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Project Coversheet

[1] Ownership & Status

UPI: 11961

Core Project Name: Windows Programme & Common Parts Redecorations – Golden Lane Estate

Programme Affiliation (if applicable): n/a

Project Manager: Jason Crawford

Definition of need: Repair, refurbishment, or replacement of existing single glazed windows with double glazed units and redecoration of internal and external common parts.

Key measures of success:

- Increased resident satisfaction.
- Improvement thermal efficiency in the Standard Assessment Procedure (SAP) energy performance rating of our housing assets.
- Reduction in ongoing repair and maintenance costs.

Expected timeframe for the project delivery: Aug 2022 – Dec 2024

Key Milestones: Phased Construction (estimated start dates)

- Crescent House Aug 2022
- Cullum Welch Dec 2022
- Basterfield House May 2023
- Bayer House Oct 2023
- Bowater House Jan 2024
- Cuthbert Harrowing Apr 2024
- Hatfield House Jul 2024
- Stanley Cohen Oct 2022
- Great Arthur Sept 2022

Are we on track for completing the project against the expected timeframe for project delivery? No

Impact of covid meant that inspections and surveys had to be deferred but a lot of the design work and research was undertaken during lockdown to progress the project as far as possible. Most of the external surveys could be carried out during lockdown, and most of the internal surveys were undertaken in the short period between the easing of the first lockdown and the effect of the second lockdown coming into effect.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

Following the leaseholder challenges to the great Arthur house cladding project we are applying lessons learned and are mindful of the potential for similar action being taken on the Windows project.

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[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report:

- Total Estimated Cost (excluding risk): £4,333,000
- Costed Risk Against the Project: n/a
- Estimated Programme Dates:
 - Gateway 1 – September 2013.
 - Gateway 2 – September 2013
 - Gateway 3 – March 2014
 - Gateway 4 – March 2014
 - Gateway 5 - as per each individual project.

Scope/Design Change and Impact: n/a

'Project Proposal' G2 report (as approved by PSC 26/09/2013):

- Total Estimated Cost (excluding risk): £4,333,000
- Resources to reach next Gateway (excluding risk) £175,000
- Spend to date: non reported
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates: n/a

Scope/Design Change and Impact: n/a

'Issues report' (as approved under 'Urgency' by PSC 06/06/2017):

- Total Estimated Cost (excluding risk): £12,610,000 (all blocks/estates)
- Resources to reach next Gateway (excluding risk): n/a
- Spend to date: £43,750
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 3: October 2017
 - Gateway 5: To be determined.

Scope/Design Change and Impact: as stated in the Issues report, the scope had changed considerably with the addition of new blocks as well as whole estates which resulted in a considerable uplift in the costs reported at the previous Gateway. At Gateway 2 estimates were £4,333,000, at the time of writing the Gateway 3/4 report estimates were £12,610,000 for all blocks and estates that had been subsequently added.

'Outline Options Appraisal' G3 report (as approved by PSC 08/10/2017):

- Total Estimated Cost (excluding risk): £16,905,452
- Resources to reach next Gateway (excluding risk): £449,854
- Spend to date: £18,335.
- Costed Risk Against the Project: n/a
- CRP Requested: n/a

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- CRP Drawn Down: n/a
- Estimated Programme Dates: n/a

Scope/Design Change and Impact: as per the above explanation (see issues report). Following PSC approval of the issues report in October 2017 it was agreed to split the fringe estates into separate projects and for these to proceed along the Regular route and that a separate G3 report should be submitted for approval for the Golden Lane Estate to proceed separately along the Complex route.

‘Issues report’ (pending approval by PSC 15/09/2021):

- Total Estimated Cost (excluding risk): £8,463,696
- Resources to reach next Gateway (excluding risk): £569,501
- Spend to date: £419,527
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Crescent House Aug 2022
 - Cullum Welch Dec 2022
 - Basterfield House May 2023
 - Bayer House Oct 2023
 - Bowater House Jan 2024
 - Cuthbert Harrowing Apr 2024
 - Hatfield House Jul 2024
 - Stanley Cohen Oct 2022
 - Great Arthur Sept 2022

Scope/Design Change and Impact: As well as the impact of Covid on the programme we have been instructed to re-examine the scope in order to prioritise Crescent House due to the continuing deterioration of the timber frame façade, specifically because of the heritage significance of the block. Working with the Design Team we have now split the blocks into archetypes based on design and material of the windows, and we are looking to adopt a phased approach to planning, tender and construction. Whereas the original approach was to submit a single planning application and listed building consents, it has become apparent that the best approach is to submit separate planning applications for each archetype. This has led to an increase in costs for the Design Team and Planning Consultant. Also, we are now looking to appoint a Quantity Surveyor to undertake detailed cost analysis as well as a Communications Consultant to draw up the statement of community involvement as part of the requirements around resident consultations and in support of the planning process.

Total anticipated on-going commitment post-delivery [£]: Following completion of any works and the end of the defects liability period any ongoing costs will be the remit of periodic repairs and maintenance as stipulated in warranties.

Programme Affiliation [£]: n/a

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