

**GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2021**

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																					
							2018/19				2019/20				2020/21				2021/22									
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
							A	M	J	J	A	M	J	J	A	M	J	J	A	M	J	J						
	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 Balustrade 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																							
	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£441,000	£441,000	works complete																							
	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																							
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£420,000	£38,000	on site																							
	H17	Golden Lane - Heating Replacement (Phase 2 - Crescent House & Cullum Welch House)	£2,000,000	£75,000	design																							
	H40	Window Refurbishment/Replacement (All blocks excluding reclad sections of Great Arthur House)	£8,400,000	£277,553	design																							
	H41	Great Arthur House - Front Door Replacement	£675,000	£39,286	design																							
	H54	Fire Door Replacement Programme (multiple estate programme)	£1,160,000	£4,800	design																							
	H55	Installation of Sprinklers (Great Arthur House as part of a multiple estate programme)	£4,000,000	£130,000	contractor on site at Avondale																							
	H61	Golden Lane Area Lighting & Accessibility	£500,000	£0	specification																							
	H62	Golden Lane Estate - Re-roofing Programme	£2,500,000	£0	project initiation																							

**MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2021**

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																					
							2018/19				2019/20				2020/21				2021/22									
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
							A	M	J	J	A	M	J	J	A	M	J	J	A	M	J	J						
	H22	Concrete Testing & Repairs	£160,000	£170,099	works complete																							
	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	£339,000	works complete																							
	H23	MSE Lift Refurbishment	£1,555,000	£1,277,580	works complete																							
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£560	works complete																							
	H46	Communal Heating	£3,125,639	£1,114,320	on site																							
	H42	Petticoat Tower - Front Door Replacement	£326,429	£152,330	on site																							
	H25	Petticoat Tower stairwell	£435,000	£411,140	works complete																							
	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	works complete																							
	H58	Electrical Remedial Works (Phase IIb - Landlords electrics)	£368,800	£140,000	works complete																							
	H55	Installation of Sprinklers (Petticoat Tower as part of a multiple estate programme)	£4,000,000	£130,000	contractor onsite at Avondale																							
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£41,732	£945	on site																							

- █ 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 NOVEMBER 2021**

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE															
							2018/19				2019/20				2020/21				2021/22			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	works complete		[Timeline bars for H5: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H20	Redecorations (multiple estate programme)	£596,000	£541,000	works complete		[Timeline bars for H20: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£49,000	works complete		[Timeline bars for H26: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete		[Timeline bars for H48: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete		[Timeline bars for H47: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H45	Communal Heating	£3,087,990	£1,615,800	on site		[Timeline bars for H45: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£420,000	£35,000	on site		[Timeline bars for H60: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H54	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£1,112,500	£20,000	gateway 5 in preparation		[Timeline bars for H54: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															

**SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2021**

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE															
							2018/19				2019/20				2020/21				2021/22			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	works complete		[Timeline bars for H5: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete		[Timeline bars for H48: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete		[Timeline bars for H47: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H39	Window Replacements & External Redecoration (Sydenham Hill)	£466,500	£26,230	procurement	4 months	[Timeline bars for H39: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£420,000	£35,000	on site		[Timeline bars for H60: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H54	Fire Door Replacement Programme (multiple estate programme)	£192,500	£4,800	procurement		[Timeline bars for H54: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															

**SMALL ESTATES (DRON, WINDSOR, ISLEDEN, COLA, GRESHAM) INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2021**

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							2018/19				2019/20				2020/21				2021/22			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	works complete		[Timeline bars for H5: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£15,810	works complete		[Timeline bars for H26: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	works complete		[Timeline bars for H48: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H10	Door Entry (Dron House in conjunction with William Blake)	£120,000	£120,000	works complete		[Timeline bars for H10: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H56	Re-Roofing at Dron House	£404,000	£363,000	works complete		[Timeline bars for H56: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete		[Timeline bars for H47: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H39	Window Replacements & External Redecoration (Dron)	£1,600,000	£43,065	on site		[Timeline bars for H39: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H39	Window Replacements & External Redecoration (Windsor)	£890,000	£21,352	procurement	4 months	[Timeline bars for H39: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£420,000	£35,000	on site		[Timeline bars for H60: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H54	Fire Door Replacement Programme (multiple estate programme)	£890,000	£4,800	procurement		[Timeline bars for H54: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£46,302	£945	contractor mobilising		[Timeline bars for H53: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															
	H44	COLA & Gresham Refurbishment	£838,669	£210,000	on site		[Timeline bars for H44: 2018/19 Q1-Q4, 2019/20 Q1-Q4, 2020/21 Q1-Q4, 2021/22 Q1-Q4]															

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