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)	
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	£29,834,000						
	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			3 YEAR BOILER REPLACEMENT PROGRAMME			
		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	**£38,004,300**	**£0**	**£25,293,800**	**£9,475,200**	**£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)	
INVESTMENT PROGRAMME	H46	Communal Heating (inc Cold Water Distribution)	Communal heating and cold water distribution system	£4,350,000						
	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)	£1,325,000						
		Net Zero Retrofit Pilots		£50,000						
		MSE Podium & Roof Waterproofing Works	inc podium planters (project TBC - may be covered by works to car park)	£1,500,000						
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000			SURVEY			
		Door Entry System Replacement (MSE & partial Southwark)		£150,000						
		Car Park Sprinkler System Replacement		£50,000						
		MSE Communal Ventilation (Petticoat Tower)		£65,000						
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Podium	£45,000			SURVEY / WORKS			
		CCTV Programme (Multiple Estate Programme}		£94,000						
		Tenants Electrical Testing	5 year cyclical works	£133,600						
		Decent Homes 24-26 (Multiple Estate Programme)	134 Kitchens, 41 Bathrooms at MSE	£772,500						
		Communal Flooring (Multiple Estate Programme)	Petticoat Tower only	£10,000						
			Middlesex Street Estate Total	**£8,925,100**	**£4,354,500**	**£1,670,500**	**£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	YEAR 1 (2023/24)	YEAR 2 (2024/25)	YEAR 3 (2025/26)	YEAR 4 (2026/27)	YEAR 5 (2027/28)
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,790,000					
	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			3 YEAR BOILER REPLACEMENT PROGRAMME		
		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	**£15,352,200**	**£6,340,000**	**£1,258,000**	**£5,205,333**	**£1,848,033**	**£700,833**

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	YEAR 1 (2023/24)	YEAR 2 (2024/25)	YEAR 3 (2025/26)	YEAR 4 (2026/27)	YEAR 5 (2027/28)
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£4,295,000					
	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			3 YEAR BOILER REPLACEMENT PROGRAMME		
		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					
		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	**£11,207,200**	**£4,795,000**	**£2,000,000**	**£2,511,667**	**£1,151,367**	**£749,167**

WILLIAM BLAKE 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)	
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£3,035,720						
	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			3 YEAR BOILER REPLACEMENT PROGRAMME			
		William Blake Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£200,000			TESTING	REPAIR		
		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	**£4,461,720**	**£440,000**	**£0**	**£3,192,387**	**£535,167**	**£294,167**	

HOLLOWAY 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)	
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£4,681,000						
		Net Zero Retrofit Pilots		£50,000						
		Boiler Replacement Programme (Multiple Estate Programme)	64 Boilers, 52 Radiator Systems (subject to Net Zero strategy)	£192,000			3 YEAR BOILER REPLACEMENT PROGRAMME			
		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	**£5,981,200**	**£4,681,000**	**£0**	**£134,000**	**£667,200**	**£499,000**	

YORK WAY 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)	
INVESTMENT PROGRAMME		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			SURVEY			
		Boiler Replacement Programme (Multiple Estate Programme)	66 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy)	£200,000			3 YEAR BOILER REPLACEMENT PROGRAMME			
		York Way Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£300,000			TESTING	REPAIRS		
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000			SURVEY			
		Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey	TBC			SURVEY			
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Piazza	£45,000			SURVEY WORKS			
		York Way Window Replacement & Cladding	explore cladding options to increase energy efficiency	£4,000,000			## SURVEY			
		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	**£7,293,100**	**£100,000**	**£0**	**£876,667**	**£5,818,517**	**£497,917**	

SYDENHAM HILL 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)
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£1,665,000					
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£200,000					
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC					
		Net Zero Retrofit Pilots		£50,000					
		Boiler Replacement Programme (Multiple Estate Programme)	26 Boilers, 13 Radiator Systems (subject to Net Zero strategy)	£78,000			3 YEAR BOILER REPLACEMENT PROGRAMME		
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000			SURVEY		
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000			SURVEY		
		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000			SURVEY / WORKS		
		CCTV Programme (Multiple Estate Programme}		£35,000					
		Tenants Electrical Testing		£27,200					
		Decent Homes 24-26 (Multiple Estate Programme)	17 Kitchens (4 prior refusals/no access), 11 Bathrooms (4 prior refusals/no access)	£112,500					
		Communal Flooring (Multiple Estate Programme)		£10,000					
			Sydenham Hill Estate Total	**£2,502,700**	**£1,765,000**	**£100,000**	**£96,000**	**£324,450**	**£217,250**

SMALL ESTATES (DRON, WINDSOR, ISLEDEN) 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)
INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration	Windsor House	£2,260,000	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			3 YEAR BOILER REPLACEMENT PROGRAMME		
		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	**£5,209,900**	**£2,076,000**	**£904,000**	**£648,333**	**£931,983**	**£649,583**

SPITALFIELDS 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)
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000					
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC					
		Net Zero Retrofit Pilots		£20,000					
		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000			3 YEAR BOILER REPLACEMENT PROGRAMME		
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000			SURVEY		
		Tenants Electrical Testing		£11,200					
		Decent Homes 24-26 (Multiple Estate Programme)	13 Kitchens (0 prior refusals/no access), 11 Bathrooms (0 prior refusals/no access)	£92,500					
		Communal Flooring (Multiple Estate Programme)		£5,000					
			Spitalfields Total	**£388,700**	**£0**	**£136,000**	**£18,000**	**£125,450**	**£109,250**

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)	
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**	

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	TIMELINE				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
5 Year Programme Estimated total	**£99,576,520**	£24,551,500	£31,362,300	£23,313,587	£15,160,967	£5,170,667
Potential cost variance +25%	£124,470,650	£30,689,375	£39,202,875	£29,141,983	£18,951,208	£6,463,333
Potential cost variance -25%	£74,682,390	£18,413,625	£23,521,725	£17,485,190	£11,370,725	£3,878,000

EXCLUDING TBC SUMS

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

Projects carried over from previous programme	£65,541,720
New project value (unfunded)	£34,034,800
Potential cost variance +25%	£42,543,500
Potential cost variance -25%	£25,526,100

EXCLUDING TBC SUMS