

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																						
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																						
					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	H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000																																																							
	H40	Golden Lane Windows, Redecoration & Roofing	Inc Heating for Crescent House	£29,054,000																																																							
	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																																																							
			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																																																						
			Road Markings & Signage Renewal (Multiple Estate Programme)	TBC following survey	£30,000																																																						
			Play Area Replacement (Multiple Estate Programme)	Ball games Area, Basterfield House/Leisure Centre	£45,000																																																						
			Golden Lane Podium Waterproofing	Scope TBC	£1,000,000																																																						
			Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (areas not covered in window project)	£500,000																																																						
			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				£37,224,300	£10,466,200				£22,997,800				£525,000				£2,206,550				£1,011,250																																						

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																						
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																						
					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	H54	Fire Door Replacement Programme	Communal internal fire doors in Petticoat Tower	£350,000																																																							
	H55	Installation of Sprinklers	Petticoat Tower only (as part of wider programme)	£1,100,000																																																							
			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				£4,350,100	£1,450,000				£0				£1,085,000				£1,418,850				£396,250																																						

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																														
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																														
					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	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,843,000																																																															
	H55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£3,550,000																																																															
	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																																																															
		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000																																																															
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																																															
		Flat Roof Renewals & Insulation		£2,000,000																																																															
		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000																																																															
		Avondale paving & communal walkway refurbishment	subject to survey	£100,000																																																															
		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																																																															
		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				£15,405,200	£6,393,000				£1,850,000				£4,613,333				£1,848,033				£700,833																																														

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																											
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)																																											
					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	Pakeman, Stophor & 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																																																												
		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																																																												
		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	£7,650,000				£750,000				£2,511,667				£1,151,367				£749,167																																											

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																			
					YEAR 1 (2023/24)				YEAR 2 (2024/25)				YEAR 3 (2025/26)				YEAR 4 (2026/27)				YEAR 5 (2027/28)			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
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									3 YEAR BOILER REPLACEMENT PROGRAMME											
		CCTV Programme (Multiple Estate Programme)		£20,000																				
		Tenants Electrical Testing		£42,400																				
COLAT Total				£250,400	£0				£0				£71,000				£133,400				£46,000			

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

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	TIMELINE				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
5 Year Programme Estimated total	£93,526,160	£36,768,560	£25,722,800	£10,710,667	£15,135,967	£5,170,667
Potential cost variance +25%	£116,907,700	£45,960,700	£32,153,500	£13,388,333	£18,919,958	£6,463,333
Potential cost variance -25%	£70,144,620	£27,576,420	£19,292,100	£8,033,000	£11,351,975	£3,878,000

EXCLUDING TBC SUMS

Projects carried over from previous programme	£63,841,360
New project value (unfunded)	£29,684,800
Potential cost variance +25%	£37,106,000
Potential cost variance -25%	£22,263,600

EXCLUDING TBC SUMS