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

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H55 | Installation of Sprinklers | Great Arthur House only (as part of wider programme) | £750,000 | £750,000 | |
| | H40 | Golden Lane Windows, Redecoration & Roofing | inc Heating for Crescent House | £29,834,000 | £29,834,000 | |
| | H61 | Golden Lane Area Lighting & Accessibility | External block lighting and podium | £500,000 | £500,000 | |
| | H41 | Great Arthur House Fire Compartmentation | | £2,000,000 | £2,000,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding GAH) | £1,160,000 | £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 | £80,100 | |
| | | Concrete Repairs - Internal Communal Area | Basterfield, Bayer, Bowater, Cuthbert, Hatfield | £150,000 | £200,250 | |
| | | Concrete Repairs - Podium & Car Park | Patch repair to degraded areas | £150,000 | £200,250 | |
| | | Net Zero Retrofit Pilots | | £100,000 | £133,500 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 69 Boilers, 72 Radiator Systems (subject to Net Zero strategy) | £210,000 | £279,900 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | TBC following survey | £30,000 | £40,050 | SURVEY |
| | | Play Area Replacement (Multiple Estate Programme) | Ball games Area, Basterfield House/Leisure Centre | £45,000 | £60,075 | SURVEY / WORKS |
| | | Golden Lane Podium Waterproofing | Scope TBC | £1,000,000 | £1,335,000 | SURVEY |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey (areas not covered in window project) | £500,000 | £667,500 | SURVEY |
| | | Tenants Electrical Testing | 5 year cyclical works | £232,800 | £310,800 | |
| | | 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 | £1,712,200 | |
| | | | **Golden Lane Estate Total** | **£38,004,300** | **£39,263,625** | **£0** / **£25,293,800** / **£9,650,925** / **£2,945,675** / **£1,349,900** |

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

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H46 | Communal Heating (inc Cold Water Distribution) | Communal heating and cold water distribution system | £4,350,000 | £4,350,000 | |
| | H54 | Fire Door Replacement Programme | Communal internal fire doors in Petticoat Tower | £350,000 | £350,000 | |
| | H55 | Installation of Sprinklers | Petticoat Tower only (as part of wider programme) | £1,325,000 | £1,325,000 | |
| | | Net Zero Retrofit Pilots | | £50,000 | £66,750 | |
| | | MSE Podium & Roof Waterproofing Works | inc podium planters (project TBC - may be covered by works to car park) | £1,500,000 | £2,002,500 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | SURVEY |
| | | Door Entry System Replacement (MSE & partial Southwark) | | £150,000 | £200,250 | |
| | | Car Park Sprinkler System Replacement | | £50,000 | £66,750 | |
| | | MSE Communal Ventilation (Petticoat Tower) | | £65,000 | £86,775 | |
| | | Play Area Replacement (Multiple Estate Programme) | MUGA (ball games), Podium | £45,000 | £60,075 | SURVEY / WORKS |
| | | CCTV Programme (Multiple Estate Programme} | | £94,000 | £125,490 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £133,600 | £178,350 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 134 Kitchens, 41 Bathrooms at MSE | £772,500 | £1,031,300 | |
| | | Communal Flooring (Multiple Estate Programme) | Petticoat Tower only | £10,000 | £13,350 | |
| | | | **Middlesex Street Estate Total** | **£8,925,100** | **£9,896,640** | **£4,354,500** / **£1,670,500** / **£1,448,475** / **£1,894,165** / **£529,000** |

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

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) |
| | | | | | | Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres) | £2,790,000 | £2,790,000 | |
| | H55 | Installation of Sprinklers | Point blocks only (as part of wider programme) | £3,550,000 | £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 | £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 | £133,500 | |
| | | Lift Refurbishment (Harman Close) | B&Y est £220k plus fees | £250,000 | £333,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 244 Boilers, 156 Radiator Systems (subject to Net Zero strategy) | £730,000 | £974,550 | |
| | | Avondale Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits & associated balustrades | £600,000 | £801,000 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Flat Roof Renewals & Insulation | | £2,000,000 | £2,670,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Toddlers Sunken Play Area | £45,000 | £60,075 | |
| | | Avondale paving & communal walkway refurbishment | subject to survey | £100,000 | £133,500 | |
| | | CCTV Programme (Multiple Estate Programme) | Avondale | £150,000 | £200,250 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £427,200 | £570,312 | |
| | | Wooden Shed & Outbuildings Door/Gate Replacement | subject to survey | £25,000 | £33,375 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access) | £795,000 | £1,061,325 | |
| | | Communal Flooring (Multiple Estate Programme) | | £60,000 | £80,100 | |
| | | | **Avondale Square Estate Total** | **£15,352,200** | **£17,131,787** | **£6,340,000** |

TIMELINE: YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres) | £2,790,000 | £2,790,000 | |
| | H55 | Installation of Sprinklers | Point blocks only (as part of wider programme) | £3,550,000 | £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 | £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 | £133,500 | |
| | | Lift Refurbishment (Harman Close) | B&Y est £220k plus fees | £250,000 | £333,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 244 Boilers, 156 Radiator Systems (subject to Net Zero strategy) | £730,000 | £974,550 | |
| | | Avondale Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits & associated balustrades | £600,000 | £801,000 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Flat Roof Renewals & Insulation | | £2,000,000 | £2,670,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Toddlers Sunken Play Area | £45,000 | £60,075 | |
| | | Avondale paving & communal walkway refurbishment | subject to survey | £100,000 | £133,500 | |
| | | CCTV Programme (Multiple Estate Programme) | Avondale | £150,000 | £200,250 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £427,200 | £570,312 | |
| | | Wooden Shed & Outbuildings Door/Gate Replacement | subject to survey | £25,000 | £33,375 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access) | £795,000 | £1,061,325 | |
| | | Communal Flooring (Multiple Estate Programme) | | £60,000 | £80,100 | |
| | | | **Avondale Square Estate Total** | **£15,352,200** | **£17,131,787** | **£1,258,000** |

TIMELINE: YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres) | £2,790,000 | £2,790,000 | |
| | H55 | Installation of Sprinklers | Point blocks only (as part of wider programme) | £3,550,000 | £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 | £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 | £133,500 | |
| | | Lift Refurbishment (Harman Close) | B&Y est £220k plus fees | £250,000 | £333,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 244 Boilers, 156 Radiator Systems (subject to Net Zero strategy) | £730,000 | £974,550 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Avondale Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits & associated balustrades | £600,000 | £801,000 | TESTING |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | SURVEY |
| | | Flat Roof Renewals & Insulation | | £2,000,000 | £2,670,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Toddlers Sunken Play Area | £45,000 | £60,075 | SURVEY / WORKS |
| | | Avondale paving & communal walkway refurbishment | subject to survey | £100,000 | £133,500 | SURVEY / WORKS |
| | | CCTV Programme (Multiple Estate Programme) | Avondale | £150,000 | £200,250 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £427,200 | £570,312 | |
| | | Wooden Shed & Outbuildings Door/Gate Replacement | subject to survey | £25,000 | £33,375 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access) | £795,000 | £1,061,325 | |
| | | Communal Flooring (Multiple Estate Programme) | | £60,000 | £80,100 | |
| | | | **Avondale Square Estate Total** | **£15,352,200** | **£17,131,787** | **£6,131,050** |

TIMELINE: YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres) | £2,790,000 | £2,790,000 | |
| | H55 | Installation of Sprinklers | Point blocks only (as part of wider programme) | £3,550,000 | £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 | £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 | £133,500 | |
| | | Lift Refurbishment (Harman Close) | B&Y est £220k plus fees | £250,000 | £333,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 244 Boilers, 156 Radiator Systems (subject to Net Zero strategy) | £730,000 | £974,550 | |
| | | Avondale Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits & associated balustrades | £600,000 | £801,000 | REPAIRS |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Flat Roof Renewals & Insulation | | £2,000,000 | £2,670,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Toddlers Sunken Play Area | £45,000 | £60,075 | |
| | | Avondale paving & communal walkway refurbishment | subject to survey | £100,000 | £133,500 | |
| | | CCTV Programme (Multiple Estate Programme) | Avondale | £150,000 | £200,250 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £427,200 | £570,312 | |
| | | Wooden Shed & Outbuildings Door/Gate Replacement | subject to survey | £25,000 | £33,375 | SURVEY |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access) | £795,000 | £1,061,325 | |
| | | Communal Flooring (Multiple Estate Programme) | | £60,000 | £80,100 | |
| | | | **Avondale Square Estate Total** | **£15,352,200** | **£17,131,787** | **£2,467,125** |

TIMELINE: YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres) | £2,790,000 | £2,790,000 | |
| | H55 | Installation of Sprinklers | Point blocks only (as part of wider programme) | £3,550,000 | £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 | £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 | £133,500 | |
| | | Lift Refurbishment (Harman Close) | B&Y est £220k plus fees | £250,000 | £333,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 244 Boilers, 156 Radiator Systems (subject to Net Zero strategy) | £730,000 | £974,550 | |
| | | Avondale Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits & associated balustrades | £600,000 | £801,000 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Flat Roof Renewals & Insulation | | £2,000,000 | £2,670,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Toddlers Sunken Play Area | £45,000 | £60,075 | |
| | | Avondale paving & communal walkway refurbishment | subject to survey | £100,000 | £133,500 | |
| | | CCTV Programme (Multiple Estate Programme) | Avondale | £150,000 | £200,250 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £427,200 | £570,312 | |
| | | Wooden Shed & Outbuildings Door/Gate Replacement | subject to survey | £25,000 | £33,375 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access) | £795,000 | £1,061,325 | |
| | | Communal Flooring (Multiple Estate Programme) | | £60,000 | £80,100 | |
| | | | **Avondale Square Estate Total** | **£15,352,200** | **£17,131,787** | **£935,613** |

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

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) |
| | | | | | | Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Pakeman, Stopher & Sumner only | £4,295,000 | £4,295,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £1,000,000 | £1,000,000 | |
| | H50 | Southwark Estate Concrete Testing & Repair | To follow window replacements | £1,500,000 | £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 | £133,500 | |
| | | Flat Roof Renewals & Insulation | All blocks (combine with William Blake partial) | £2,000,000 | £2,670,000 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 141 Boilers, 153 Radiator Systems (subject to Net Zero strategy) | £425,000 | £567,300 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £450,000 | £600,750 | |
| | | Door Entry System Replacement (MSE & partial Southwark) | Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks | £200,000 | £267,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Sumner Buildings: Ball Games Area & Play Area | £90,000 | £120,150 | |
| | | CCTV Programme (Multiple Estate Programme) | | £200,000 | £267,000 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £187,200 | £250,000 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access) | £695,000 | £928,000 | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | | **Southwark Estate Total** | **£11,207,200** | **£12,685,475** | **£4,795,000** |

TIMELINE: YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Pakeman, Stopher & Sumner only | £4,295,000 | £4,295,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £1,000,000 | £1,000,000 | |
| | H50 | Southwark Estate Concrete Testing & Repair | To follow window replacements | £1,500,000 | £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 | £133,500 | |
| | | Flat Roof Renewals & Insulation | All blocks (combine with William Blake partial) | £2,000,000 | £2,670,000 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 141 Boilers, 153 Radiator Systems (subject to Net Zero strategy) | £425,000 | £567,300 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £450,000 | £600,750 | |
| | | Door Entry System Replacement (MSE & partial Southwark) | Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks | £200,000 | £267,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Sumner Buildings: Ball Games Area & Play Area | £90,000 | £120,150 | |
| | | CCTV Programme (Multiple Estate Programme) | | £200,000 | £267,000 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £187,200 | £250,000 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access) | £695,000 | £928,000 | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | | **Southwark Estate Total** | **£11,207,200** | **£12,685,475** | **£4,147,500** |

TIMELINE: YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Pakeman, Stopher & Sumner only | £4,295,000 | £4,295,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £1,000,000 | £1,000,000 | |
| | H50 | Southwark Estate Concrete Testing & Repair | To follow window replacements | £1,500,000 | £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 | £133,500 | |
| | | Flat Roof Renewals & Insulation | All blocks (combine with William Blake partial) | £2,000,000 | £2,670,000 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 141 Boilers, 153 Radiator Systems (subject to Net Zero strategy) | £425,000 | £567,300 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | SURVEY |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £450,000 | £600,750 | SURVEY |
| | | Door Entry System Replacement (MSE & partial Southwark) | Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks | £200,000 | £267,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Sumner Buildings: Ball Games Area & Play Area | £90,000 | £120,150 | SURVEY / WORKS |
| | | CCTV Programme (Multiple Estate Programme) | | £200,000 | £267,000 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £187,200 | £250,000 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access) | £695,000 | £928,000 | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | | **Southwark Estate Total** | **£11,207,200** | **£12,685,475** | **£3,294,090** |

TIMELINE: YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Pakeman, Stopher & Sumner only | £4,295,000 | £4,295,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £1,000,000 | £1,000,000 | |
| | H50 | Southwark Estate Concrete Testing & Repair | To follow window replacements | £1,500,000 | £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 | £133,500 | |
| | | Flat Roof Renewals & Insulation | All blocks (combine with William Blake partial) | £2,000,000 | £2,670,000 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 141 Boilers, 153 Radiator Systems (subject to Net Zero strategy) | £425,000 | £567,300 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £450,000 | £600,750 | |
| | | Door Entry System Replacement (MSE & partial Southwark) | Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks | £200,000 | £267,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Sumner Buildings: Ball Games Area & Play Area | £90,000 | £120,150 | |
| | | CCTV Programme (Multiple Estate Programme) | | £200,000 | £267,000 | SOUTHWARK |
| | | Tenants Electrical Testing | 5 year cyclical works | £187,200 | £250,000 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access) | £695,000 | £928,000 | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | | **Southwark Estate Total** | **£11,207,200** | **£12,685,475** | **£1,615,095** |

TIMELINE: YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M

| | | | | | | |
|---|---|---|---|---|---|---|
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Pakeman, Stopher & Sumner only | £4,295,000 | £4,295,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £1,000,000 | £1,000,000 | |
| | H50 | Southwark Estate Concrete Testing & Repair | To follow window replacements | £1,500,000 | £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 | £133,500 | |
| | | Flat Roof Renewals & Insulation | All blocks (combine with William Blake partial) | £2,000,000 | £2,670,000 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 141 Boilers, 153 Radiator Systems (subject to Net Zero strategy) | £425,000 | £567,300 | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £450,000 | £600,750 | |
| | | Door Entry System Replacement (MSE & partial Southwark) | Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks | £200,000 | £267,000 | |
| | | Play Area Replacement (Multiple Estate Programme) | Sumner Buildings: Ball Games Area & Play Area | £90,000 | £120,150 | |
| | | CCTV Programme (Multiple Estate Programme) | | £200,000 | £267,000 | |
| | | Tenants Electrical Testing | 5 year cyclical works | £187,200 | £250,000 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access) | £695,000 | £928,000 | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | | **Southwark Estate Total** | **£11,207,200** | **£12,685,475** | **£981,290** |

## WILLIAM BLAKE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | 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 | | £3,035,720 | £3,035,720 | | | | | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £440,000 | £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 | £66,750 | | | | | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 37 Boilers, 50 Radiator Systems (subject to Net Zero strategy) | £110,000 | £146,850 | | | 3 YEAR BOILER REPLACEMENT PROGRAMME | | |
| | | William Blake Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits, associated balustrades, any brickwork | £200,000 | £267,000 | | | TESTING | REPAIR | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | | | SURVEY | | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £350,000 | £467,250 | | | SURVEY | | |
| | | Play Area Replacement (Multiple Estate Programme) | Play Area on Green | £45,000 | £60,075 | | | SURVEY WORKS | | |
| | | Tenants Electrical Testing | 5 year cyclical works | £56,000 | £74,760 | | | | | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 20 Kitchens (10 prior refusals/no access), 10 Bathrooms (7 prior refusals/no access) | £125,000 | £166,900 | | | | | |
| | | Communal Flooring (Multiple Estate Programme) | | £20,000 | £26,700 | | | | | |
| | | | **William Blake Estate Total** | **£4,461,720** | **£4,792,055** | **£440,000** | **£0** | **£3,244,870** | **£714,460** | **£392,725** |

## HOLLOWAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | 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 | | £4,681,000 | £4,681,000 | | | | | |
| | | Net Zero Retrofit Pilots | | £50,000 | £66,750 | | | | | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 64 Boilers, 52 Radiator Systems (subject to Net Zero strategy) | £192,000 | £256,320 | | | 3 YEAR BOILER REPLACEMENT PROGRAMME | | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | | | SURVEY | | |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £350,000 | £467,250 | | | 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 | £60,075 | | | SURVEY WORKS | | |
| | | CCTV Programme (Multiple Estate Programme) | | £73,000 | £97,455 | | | | | |
| | | Tenants Electrical Testing | 5 year cyclical works | £75,200 | £100,400 | | | | | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 76 Kitchens (11 prior refusals/no access), 28 Bathrooms (8 prior refusals/no access) | £450,000 | £600,750 | | | | | |
| | | Communal Flooring (Multiple Estate Programme) | | £35,000 | £46,725 | | | | | |
| | | | **Holloway Estate Total** | **£5,981,200** | **£6,416,775** | **£4,681,000** | **£0** | **£178,890** | **£890,720** | **£666,165** |

## YORK WAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | 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 | | Net Zero Retrofit Pilots | | £50,000 | £66,750 | | | | | |
| | | 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 | £133,500 | | | | | |
| | | Communal Ventilation | | £140,000 | £186,900 | | | | | |
| | | York Way Estate - Communal Flooring, Lighting, Ceilings | | £200,000 | £267,000 | | | | | |
| | | Lift Refurbishment York Way | 6 Lifts | £1,200,000 | £1,602,000 | | | SURVEY | | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 66 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy) | £200,000 | £267,000 | | | 3 YEAR BOILER REPLACEMENT PROGRAMME | | |
| | | York Way Estate Concrete Testing & Remedial Works (Capital Works) | include balconies, soffits, associated balustrades, any brickwork | £300,000 | £400,500 | | | TESTING | REPAIRS | |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | | | 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 | £60,075 | | | SURVEY WORKS | | |
| | | York Way Window Replacement & Cladding | explore cladding options to increase energy efficiency | £4,000,000 | £5,340,000 | | | ## SURVEY | | |
| | | Tenants Electrical Testing | 5 year cyclical works | £165,600 | £221,075 | | | | | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 152 Kitchens (18 prior refusals/no access), 41 Bathrooms (14 prior refusals/no access) | £862,500 | £1,151,460 | | | | | |
| | | | **York Way Estate Total** | **£7,293,100** | **£9,736,310** | **£133,500** | **£0** | **£1,106,625** | **£8,081,455** | **£664,730** |

## SYDENHAM HILL ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | | £1,665,000 | £1,665,000 | |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £200,000 | £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 | £66,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 26 Boilers, 13 Radiator Systems (subject to Net Zero strategy) | £78,000 | £104,130 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | SURVEY |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £250,000 | £333,750 | SURVEY |
| | | Play Area Replacement (Multiple Estate Programme) | Ball Games Area | £45,000 | £60,075 | SURVEY / WORKS |
| | | CCTV Programme (Multiple Estate Programme) | | £35,000 | £46,725 | |
| | | Tenants Electrical Testing | | £27,200 | £36,350 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 17 Kitchens (4 prior refusals/no access), 11 Bathrooms (4 prior refusals/no access) | £112,500 | £150,200 | |
| | | Communal Flooring (Multiple Estate Programme) | | £10,000 | £13,350 | |
| | | | **Sydenham Hill Estate Total** | **£2,502,700** | **£2,716,380** | **£1,765,000** / **£100,000** / **£128,160** / **£433,185** / **£290,035** |

## SMALL ESTATES (DRON, WINDSOR, ISLEDEN) INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H39 | Window Replacements & External Redecoration | Windsor House | £2,260,000 | £2,260,000 | WINDSOR |
| | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £720,000 | £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 | £66,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 73 Boilers, 70 Radiator Systems (subject to Net Zero strategy) | £220,000 | £293,700 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Isleden - Domestic heat exchanger & control unit renewal | | £150,000 | £200,250 | ISLEDEN |
| | | Road Markings & Signage Renewal (Multiple Estate Programme) | subject to survey | £30,000 | £40,050 | SURVEY |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £350,000 | £467,250 | SURVEY |
| | | Flat Roof Renewal & Insulation (Windsor House) | | £400,000 | £534,000 | WINDSOR |
| | | CCTV Programme (Multiple Estate Programme) | Dron (£27,000), Windsor (£34,000), Isleden (£31,000) | £92,000 | £122,820 | DRON, WINDSOR & ISLEDEN |
| | | Tenants Electrical Testing | | £150,400 | £200,800 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 109 Kitchens (19 prior refusals/no access), 91 Bathrooms (10 prior refusals/no access) | £772,500 | £1,031,300 | |
| | | Communal Flooring (Multiple Estate Programme) | | £15,000 | £20,025 | |
| | | | **Small Estates Total** | **£5,209,900** | **£5,956,945** | **£2,076,000** / **£904,000** / **£865,525** / **£1,244,220** / **£867,200** |

## SPITALFIELDS INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | H54 | Fire Door Replacement Programme | Residential front doors, communal fire doors | £136,000 | £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 | £26,700 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 8 Boilers (subject to Net Zero strategy) | £24,000 | £32,040 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | Internal/External Redecoration (Multiple Estate Programme) | cyclical works - subject to survey | £100,000 | £133,500 | SURVEY |
| | | Tenants Electrical Testing | | £11,200 | £14,952 | |
| | | Decent Homes 24-26 (Multiple Estate Programme) | 13 Kitchens (0 prior refusals/no access), 11 Bathrooms (0 prior refusals/no access) | £92,500 | £123,488 | |
| | | Communal Flooring (Multiple Estate Programme) | | £5,000 | £6,675 | |
| | | | **Spitalfields Total** | **£388,700** | **£473,355** | **£0** / **£136,000** / **£24,030** / **£167,476** / **£145,849** |

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

| WORKS TYPE | REF | PROJECT | SCOPE | ESTIMATED COST | ESTIMATED COST INFLATION UPDATE Q4 24 | TIMELINE |
|---|---|---|---|---|---|---|
| | | | | | | YEAR 1 (2023/24) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 2 (2024/25) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 3 (2025/26) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 4 (2026/27) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M; YEAR 5 (2027/28) Q1 A M J / Q2 J A S / Q3 O N D / Q4 J F M |
| INVESTMENT PROGRAMME | | Net Zero Retrofit Pilots | | £50,000 | £66,750 | |
| | | Boiler Replacement Programme (Multiple Estate Programme) | 18 in 2022, 27 in 2023, 1 in 2024 (subject to Net Zero strategy) | £138,000 | £184,230 | 3 YEAR BOILER REPLACEMENT PROGRAMME |
| | | CCTV Programme (Multiple Estate Programme) | | £20,000 | £26,700 | |
| | | Tenants Electrical Testing | | £42,400 | £56,604 | |
| | | | | | | |
| | | | **COLAT Total** | **£250,400** | **£334,284** | **£0** (YEAR 1) / **£0** (YEAR 2) / **£94,785** (YEAR 3) / **£178,089** (YEAR 4) / **£61,410** (YEAR 5) |

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

| COMBINED INVESTMENT PROGRAMME | ESTIMATED COST | UPLIFTED COST | TIMELINE YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
|---|---|---|---|---|---|---|---|
| **5 Year Programme Estimated total** | **£99,576,520** | **£109,403,628** | £24,585,000 | £33,509,800 | £26,167,425 | £20,631,663 | £6,883,915 |
| Potential cost variance +25% | £124,470,650 | £136,754,535 | £30,731,250 | £41,887,250 | £32,709,281 | £25,789,579 | £8,604,894 |
| Potential cost variance -25% | £74,682,390 | £82,052,721 | £18,438,750 | £25,132,350 | £19,625,569 | £15,473,747 | £5,162,936 |

EXCLUDING TBC SUMS

| | |
|---|---|
| Projects carried over from previous programme | £65,541,720 |
| New project value (unfunded) | £43,861,908 |
| Potential cost variance to new projects +25% | £54,827,385 |
| Potential cost variance to new projects -25% | £32,896,431 |

EXCLUDING TBC SUMS