

**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 |   | 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                                      | 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 |   | 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         |    |   |    |   |    |   | £1,090,000       |   |    |   |    |   |    | £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 |  |
| 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 |  |  |  |  |
| 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        |                  |   |    |   |    |   |    |                  |    | SURVEY  |        |   |    |       |                  |   |    |   |    |   |    |                  |           |           |    |   |    |   |                  |   |    |  |  |  |  |
|                        |     | Internal/External Redecoration (Multiple Estate Programme)      | cyclical works - subject to survey  | £450,000       |                  |   |    |   |    |   |    |                  |    | SURVEY  |        |   |    |       |                  |   |    |   |    |   |    |                  |           |           |    |   |    |   |                  |   |    |  |  |  |  |
|                        |     | 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       |                  |   |    |   |    |   |    |                  |    |   |        |   |    |       |                  |   |    |   |    |   |    |                  | SOUTHWARK |           |    |   |    |   |                  |   |    |  |  |  |  |
|                        |     | Tenants Electrical Testing                                      | 5 year cyclical works   | £187,200       |                  |   |    |   |    |   |    |                  |    |   |        |   |    |       |                  |   |    |   |    |   |    |                  |           | SOUTHWARK |    |   |    |   |                  |   |    |  |  |  |  |
|                        |     | 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         |   |    |  |  |  |  |

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 |
| 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                            |   | £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)

| 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  |  |  |    |  |  |
| INVESTMENT PROGRAMME  | H54 | Fire Door Replacement Programme                             | Residential front doors, communal fire doors   | £500,000       |                  |   |   |    |   |   |    |                  |   |    |   |        |    |   |                  |    |   |   |    |   |   |                  |   |   |    |   |   |    |                  |   |    |  |  |    |  |  |
|                       | H39 | 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       |                  |   |   |    |   |   |    |                  | 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   | £350,000       |                  |   |   |    |   |   |    |                  | SURVEY  |    |   |        |    |   |                  |    |   |   |    |   |   |                  |   |   |    |   |   |    |                  |   |    |  |  |    |  |  |
|                       |     | 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        |                  |   |   |    |   |   |    |                  |   |    |   | SURVEY |    |   | WORKS            |    |   |   |    |   |   |                  |   |   |    |   |   |    |                  |   |    |  |  |    |  |  |
|                       |     | 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          |   |    |   |        |    |   | £298,000         |    |   |   |    |   |   | £596,200         |   |   |    |   |   |    | £308,000         |   |    |  |  |    |  |  |

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 |  |  |  |  |
| 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  | £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 |  |
| 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                     | Residential front doors, communal fire doors  | £1,217,610                 |                  |            |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |         |    |   |    |   |    |  |
|                      | H54 | Fire Door Replacement Programme                                 |   | £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                    |                  |            |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |         |    |   |    |   |    |  |
|                      |     | Road Markings & Signage Renewal (Multiple Estate Programme)     | subject to survey   | £30,000                    |                  |            |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |         |    |   |    |   |    |  |
|                      |     | Internal/External Redecoration (Multiple Estate Programme)      | cyclical works - subject to survey  | £250,000                   |                  |            |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |         |    |   |    |   |    |  |
|                      |     | Play Area Replacement (Multiple Estate Programme)               | Ball Games Area   | £45,000                    |                  |            |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |          |    |   |    |   |                  |         |    |   |    |   |    |  |
|                      |     | 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 |  |  |
| 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     | WINDSOR   |   |   |    |   |   |    |   |   |    |   |   |                         |   |   |    |   |   |    |   |   |    |   |   |                  |   |   |    |   |   |    |   |                  |    |   |   |    |   |   |    |                  |   |    |  |  |    |  |  |
|                      | 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)

[illegible]

