND	J F M	A M J	J A S	O N D	J F M
	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	works complete												i	
누빃	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete													
INVESTMENT	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete								į					
VES.	H39d	Window Replacements & Extenal Redecoration (Sydenham Hill)	£1,664,370	£1,457,604	on site													i
≦ 8	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£8,250	£610	no access flats referred to H. Mgmt								İ					i
	H54	Fire Door Replacement Programme (Lot 4 - inc Sydenham)	£192,500	£4,800	design						LO ⁻	T 4 (SYD)						
		TOTAL	£2,949,268	£2,205,986							•		•					

SMALL ESTATES (DRON, WINDSOR, ISLEDEN, COLA, GRESHAM) INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2023

						SLIPPAGE						TIM	ELINE					
WORK	S REF	PROJECT	ESTIMATED	EXPENDITURE	CURRENT	SINCE LAST			3/24				24/25			202		
TYPE	:		COST	TO DATE	STATUS	REPORT	Q1	Q2	Q3 O N D	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	works complete		7. 0	v n c	U I I I					V 1	×1 0	0 11 0	V N V	V
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£15,810	works complete													
ш	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	works complete													
MM	H10	Door Entry (Dron House in conjunction with William Blake)	£120,000	£120,000	works complete													
GR/	H56	Re-Roofing at Dron House	£404,000	£363,000	works complete													
PRC	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete													
ENT	Н39а	Window Replacements & External Redecoration (Dron)	£1,659,146	£1,591,080	works complete													
STM	H39f	Window Replacements & External Redecoration (Windsor)	£2,260,939	£2,010,601	on site													
N	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£6,600	£718	no access flats referred to H. Mgmt													
_	H54	Fire Door Replacement Programme (Lot 3 - inc Dron, Lot 4 - inc Windsor, Isleden)	£890,000	£621,000	on site			LO	ГЗ (DRON)		LC	T 4 (WIN, ISL	<u>)</u>					
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£46,302	£42,880	works complete													
	H44	COLA & Gresham Refurbishment	£838,669	£643,575	final snagging issues being resolved													
		TOTAL	£7,838,515	£6,461,576							•							

TOTAL PLANNED EXPENDITURE (ALL ESTATES)

	TOTAL PLANNED	SPENT TO DATE
Golden Lane Estate	£48,941,674	£16,711,850
Middlesex Street Estate	£10,253,111	£7,208,306
Avondale Square Estate	£14,236,434	£7,519,017
Southwark/William Blake Estates	£13,367,669	£5,157,666
Holloway Estate	£5,956,484	£4,876,904
York Way Estate	£7,117,452	£6,375,718
Sydenham Hill Estate	£2,949,268	£2,205,986
Small Estates	£7,838,515	£6,461,576
TOTAL	£110,660,607	£56,517,023