

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																										
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																										
					Q1	Q2	Q3	Q4	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	A	M	J	J	A	S	O
INVESTMENT PROGRAMME	H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000																																											
	H40	Golden Lane Windows, Redecoration & Roofing	Inc Heating for Crescent House	£29,834,000																																											
	H61	Golden Lane Area Lighting & Accessibility	External block lighting and podium	£500,000																																											
	H41	Great Arthur House Fire Compartmentation		£2,000,000																																											
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding GAH)	£1,160,000																																											
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	TBC																																											
		Balcony Balustrade Replacement	Metal Railings: Basterfield, Bayer, Bowater, Cuthbert Harrowing, Hatfield, Stanley Cohen	£60,000																																											
		Concrete Repairs - Internal Communal Area	Basterfield, Bayer, Bowater, Cuthbert, Hatfield	£150,000																																											
		Concrete Repairs - Podium & Car Park	Patch repair to degraded areas	£150,000																																											
		Net Zero Retrofit Pilots		£100,000																																											
		Boiler Replacement Programme (Multiple Estate Programme)	69 Boilers, 72 Radiator Systems (subject to Net Zero strategy)	£210,000																																											
		Road Markings & Signage Renewal (Multiple Estate Programme)	TBC following survey	£30,000																																											
		Play Area Replacement (Multiple Estate Programme)	Ball games Area, Basterfield House/Leisure Centre	£45,000																																											
		Golden Lane Podium Waterproofing	Scope TBC	£1,000,000																																											
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (areas not covered in window project)	£500,000																																											
		Tenants Electrical Testing	5 year cyclical works	£232,800																																											
		Decent Homes 24-26 (Multiple Estate Programme)	221 Kitchens (41 prior refs/no access), 71 Bathrooms(25 prior refs/no access) at GLE	£1,282,500																																											
	Golden Lane Estate Total				£38,004,300	£0				£25,293,800				£9,475,200				£2,206,550				£1,011,250																									

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																										
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																										
					Q1	Q2	Q3	Q4	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	A	M	J	J	A	S	O
INVESTMENT PROGRAMME	H46	Communal Heating (inc Cold Water Distribution)	Communal heating and cold water distribution system	£4,350,000																																											
	H54	Fire Door Replacement Programme	Communal internal fire doors in Petticoat Tower	£350,000																																											
	H55	Installation of Sprinklers	Petticoat Tower only (as part of wider programme)	£1,325,000																																											
		Net Zero Retrofit Pilots		£50,000																																											
		MSE Podium & Roof Waterproofing Works	inc podium planters (project TBC - may be covered by works to car park)	£1,500,000																																											
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																											
		Door Entry System Replacement (MSE & partial Southwark)		£150,000																																											
		Car Park Sprinkler System Replacement		£50,000																																											
		MSE Communal Ventilation (Petticoat Tower)		£65,000																																											
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Podium	£45,000																																											
		CCTV Programme (Multiple Estate Programme)		£94,000																																											
		Tenants Electrical Testing	5 year cyclical works	£133,600																																											
		Decent Homes 24-26 (Multiple Estate Programme)	134 Kitchens, 41 Bathrooms at MSE	£772,500																																											
		Communal Flooring (Multiple Estate Programme)	Petticoat Tower only	£10,000																																											
Middlesex Street Estate Total				£8,925,100	£4,354,500				£1,670,500				£1,085,000				£1,418,850				£396,250																										

AVONDALE SQUARE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																														
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)														
					Q1	Q2	Q3	Q4	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
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,790,000																															
	H55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£3,550,000																															
	H59	George Elliston & Eric Wilkins Refurbishment	inc lift refurb (£420k - GE 2 lifts at £280k, EW 1 lift at £140k, plus fees - est £10k per block)	£3,700,000																															
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	TBC																															
		Net Zero Retrofit Pilots		£100,000																															
		Lift Refurbishment (Harman Close)	B&Y est £220k plus fees	£250,000																															
		Boiler Replacement Programme (Multiple Estate Programme)	244 Boilers, 156 Radiator Systems (subject to Net Zero strategy)	£730,000																															
		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000																															
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																															
		Flat Roof Renewals & Insulation		£2,000,000																															
		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000																															
		Avondale paving & communal walkway refurbishment	subject to survey	£100,000																															
		CCTV Programme (Multiple Estate Programme)	Avondale	£150,000																															
		Tenants Electrical Testing	5 year cyclical works	£427,200																															
		Wooden Shed & Outbuildings Door/Gate Replacement	subject to survey	£25,000																															
		Decent Homes 24-26 (Multiple Estate Programme)	122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access)	£795,000																															
		Communal Flooring (Multiple Estate Programme)		£60,000																															
	Avondale Square Estate Total				£15,352,200	£6,340,000				£1,258,000				£5,205,333				£1,848,033				£700,833													

SOUTHWARK ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																														
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)														
					Q1	Q2	Q3	Q4	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
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£4,295,000																															
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000																															
	H50	Southwark Estate Concrete Testing & Repair	To follow window replacements	£1,500,000																															
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																															
		Net Zero Retrofit Pilots		£100,000																															
		Flat Roof Renewals & Insulation	All blocks (combine with William Blake partial)	£2,000,000																															
		Boiler Replacement Programme (Multiple Estate Programme)	141 Boilers, 153 Radiator Systems (subject to Net Zero strategy)	£425,000																															
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																															
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£450,000																															
		Door Entry System Replacement (MSE & partial Southwark)	Bazeley, Markstone, Great Suffolk St inc fob system hardware renewal all blocks	£200,000																															
		Play Area Replacement (Multiple Estate Programme)	Sumner Buildings: Ball Games Area & Play Area	£90,000																															
		CCTV Programme (Multiple Estate Programme)		£200,000																															
		Tenants Electrical Testing	5 year cyclical works	£187,200																															
		Decent Homes 24-26 (Multiple Estate Programme)	101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access)	£695,000																															
		Communal Flooring (Multiple Estate Programme)		£35,000																															
Southwark Estate Total				£11,207,200	£4,795,000				£2,000,000				£2,511,667				£1,151,367				£749,167														

WILLIAM BLAKE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																			
					YEAR 1 (2023/24)					YEAR 2 (2024/25)					YEAR 3 (2025/26)					YEAR 4 (2026/27)					YEAR 5 (2027/28)															
					Q1	Q2	Q3	Q4	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	H39	Window Replacements & External Redecoration		£3,035,720																																				
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£440,000																																				
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																				
		Net Zero Retrofit Pilots		£50,000																																				
		Boiler Replacement Programme (Multiple Estate Programme)	37 Boilers, 50 Radiator Systems (subject to Net Zero strategy)	£110,000																																				
		William Blake Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£200,000																																				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																				
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000																																				
		Play Area Replacement (Multiple Estate Programme)	Play Area on Green	£45,000																																				
		Tenants Electrical Testing	5 year cyclical works	£56,000																																				
		Decent Homes 24-26 (Multiple Estate Programme)	20 Kitchens (10 prior refusals/no access), 10 Bathrooms (7 prior refusals/no access)	£125,000																																				
		Communal Flooring (Multiple Estate Programme)		£20,000																																				
William Blake Estate Total				£4,461,720	£440,000					£0					£3,192,387					£535,167					£294,167															

HOLLOWAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																			
					YEAR 1 (2023/24)					YEAR 2 (2024/25)					YEAR 3 (2025/26)					YEAR 4 (2026/27)					YEAR 5 (2027/28)															
					Q1	Q2	Q3	Q4	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	H39	Window Replacements & External Redecoration		£4,681,000																																				
		Net Zero Retrofit Pilots		£50,000																																				
		Boiler Replacement Programme (Multiple Estate Programme)	64 Boilers, 52 Radiator Systems (subject to Net Zero strategy)	£192,000																																				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																				
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000																																				
		Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey, inc paths and paving	TBC																																				
		Play Area Replacement (Multiple Estate Programme)	Whitby Court Green play area	£45,000																																				
		CCTV Programme (Multiple Estate Programme)		£73,000																																				
		Tenants Electrical Testing	5 year cyclical works	£75,200																																				
		Decent Homes 24-26 (Multiple Estate Programme)	76 Kitchens (11 prior refusals/no access), 28 Bathrooms (8 prior refusals/no access)	£450,000																																				
		Communal Flooring (Multiple Estate Programme)		£35,000																																				
	Holloway Estate Total				£5,981,200	£4,681,000					£0					£134,000					£667,200					£499,000														

YORK WAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																			
					YEAR 1 (2023/24)					YEAR 2 (2024/25)					YEAR 3 (2025/26)					YEAR 4 (2026/27)					YEAR 5 (2027/28)															
					Q1	Q2	Q3	Q4	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		Net Zero Retrofit Pilots		£50,000																																				
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																				
		Renew Firefighting Lift Generator		£100,000																																				
		Communal Ventilation		£140,000																																				
		York Way Estate - Communal Flooring, Lighting, Ceilings		£200,000																																				
		Lift Refurbishment York Way	6 Lifts	£1,200,000																																				
		Boiler Replacement Programme (Multiple Estate Programme)	66 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy)	£200,000																																				
		York Way Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£300,000																																				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																				
		Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey	TBC																																				
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Piazza	£45,000																																				
		York Way Window Replacement & Cladding	explore cladding options to increase energy efficiency	£4,000,000																																				
		Tenants Electrical Testing	5 year cyclical works	£165,600																																				
		Decent Homes 24-26 (Multiple Estate Programme)	152 Kitchens (18 prior refusals/no access), 41 Bathrooms (14 prior refusals/no access)	£862,500																																				
	York Way Estate Total				£7,293,100	£100,000					£0					£876,667					£5,818,517					£497,917														

SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																						
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																						
					Q1	Q2	Q3	Q4	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	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	H39	Window Replacements & External Redecoration		£1,665,000																																																							
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£200,000																																																							
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																																							
		Net Zero Retrofit Pilots		£50,000																																																							
		Boiler Replacement Programme (Multiple Estate Programme)	26 Boilers, 13 Radiator Systems (subject to Net Zero strategy)	£78,000																																																							
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																																							
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000																																																							
		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000																																																							
		CCTV Programme (Multiple Estate Programme)		£35,000																																																							
		Tenants Electrical Testing		£27,200																																																							
		Decent Homes 24-26 (Multiple Estate Programme)	17 Kitchens (4 prior refusals/no access), 11 Bathrooms (4 prior refusals/no access)	£112,500																																																							
		Communal Flooring (Multiple Estate Programme)		£10,000																																																							
Sydenham Hill Estate Total				£2,502,700	£1,765,000				£100,000				£96,000				£324,450				£217,250																																						

SMALL ESTATES (DRON, WINDSOR, ISLEDEN) INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																						
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																						
					Q1	Q2	Q3	Q4	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	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	H39	Window Replacements & External Redecoration	Windsor House	£2,260,000																																																							
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£720,000																																																							
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																																							
		Net Zero Retrofit Pilots		£50,000																																																							
		Boiler Replacement Programme (Multiple Estate Programme)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000																																																							
		Isleden - Domestic heat exchanger & control unit renewal		£150,000																																																							
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																																							
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000																																																							
		Flat Roof Renewal & Insulation (Windsor House)		£400,000																																																							
		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000																																																							
		Tenants Electrical Testing		£150,400																																																							
		Decent Homes 24-26 (Multiple Estate Programme)	109 Kitchens (19 prior refusals/no access), 91 Bathrooms (10 prior refusals/no access)	£772,500																																																							
	Communal Flooring (Multiple Estate Programme)		£15,000																																																								
Small Estates Total				£5,209,900	£2,076,000				£904,000				£648,333				£931,983				£649,583																																						

SPITALFIELDS INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																						
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																						
					Q1	Q2	Q3	Q4	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	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	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000																																																							
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																																							
		Net Zero Retrofit Pilots		£20,000																																																							
		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000																																																							
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000																																																							
		Tenants Electrical Testing		£11,200																																																							
		Decent Homes 24-26 (Multiple Estate Programme)	13 Kitchens (0 prior refusals/no access), 11 Bathrooms (0 prior refusals/no access)	£92,500																																																							
	Communal Flooring (Multiple Estate Programme)		£5,000																																																								
Spitalfields Total				£388,700	£0				£136,000				£18,000				£125,450				£109,250																																						

COLAT INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																										
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																										
					Q1	Q2	Q3	Q4	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	A	M	J	J	A	S	O	N	D	J	F	M
INVESTMENT PROGRAMME		Net Zero Retrofit Pilots		£50,000																																											
		Boiler Replacement Programme (Multiple Estate Programme)	18 in 2022, 27 in 2023, 1 in 2024 (subject to Net Zero strategy)	£138,000																																											
		CCTV Programme (Multiple Estate Programme)		£20,000																																											
		Tenants Electrical Testing		£42,400																																											
		COLAT Total		£250,400																																											

- works programmed (current forecast)
- testing/pre contract surveys etc
- project carried over from previous programme

COMBINED INVESTMENT PROGRAMME		ESTIMATED COST	TIMELINE				
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
5 Year Programme Estimated total		£99,576,520	£24,551,500	£31,362,300	£23,313,587	£15,160,967	£5,170,667
Potential cost variance +25%		£124,470,650	£30,689,375	£39,202,875	£29,141,983	£18,951,208	£6,463,333
Potential cost variance -25%		£74,682,390	£18,413,625	£23,521,725	£17,485,190	£11,370,725	£3,878,000

EXCLUDING TBC SUMS

Projects carried over from previous programme	£65,541,720
New project value (unfunded)	£34,034,800
Potential cost variance +25%	£42,543,500
Potential cost variance -25%	£25,526,100

EXCLUDING TBC SUMS