

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																
							2023/24				2024/25				2025/26								
							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
INVESTMENT PROGRAMME	H18	Great Arthur House - Replacement windows and cladding	£11,262,538	£10,948,500	works complete																		
	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 Balustrade Replacement & Concrete Repairs	£820,000	£696,700	works complete																		
	H20	Redecorations (Int & Ext - in conjunction with Avondale Square, York Way & Middlesex St Estates)	£416,700	£299,086	works complete																		
	H38	Electrical Testing - Phase II (Tenated flats GLE & MSE)	£441,000	£441,000	works complete																		
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£31,174	£10,000	works complete																		
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																		
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£6,600	£424	no access flats referred to H. Mgmt																		
	H40a	Window Refurbishment, Roofing, Ventilation & Heating (Crescent House)	£11,958,695	£600,000	planning approved, procurement																		
	H40b	Window Refurbishment, Roofing & Ventilation (Cullum Welch House)	£3,270,448	£53,000	design																		
	H40c	Window Refurbishment, Roofing & Ventilation (Great Arthur House)	£1,281,482	£21,000	design																		
	H40d	Window Refurbishment, Roofing & Ventilation (Stanley Cohen House)	£1,668,596	£27,000	design																		
	H40e	Window Refurbishment, Roofing & Ventilation (Maisonette Blocks)	£11,653,474	£191,700	design																		
	H41	Great Arthur House - Front Door Replacement/Compartmentation	£675,000	£60,536	design (with sprinklers)																		
	H54	Fire Door Replacement Programme (Lot 5 - GLE)	£1,160,000	£4,800	Lot 5 of 5. Lots 1,2 & 3 in delivery.																		
	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																	
TOTAL			£48,941,674	£16,711,850																			

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																
							2023/24				2024/25				2025/26								
							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
INVESTMENT PROGRAMME	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																		
	H23	MSE Lift Refurbishment	£1,555,000	£1,277,580	works complete																		
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£14,003	£560	works complete																		
	H46	Communal Heating (inc Cold Water Distribution)	£4,349,389	£3,436,260	on site																		
	H42	Petticoat Tower - Front Door Replacement	£326,429	£298,471	works complete																		
	H25	Petticoat Tower stairwell	£435,000	£427,248	works complete																		
	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	doors to follow sprinkler install																		
	H58	Electrical Remedial Works (Phase IIb - Landlords electrics)	£368,800	£140,000	works complete																		
	H55b	Installation of Sprinklers (Petticoat Tower)	£1,324,554	£84,806	on site																		
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£41,732	£38,538	works complete																		
	TOTAL			£10,253,111	£7,208,306																		

- works delivery baseline (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 JANUARY 2024

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																		
							2023/24				2024/25				2025/26										
							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		
INVESTMENT PROGRAMME	H6	Decent Homes Avondale - Phase II	£392,780	£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																				
	H1	Avondale Square - Window Overhaul	£453,440	£417,000	works complete																				
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£92,104	£36,000	works complete																				
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																				
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																				
	H54	Fire Door Replacement Programme (Lot 2 - Avondale Square Estate)	£2,790,000	£1,197,280	on site																				
	H55a	Installation of Sprinklers (Point Blocks)	£3,548,027	£2,662,530	on site																				
	H52	Avondale Communal & Emergency Lighting	£337,000	£336,636	works complete																				
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£138,000	£126,112	works complete																				
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£287,100	£110,321	no access flats referred to H. Mgmt																				
	H59	George Elliston & Eric Wilkins Refurbishment	£3,700,000	£130	design	TBC																			
	TOTAL			£14,236,434	£7,519,017																				

SOUTHWARK/WILLIAM BLAKE ESTATES INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																		
							2023/24				2024/25				2025/26										
							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		
INVESTMENT PROGRAMME	H2	CCTV (William Blake)	£23,301	£16,900	works complete																				
	H5	Decent Homes - Phase II (Southwark as part of multiple estate programme)	£1,270,000	£762,240	works complete																				
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£67,900	£25,000	works complete																				
	H10	Door Entry (William Blake in conjunction with Dron House)	£268,500	£212,000	works complete																				
	H56	Re-Roofing at Blake House (William Blake Estate)	£396,000	£393,000	works complete																				
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																				
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																				
	H39c	Window Replacements & External Redecorations (Pakeman, Stopher & Sumner)	£4,294,565	£2,349,218	window surveys & redecoration																				
	H39e	Window Replacements & External Redecorations (William Blake)	£3,035,720	£57,500	gateway 3/4 approved																				
	H54	Fire Door Replacement Programme (Lot 3 - Sumner & W. Blake, Lot 4 - Southwark)	£1,454,000	£526,209	Lot 3 contracts exchanged																				
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£146,850	£48,767	no access flats referred to H. Mgmt																				
	H50	Southwark Estate Concrete Testing & Repair	£1,500,000	£70,332	on hold - Capital Programme Review																				
	TOTAL			£13,367,669	£5,157,666																				

HOLLOWAY ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST JANUARY 2024

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE																		
							2023/24				2024/25				2025/26										
							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		
INVESTMENT PROGRAMME	H36	Electrical Rewire (Tenanted Flats)	£225,000	£205,000	works complete																				
	H37	Electrical Rewire (Landlords)	£385,465	£373,000	works complete																				
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£16,722	£3,505	works complete																				
	H39b	Window Replacements & External Redecorations (Holloway)	£4,681,409	£3,767,489	on site																				
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£9,900	£8,383	no access flats referred to H. Mgmt																				
H54	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£637,988	£519,527	works complete																					
TOTAL			£5,956,484	£4,876,904																					

- █ works delivery baseline (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 NOVEMBER 2023

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE															
							2023/24				2024/25				2025/26							
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
A	M	J	J	A	M	J	J	A	M	J	J											
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£608,000	£574,297	works complete																	
	H20	Redecorations (multiple estate programme)	£596,000	£541,000	works complete																	
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£130,653	£49,000	works complete																	
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
	H45	Communal Heating (inc Cold Water Distribution)	£3,800,190	£3,515,556	works complete																	
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£11,550	£2,170	no access flats referred to H. Mgmt																	
	H54	Fire Door Replacement Programme (Lot 1 - Holloway & York Way)	£1,060,226	£997,195	works complete																	
TOTAL			£7,117,452	£6,375,718																		

SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - DELIVERY FORECAST NOVEMBER 2023

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE															
							2023/24				2024/25				2025/26							
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
A	M	J	J	A	M	J	J	A	M	J	J											
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (multiple estate programme)	£173,315	£46,472	works complete																	
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£467,000	works complete																	
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
	H39d	Window Replacements & Extenal Redecoration (Sydenham Hill)	£1,664,370	£1,457,604	on site																	
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£8,250	£610	no access flats referred to H. Mgmt																	
	H54	Fire Door Replacement Programme (Lot 4 - inc Sydenham)	£192,500	£4,800	design																	
TOTAL			£2,949,268	£2,205,986																		

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

WORKS TYPE	REF	PROJECT	ESTIMATED COST	EXPENDITURE TO DATE	CURRENT STATUS	SLIPPAGE SINCE LAST REPORT	TIMELINE															
							2023/24				2024/25				2025/26							
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
A	M	J	J	A	M	J	J	A	M	J	J											
INVESTMENT PROGRAMME	H5	Decent Homes - Phase II (Dron & Windsor as part of multiple estate programme)	£686,216	£451,412	works complete																	
	H26	Water Tank Replacement/Repairs (multiple estate programme)	£15,810	£15,810	works complete																	
	H48	Electrical Testing - Phase III (tenanted flats multiple estates)	£555,266	£372,000	works complete																	
	H10	Door Entry (Dron House in conjunction with William Blake)	£120,000	£120,000	works complete																	
	H56	Re-Roofing at Dron House	£404,000	£363,000	works complete																	
	H47	Electrical Testing - Phase IV (landlords electrics multiple estates)	£355,567	£229,500	works complete																	
	H39a	Window Replacements & External Redecoration (Dron)	£1,659,146	£1,591,080	works complete																	
	H39f	Window Replacements & External Redecoration (Windsor)	£2,260,939	£2,010,601	on site																	
	H60	Electrical Testing - Phase V (tenants electrical testing & smoke alarms - multiple estates)	£6,600	£718	no access flats referred to H. Mgmt																	
	H54	Fire Door Replacement Programme (Lot 3 - inc Dron, Lot 4 - inc Windsor, Isleden)	£890,000	£621,000	on site																	
	H53	Play and Ball Games Area Refurbishment (multiple estate programme)	£46,302	£42,880	works complete																	
	H44	COLA & Gresham Refurbishment	£838,669	£643,575	final snagging issues being resolved																	
TOTAL			£7,838,515	£6,461,576																		

TOTAL PLANNED EXPENDITURE (ALL ESTATES)

	TOTAL PLANNED	SPENT TO DATE
Golden Lane Estate	£48,941,674	£16,711,850
Middlesex Street Estate	£10,253,111	£7,208,306
Avondale Square Estate	£14,236,434	£7,519,017
Southwark/William Blake Estates	£13,367,669	£5,157,666
Holloway Estate	£5,956,484	£4,876,904
York Way Estate	£7,117,452	£6,375,718
Sydenham Hill Estate	£2,949,268	£2,205,986
Small Estates	£7,838,515	£6,461,576
TOTAL	£110,660,607	£56,517,023