

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

[illegible]

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																			
					YEAR 1 (2022-23)				YEAR 2 (2023-24)				YEAR 3 (2024-25)				YEAR 4 (2025-26)				YEAR 5 (2026-27)																			
					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	H55	Installation of Sprinklers	Petticoat Tower only (as part of wider programme)	£750,000																																				
		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	£3,650,100	£775,000				£775,000				£1,000,000				£613,850				£396,250																		

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,787,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£5,900,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

WILLIAM BLAKE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)																												
WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																							
					YEAR 1 (2022-23)				YEAR 2 (2023-24)				YEAR 3 (2024-25)				YEAR 4 (2025-26)				YEAR 5 (2026-27)							
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INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£2,333,250																								
	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							4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																	
		William Blake Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£200,000						###	TESTING			REPAIRS														
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000							SURVEY																	
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000							SURVEY																	
		Play Area Replacement (Multiple Estate Programme)	Play Area on Green	£45,000										SURVEY		WORKS												
		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				£3,759,250	£2,798,250				£102,500				£427,500				£321,000				£110,000						

HOLLOWAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£500,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</

YORK WAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)																												
WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																							
					YEAR 1 (2022-23)				YEAR 2 (2023-24)				YEAR 3 (2024-25)				YEAR 4 (2025-26)				YEAR 5 (2026-27)							
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
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INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000																								
		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				£8,293,100	£1,565,000				£1,225,000				£625,000				£4,396,850				£481,250							

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																							
					YEAR 1 (2022-23)								YEAR 2 (2023-24)								YEAR 3 (2024-25)								YEAR 4 (2025-26)								YEAR 5 (2026-27)							
					Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4									
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INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£1,217,610																																								
	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	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																							
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000									SURVEY																															
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000									SURVEY																															
		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000																	SURVEY								WORKS															
		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				£2,055,310	£1,342,610								£144,500								£219,500								£262,950								£85,750							

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

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INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Windsor House	£1,912,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																							
					YEAR 1 (2022-23)								YEAR 2 (2023-24)								YEAR 3 (2024-25)								YEAR 4 (2025-26)								YEAR 5 (2026-27)							
					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	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	£146,000								£16,000								£56,000								£113,450								£57,250							

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

[illegible]

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

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	TIMELINE				
		YEAR 1 (2022-23)	YEAR 2 (2023-24)	YEAR 3 (2024-25)	YEAR 4 (2025-26)	YEAR 5 (2026-27)
5 Year Programme Estimated total	£87,049,560	£35,571,380	£22,605,110	£13,186,770	£11,634,550	£4,051,750
Potential cost variance +25%	£108,811,950	£44,464,225	£28,256,388	£16,483,463	£14,543,188	£5,064,688
Potential cost variance -25%	£65,287,170	£26,678,535	£16,953,833	£9,890,078	£8,725,913	£3,038,813

EXCLUDING TBC SUMS

Projects carried over from previous programme	£57,714,760
New project value (unfunded)	£29,334,800
Potential cost variance +25%	£36,668,500
Potential cost variance -25%	£22,001,100

EXCLUDING TBC SUMS