

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)															
					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	H98	Window Replacements & External Redecoration		£2,388,250																																				
	H64	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				£3,719,250	£2,798,250					£102,500					£427,500					£321,000					£110,000															

HOLLOWAY 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	H64	Fire Door Replacement Programme	Residential front doors, communal fire doors	£500,000																																				
	H98	Window Replacements & External Redecoration		£3,825,000																																				
		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				£5,625,200	£4,350,000					£73,000					£296,000					£396,200					£306,000															

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															
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	H64	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				£8,299,100	£1,885,000					£1,325,000					£825,000					£4,396,600					£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	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	H30	Window Replacements & External Redecoration	Residential front doors, communal fire doors	£1,217,610	[Gantt bars]																																																						
	H34	Fire Door Replacement Programme	Residential front doors, communal fire doors	£200,000	[Gantt bars]																																																						
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC	[Gantt bars]																																																						
		Net Zero Retrofit Pilots		£50,000	[Gantt bars]																																																						
		Boiler Replacement Programme (Multiple Estate Programme)	26 Boilers, 13 Radiator Systems (subject to Net Zero strategy)	£78,000	[Gantt bars]																																																						
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	[Gantt bars]																																																						
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000	[Gantt bars]																																																						
		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000	[Gantt bars]																																																						
		CCTV Programme (Multiple Estate Programme)		£35,000	[Gantt bars]																																																						
		Tenants Electrical Testing		£27,200	[Gantt bars]																																																						
	Decant Homes 24-26 (Multiple Estate Programme)	17 Kitchens (4 prior refusals/no access), 11 Bathrooms (4 prior refusals/no access)	£112,500	[Gantt bars]																																																							
	Communal Flooring (Multiple Estate Programme)		£10,000	[Gantt bars]																																																							
Sydenham Hill Estate Total				£2,055,310	£1,342,610				£144,000				£219,500				£262,950				£35,750																																						

SMALL ESTATES (DRON, WINDSOR, ISLEDEN) 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	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	H30	Window Replacements & External Redecoration	Windsor House	£1,812,500	[Gantt bars]																																																						
	H34	Fire Door Replacement Programme	Residential front doors, communal fire doors	£720,000	[Gantt bars]																																																						
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC	[Gantt bars]																																																						
		Net Zero Retrofit Pilots		£80,000	[Gantt bars]																																																						
		Boiler Replacement Programme (Multiple Estate Programme)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000	[Gantt bars]																																																						
		Isleden - Domestic heat exchanger & control unit renewal		£150,000	[Gantt bars]																																																						
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	[Gantt bars]																																																						
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	[Gantt bars]																																																						
		Flat Roof Renewal & Insulation (Windsor House)		£400,000	[Gantt bars]																																																						
		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000	[Gantt bars]																																																						
	Tenants Electrical Testing		£150,400	[Gantt bars]																																																							
	Decant Homes 24-26 (Multiple Estate Programme)	109 Kitchens (19 prior refusals/no access), 91 Bathrooms (10 prior refusals/no access)	£772,500	[Gantt bars]																																																							
	Communal Flooring (Multiple Estate Programme)		£15,000	[Gantt bars]																																																							
Small Estates Total				£4,982,400	£2,657,500				£230,000				£658,000				£858,650				£458,250																																						

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	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	H34	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000	[Gantt bars]																																																						
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC	[Gantt bars]																																																						
		Net Zero Retrofit Pilots		£20,000	[Gantt bars]																																																						
		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000	[Gantt bars]																																																						
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000	[Gantt bars]																																																						
		Tenants Electrical Testing		£11,200	[Gantt bars]																																																						
		Decant Homes 24-26 (Multiple Estate Programme)	13 Kitchens (0 prior refusals/no access), 11 Bathrooms (0 prior refusals/no access)	£92,500	[Gantt bars]																																																						
	Communal Flooring (Multiple Estate Programme)		£5,000	[Gantt bars]																																																							
Spitalfields Total				£388,700	£146,000				£16,000				£56,000				£113,650				£37,250																																						

COLAT 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	M	J	J	A	M	J	J	A	M	J	J	A	M	J	J	A	M	J	J	
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				£290,400	£25,000				£99,500				£34,500				£95,900				£34,500			

- 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		£87,048,548	£35,571,380	£22,605,110	£13,188,770	£11,634,550	£4,051,738
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	£57,734,760
New project value (unfunded)	£29,313,800
Potential cost variance +25%	£36,608,500
Potential cost variance -25%	£22,001,100
EXCLUDING TBC SUMS	

