

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
INVESTMENT PROGRAMME	H18	Great Arthur House - Replacement windows and cladding	£11,262,538	£10,948,500	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	2 months	[Timeline bars for H26]																																																	
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£170,000	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	£4,800	procurement		[Timeline bars for H54]																																																	
	H55	Installation of Sprinklers (Great Arthur House as part of a multiple estate programme)	£3,200,000	£18,000	procurement		[Timeline bars for H55]																																																	

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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	A	M	J	J	A	S	O	N	D
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	£192,465	on site		[Timeline bars for H24]																																					
	H23	MSE Lift Refurbishment	£1,555,000	£1,265,855	complete subject to snagging		[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	£326,429	£78,600	on hold - resumption on site TBC	TBC	[Timeline bars for H42]																																					
	H25	Petticoat Tower stairwell	£435,000	£334,080	on site		[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	procurement		[Timeline bars for H55]																																					
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£3,000	procurement		[Timeline bars for H53]																																					

- █ works delivery baseline (as forecast November 2017)
- █ works on site/complete
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- █ 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 NOVEMBER 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	A	M	J	J	A	S	O	N	D	J	F	M												
INVESTMENT PROGRAMME	H6	Decent Homes Avondale - Phase II	£461,305	£392,780	works complete																																																													
	H20	Redecorations (multiple estate programme)	£607,150	£571,252	works complete																																																													
	H43	Decent Homes Harman Close	£980,000	£792,000	on hold - delay due to covid 19																																																													
	H1	Avondale Square - Window Overhaul	£453,440	£417,000	works complete																																																													
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£92,104	£36,000	works complete																																																													
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	access to final properties sought																																																													
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£170,000	on site																																																													
	H54	Fire Door Replacement Programme (multiple estate programme)	£2,790,000	£4,800	procurement																																																													
	H55	Installation of Sprinklers (Point Blocks as part of a multiple estate programme)	£3,200,000	£18,000	procurement																																																													
	H52	Avondale Communal & Emergency Lighting	£337,000	£96,000	on site																																																													
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£3,000	procurement																																																													

SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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	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	works complete																																																	
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£67,900	£25,000	works complete																																																	
	H10	Door Entry (William Blake in conjunction with Dron House)	£268,500	£212,000	works complete																																																	
	H56	Re-Roofing at Blake House (William Blake Estate)	£396,000	£393,000	works complete																																																	
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	access to final properties sought																																																	
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£170,000	on site																																																	
	H39	Window Replacements & External Redecorations (Pakeman, Stopher & Sumner)	£3,330,000	£37,000	procurement																																																	
	H39	Window Replacements & External Redecorations (William Blake)	£1,100,000	£52,000	procurement																																																	
	H54	Fire Door Replacement Programme (multiple estate programme)	£1,454,000	£4,800	procurement																																																	
	H50	Southwark Estate Concrete Testing & Repair	£1,500,000	£57,000	specification																																																	

HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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	H36	Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete																																											
	H37	Electrical Rewire (Landlords)	£385,465	£373,000	works complete																																											
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£16,722	£3,505	works complete																																											
	H39	Window Replacements & External Redecorations (Holloway)	£1,770,000	£31,100	procurement																																											
	H54	Fire Door Replacement Programme (multiple estate programme)	£537,500	£4,800	procurement																																											

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YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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
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	access to final properties sought																														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£170,000	on site																														
	H45	Communal Heating	£3,087,990	£152,500	on site																														
	H54	Fire Door Replacement Programme (multiple estate programme)	£1,112,500	£4,800	procurement																													PROG TBC →	

SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	works complete		ELEC TESTING																												
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	access to final properties sought																														
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£170,000	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	£4,800	procurement																													PROG TBC →	

SMALL ESTATES (DRON, WINDSOR, ISLEDEN, COLA, GRESHAM) INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 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
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																														
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	access to final properties sought																														
	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	£170,000	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	£4,800	design																														PROG TBC →
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£272,000	£3,000	procurement																														
H44	COLA & Gresham Refurbishment	£838,669	£122,000	on site																															

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