# **GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023**

						SLIPPAGE								TIME	LINE							
WORK TYPE	S REF	PROJECT	ESTIMATED	EXPENDITURE	CURRENT STATUS	SINCE LAST			20/21				1/22				22/23			2023		
TYPE	=		COST	TO DATE		REPORT	Q1 A M J	J A S	Q3	Q4 J F M	Q1 A M J	J A S	Q3	Q4 J F M	Q1 A M J	J A S	Q3	J F M	Q1 A M J	Q2 JAS	Q3	J F M
	H18	Great Arthur House - Replacement windows and cladding	£11,262,538	£10,948,500	works complete										1						- 1	
	H21	Lift Refurbishment	£1,300,000	£1,002,010	works complete																	
	H16	Golden Lane - Heating Replacement (Phase 1 - All blocks excluding Crescent/Cullum)	£465,000	£415,458	works complete																	
	H5	Decent Homes - Phase II (multiple estate programme)	£625,400	£605,011	works complete																	
	H14	Golden Lane - Concrete Testing & Repairs (all blocks exc. Cullum Welch)	£1,050,000	£975,675	works complete																	
	H15	Cullum Welch House - Concrete Balustarde Replacement & Concrete Repairs	£820,000	£696,700	works complete																	
JE N	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	works complete																	
AMN	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£441,000	£441,000	works complete																	
OGR	H26	Water Tank Replacement/Repairs (multiple estate programme)	£31,174	£10,000	works complete																	
T PR	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
MEN	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,644	£175,426	no access flats referred to H. Mgmt																	
EST	H40a	Window Refurbishment, Roofing, Ventilation & Heating (Crescent House)	£12,993,765	£236,417	pilot flat - 347 Crescent						OUTLIN	E OPTIONS	& DETAILED [	DESIGN		CR	ESCENT PILC	T FLAT			WOR	RKS →
≥	H40b	Window Refurbishment, Roofing & Ventilation (Cullum Welch House)	£2,938,579	£53,881	design																	
	H40c	Window Refurbishment, Roofing & Ventilation (Great Arthur House)	£1,151,443	£21,113	design																	
	H40d	Window Refurbishment, Roofing & Ventilation (Stanley Cohen House)	£1,499,275	£27,490	design																	
	H40e	Window Refurbishment, Roofing & Ventilation(Maisonette Blocks)	£10,470,937	£191,993	design																	
	H41	Great Arthur House - Front Door Replacement/Compartmentation	£675,000	£60,536	design		DETAILED D	DESIGN			OUTLIN	E OPTIONS	& DETAILED [	DESIGN			!			TO FOLL	.OW SPRINKI	LERS
	H54	Fire Door Replacement Programme (Lot 5 - GLE)	£1,160,000	£4,800	Lot 5 of 5. Lots1,2 & 3 in delivery.					OTHER	ESTATES		OTHER EST	ATES						TO FOLL	OW OTHER	ESTATES
	H55c	Installation of Sprinklers (Great Arthur House)	TBC	£130,000	contract with UL withdrawn	TBC																
	H61	Golden Lane Area Lighting & Accessibility	£500,000	£450	on hold - Capital Programme Review	TBC																2024 →

# MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

						SLIPPAGE								TIME	LINE							
WORK	S REF	PROJECT		EXPENDITURE	CURRENT STATUS	SINCE LAST			20/21				1/22				22/23			202		
TYPE	•		COST	TO DATE		REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1 M A M J	Q2	Q3	Q4
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	H22	Concrete Testing & Repairs	£160,000	£170,099	works complete																	
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, Golden Lane, York Way Estates)	£222,314	£199,069	works complete																	
	H38	Electrical Testing - Phase IIa (Tenated flats GLE & MSE)	£440,000	£421,000	works complete																	
	H24	Petticoat Tower - balcony doors and windows	£450,000	£346,050	works complete																	
MM	H23	MSE Lift Refurbishment	£1,555,000	£1,277,580	works complete																	
GRA	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£560	works complete		MSE				•											
PRO	H46	Communal Heating	£3,125,639	£2,086,570	on site																	
ENT	H42	Petticoat Tower - Front Door Replacement	£326,429	£293,249	works complete																	
STM	H25	Petticoat Tower stairwell	£435,000	£427,248	works complete																	
NVE	H12	Electrical Remedial Works (non-urgent)	£385,890	£363,825	works complete																	
	H54	Fire Door Replacement Programme (Lot 3 - inc Petticoat Tower communal doors)	£180,000	£4,800	G5 approved, contracts exchanged					OTHER	ESTATES		OTHER EST	ATES		OTHER EST	ATES		LO	T 3 BLOCKS		
	H58	Electrical Remedial Works (Phase IIb - Landlords electrics)	£368,800	£140,000	works complete																	
	H55b	Installation of Sprinklers (Petticoat Tower)	£1,128,003	£130,000	appointment of new contractor																	
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£41,732	£38,538	works complete							WORKS										

works delivery basline (as forecast November 2017)
works on site/complete
works programmed (current forecast)
testing/preparatory/offsite works
programme slippage from previous report (length of arrow denotes length of delay)
programme brought forward from previous report (length of arrow denotes extent)
projects added to the programme post launch

## **AVONDALE SQUARE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023**

						SLIPPAGE								TIME	LINE							
WORK TYPE	REF	PROJECT		EXPENDITURE	CURRENT STATUS	CINICE I ACT			20/21			202					22/23				3/24	
TYPE			COST	TO DATE		REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	J A S	Q3	Q4
							AIMIJ	JAS	DINID	J F I IVI	AIMIJ	JAS	OINID	J   F   M	A W J	JAS	OINID	JF	VI A IVI J	JAS	ONID	J F IN
	H6	Decent Homes Avondale - Phase II	£461,305	£392,780	works complete																	
	H20	Redecorations (multiple estate programme)	£607,150	£571,252	works complete																	
	H43	Decent Homes Harman Close	£980,000	£972,476	practical completion																	
ME	H1	Avondale Square - Window Overhaul	£453,440	£417,000	works complete																	
SAMI	H26	Water Tank Replacement/Repairs (multiple estate programme)	£92,104	£36,000	works complete																	
SOGE	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	
H	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
MEN	H54	Fire Door Replacement Programme (Lot 2 - Avondale Square Estate)	£2,790,000	£12,210	doors in manufacture						OTHER EST			SURVE	(			AVONDAL	E			
EST.	H55a	Installation of Sprinklers (Point Blocks)	£3,548,027	£1,026,745	on site								POI	NT BLOCKS								
Ž	H52	Avondale Communal & Emergency Lighting	£337,000	£336,636	works complete																	
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£138,000	£126,112	works complete							WORKS										
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£175,426	no access flats referred to H. Mgmt																	
	H59	George Elliston & Eric Wilkins Refurbushment	£3,700,000	£130	on hold - Capital Programme Review	TBC																2024 →

## SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

						SLIPPAGE								TIME	LINE							
WOR TYP	(S RE	PROJECT	ESTIMATED	EXPENDITURE	CURRENT STATUS	SINCE LAST		202					21/22				2/23				3/24	
TYP	=		COST	TO DATE		REPORT	Q1	Q2	Q3	J F M	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	H2	CCTV (William Blake)	£23,301	£16,900	works complete		A   III   0	UINIU	OINID	V   F   III	A   III   0	VIAIO	OINID	V   F   III	A   W   U	UNA	OINID	0   1	K   III   V	U A U	O N D	<u> </u>
	H5	Decent Homes - Phase II (Southwark as part of multiple estate programme)	£1,270,000	£762,240	works complete																	i
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£67,900	£25,000	works complete																į	i
MME	H10	Door Entry (William Blake in conjunction with Dron House)	£268,500	£212,000	works complete																	
GRA	H56	Re-Roofing at Blake House (William Blake Estate)	£396,000	£393,000	works complete																	ı
PRO	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	i
Z	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
STME	H39	Window Replacements & External Redecorations (Pakeman, Stopher & Sumner)	£4,294,565	£560,219	window surveys & redecoration															$\longrightarrow$		i
NES	H39	Window Replacements & External Redecorations (William Blake)	£2,200,000	£54,352	planning & procurement issues																	-
=	H54	Fire Door Replacement Programme (Lot 3 - Sumner, Lot 4 - Southwark, W. Blake)	£1,454,000	£4,800	Lot 3 contracts exchanged					OTHER E	STATES		OTHER EST	ATES		OTHER EST	ATES		LO	T 3 (SUMNER	WB) LOT	4 (OTHER)
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£175,426	no access flats referred to H. Mgmt																	1
	H50	Southwark Estate Concrete Testing & Repair	£1,500,000	£70,332	on hold - Capital Programme Review																	2024

## HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

					SLIPPAGE								TIME	LINE							
WORKS TYPE	REF PROJECT		EXPENDITURE	CURRENT STATUS	SINCE LAST		202	0/21			20	21/22			202	22/23			20	23/24	
TYPE "	NE I NOSES!	COST	TO DATE	COMMENT STATES	REPORT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
						A M J	J A S	0 N D	J F M	A   M   J	J   J   A   S	OND	JFM	A M J	JAS	0 N I	)   J   F	M A M	JJAS	6 O N D	J F M
НЗ	H36 Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete																	
┝ 팅 H3	H37 Electrical Rewire (Landlords)	£385,465	£373,000	works complete																	
KAMM H2	H26 Water Tank Replacement/Repairs (multiple estate programme)	£16,722	£3,505	works complete						•											
PROGR/	H39b Window Replacements & External Redecorations (Holloway)	£3,559,919	£659,494	on site	3 months														$\longrightarrow$		
₹ % He	H60 Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£175,426	no access flats referred to H. Mgmt																	
H5-	H54 Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£637,988	£518,589	works complete					SURVEY		PILOT			HC	LLOWAY				0	THER ESTATE	<b>ES</b>

works delivery basline (as forecast November 2017)
works on site/complete
works programmed (current forecast)
testing/preparatory/offsite works
programme slippage from previous report (length of arrow denotes length of delay)
programme brought forward from previous report (length of arrow denotes extent)
projects added to the programme post launch

## YORK WAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

						0.1004.05								TIME	LINE							
WORK	DEE	PROJECT		EXPENDITURE		SLIPPAGE SINCE LAST		202	20/21			20	21/22			202	22/23			2023	/24	
TYPE	IXLI	T NOSEOT	COST	TO DATE	STATUS		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
							A M J	J A S	OND	J F M	A M J	JAS	O N D	J F M	A M J	JAS	O N D	J F I	M A M J	JAS	O N D	J F M
	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	works complete																	
MME	H20	Redecorations (multiple estate programme)	£596,000	£541,000	works complete						•											
BRAI	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£49,000	works complete																	
NO.	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	
N.	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
TME	H45	Communal Heating	£3,450,490	£3,153,616	on site																	
IVES	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£128,175	no access flats referred to H. Mgmt																	
≥	H54	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£1,060,226	£937,994	works complete					SURVEY		PILOT		YORK W	AY					OTH	ER ESTATES	

## SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

					SLIPPAGE								TIME	LINE							
WOR	REF	ESTIMATED	EXPENDITURE		SINCE LAST		202	0/21			202	1/22			20	22/23			2023	3/24	
TYP	\ <u></u>	COST	TO DATE	STATUS		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
						A M J	JAS	OND	J F M	A M J	JAS	O N D	J F M	A M J	JAS	O N D	J F M	A M J	JAS	O N D	J F M
	H5 Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	works complete																	
누부	H48 Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	
ESTMEN	H47 Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
	H39d Window Replacements & Extenal Redecoration (Sydenham Hill)	£1,217,610	£752,179	on site	3 months														$\longrightarrow$		
$\leq 2$	H60 Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£175,426	no access flats referred to H. Mgmt																	
	H54 Fire Door Replacement Programme (Lot 4 - inc Sydenham)	£192,500	£4,800	procurement					OTHER	ESTATES										LOT 4 (SYDE	ENHAM) -

# SMALL ESTATES (DRON, WINDSOR, ISLEDEN, COLA, GRESHAM) INVESTMENT PROGRAMME - DELIVERY FORECAST MARCH 2023

						SLIPPAGE								TIME	LINE							
WORK	S	PROJECT		EXPENDITURE		SINCE LAST			0/21				21/22				022/23				3/24	
TYPE			COST	TO DATE	STATUS	REPORT	I Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2 J J A S	Q3	Q4
							AMJ	JAS	OINID	JFIM	AIMIJ	JAS	OINID	JFM	AMJ	JAIS	PONI	JIF	W A W .	JAS	OND	JFIM
	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	works complete																	i
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£15,810	works complete																	į
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	works complete																	
MME	H10	Door Entry (Dron House in conjunction with William Blake)	£120,000	£120,000	works complete																	i
GRA	H56	Re-Roofing at Dron House	£404,000	£363,000	works complete																	i
PRO	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
FN	H39a	Window Replacements & External Redecoration (Dron)	£1,600,000	£1,440,750	works complete																	į
STMI	H39f	Window Replacements & External Redecoration (Windsor)	£1,670,430	£713,356	on site	3 months														$\longrightarrow$		į
N E	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£476,664	£175,426	no access flats referred to H. Mgmt																	i
=	H54	Fire Door Replacement Programme (Lot 3 - inc Dron, Lot 4 - inc Windsor, Isleden)	£890,000	£4,800	Lot 3 contracts exchanged					OTHER	ESTATES		OTHER EST	ATES		OTHER ES	TATES		LC	OT 3 (DRON)	LOT 4 (WIN,	ISDN)
	H53	Play and Ball Games Area Refurbushment (multiple estate programme)	£46,302	£42,880	works complete							WORK	S									i
	H44	COLA & Gresham Refurbishment	£838,669	£643,575	final snagging issues being resolved															İ		

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projects added to the programme post launch