

GOLDEN LANE 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																				
					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
INVESTMENT PROGRAMME	H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000																																											
	H40	Golden Lane Windows, Redecoration & Roofing		£20,383,400																																											
	H61	Golden Lane Area Lighting & Accessibility	External block lighting and podium	£500,000																																											
	H41	Great Arthur House Fire Compartmentation		£2,000,000																																											
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding GAH)	£1,160,000																																											
	H17	Golden Lane Heating - Phase II (Crescent & Cullum Welch)		£3,500,000																																											
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	TBC																																											
		Balcony Balustrade Replacement	Metal Railings: Basterfield, Bayer, Bowater, Cuthbert Harrowing, Hatfield, Stanley Cohen	£60,000																																											
		Concrete Repairs - Internal Communal Area	Basterfield, Bayer, Bowater, Cuthbert, Hatfield	£150,000																																											
		Concrete Repairs - Podium & Car Park	Patch repair to degraded areas	£150,000																																											
		Net Zero Retrofit Pilots		£100,000																																											
		Boiler Replacement Programme (Multiple Estate Programme)	69 Boilers, 72 Radiator Systems (subject to Net Zero strategy)	£210,000	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																										
		Road Markings & Signage Renewal (Multiple Estate Programme)	TBC following survey	£30,000					SURVEY																																						
		Play Area Replacement (Multiple Estate Programme)	Ball games Area, Basterfield House/Leisure Centre	£45,000									SURVEY				WORKS																														
		Golden Lane Podium Waterproofing	Scope TBC	£1,000,000									SURVEY																																		
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (areas not covered in window project)	£500,000									SURVEY																																		
		Tenants Electrical Testing	5 year cyclical works	£232,800																																											
		Decent Homes 24-26 (Multiple Estate Programme)	221 Kitchens (41 prior refs/no access), 71 Bathrooms(25 prior refs/no access) at GLE	£1,282,500																																											
	Golden Lane Estate Total				£32,053,700	£8,775,020				£13,915,860				£6,242,520				£2,126,550				£993,750																									

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								
					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
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					SURVEY																										
		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									SURVEY				WORKS																		
		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				£1,090,000				£613,850				£396,250														

AVONDALE SQUARE 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
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,787,000																																											
	H55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£1,500,000																																											
	H59	George Elliston & Eric Wilkins Refurbishment	inc lift refurb (£420k - GE 2 lifts at £280k, EW 1 lift at £140k, plus fees - est £10k per block)	£3,700,000																																											
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	TBC																																											
		Net Zero Retrofit Pilots		£100,000																																											
		Lift Refurbishment (Harman Close)	B&Y est £220k plus fees	£250,000																																											
		Boiler Replacement Programme (Multiple Estate Programme)	244 Boilers, 156 Radiator Systems (subject to Net Zero strategy)	£730,000	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																										
		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000								TESTING				REPAIRS																															
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000								SURVEY																																			
		Flat Roof Renewals & Insulation		£2,000,000																																											
		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000														SURVEY		WORKS																											
		Avondale paving & communal walkway refurbishment	subject to survey	£100,000														SURVEY		WORKS																											
		CCTV Programme (Multiple Estate Programme)	Avondale	£150,000																																											
		Tenants Electrical Testing	5 year cyclical works	£427,200																																											
		Wooden Shed & Outbuildings Door/Gate Replacement	subject to survey	£25,000																									SURVEY																		
		Decent Homes 24-26 (Multiple Estate Programme)	122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access)	£795,000																																											
		Communal Flooring (Multiple Estate Programme)		£60,000																																											
	Avondale Square Estate Total				£13,299,200	£6,187,000				£2,407,500				£2,882,500				£1,182,200				£640,000																									

SOUTHWARK 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
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£5,900,000																																											
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000																																											
	H50	Southwark Estate Concrete Testing & Repair	To follow window replacements	£1,500,000																																											
		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		£100,000																																											
		Flat Roof Renewals & Insulation	All blocks (combine with William Blake partial)	£2,000,000																																											
		Boiler Replacement Programme (Multiple Estate Programme)	141 Boilers, 153 Radiator Systems (subject to Net Zero strategy)	£425,000	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																										
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																											
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£450,000																																											
		Door Entry System Replacement (MSE & partial Southwark)	Bazeley, Markstone, Great Suffolk St inc fob system hardware renewal all blocks	£200,000																																											
		Play Area Replacement (Multiple Estate Programme)	Sumner Buildings: Ball Games Area & Play Area	£90,000															SURVEY		WORKS																										
		CCTV Programme (Multiple Estate Programme)		£200,000																																											
		Tenants Electrical Testing	5 year cyclical works	£187,200																																											
		Decent Homes 24-26 (Multiple Estate Programme)	101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access)	£695,000																																											
	Communal Flooring (Multiple Estate Programme)		£35,000																																												
Southwark Estate Total				£12,812,200	£6,950,000				£3,656,250				£651,250				£1,065,950				£488,750																										

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	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)

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	H39	Window Replacements & External Redecoration	Windsor House	£1,912,500																																																							
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£720,000																																																							
		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)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																																						
		Isleden - Domestic heat exchanger & control unit renewal		£150,000					ISLEDEN																																																		
		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																																														
		Flat Roof Renewal & Insulation (Windsor House)		£400,000													WINDSOR																																										
		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000																	DRON, WINDSOR & ISLEDEN																																						
		Tenants Electrical Testing		£150,400																																																							
		Decent Homes 24-26 (Multiple Estate Programme)	109 Kitchens (19 prior refusals/no access), 91 Bathrooms (10 prior refusals/no access)	£772,500																																																							
	Communal Flooring (Multiple Estate Programme)		£15,000																																																								
	Small Estates Total		£4,862,400	£2,657,500				£230,000				£660,000				£858,650				£456,250																																							

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
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	4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																										
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000									SURVEY																																		
		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)

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
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		£250,400																																											

- 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