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

																IELINE								
WORK	S REF	PROJECT	SCOPE	ESTIMATED	ESTIMATED	04	YEAR 1 (04	04	YEAR 2	(2024/25)	1 04	04		3 (2025/26)	- 04	04	YEAR 4	(2026/27)	04	04	YEAR 5 (2027 Q2	
TYPE	: KEF	ricolor	333.2	COST	COST INFLATION UPDATE Q4 24	A M J		O N D	J F M	A M J		O N D	Q4 M	A M J	J A S	Q3 D N D	J F M	A M J	J A S	O N D	J F M	A M J		Q3 Q4 N D J F M
	H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000	£750,000																į			
	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																į			
	H41	Great Arthur House Fire Compartmentation		£2,000,000	£2,000,000																ļ			
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding GAH)	£1,160,000	£1,160,000																į			
₩		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	твс																	į			
ZAMI		Balcony Balustrade Replacement	Metal Railings: Basterfield, Bayer, Bowater, Cuthbert Harrowing, Hatfield, Stanley Cohen	£60,000	£80,100																			
SOGE		Concrete Repairs - Internal Communal Area	Basterfield, Bayer, Bowater, Cuthbert, Hatfield	£150,000	£200,250						l										į			
F		Concrete Repairs - Podium & Car Park	Patch repair to degraded areas	£150,000	£200,250																İ			
MEN		Net Zero Retrofit Pilots		£100,000	£133,500																			
/EST		Boiler Replacement Programme (Multiple Estate Programme)	69 Boilers, 72 Radiator Systems (subject to Net Zero strategy)	£210,000	£279,900						İ			3 YEAR E	OILER REPLA	CEMENT PROGR	AMME							
Ź		Road Markings & Signage Renewal (Multiple Estate Programme)	TBC following survey	£30,000	£40,050										SU	RVEY								
		Play Area Replacement (Multiple Estate Programme)	Ball games Area, Basterfield House/Leisure Centre	£45,000	£60,075	İ					İ			SUR	VEY	WO	RKS				į			
		Golden Lane Podium Waterproofing	Scope TBC	£1,000,000	£1,335,000											SUR	VEY							
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (areas not covered in window project)	£500,000	£667,500													SUI	RVEY					
		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			£16,3	343,600			£9,	650,925			£11,	395,875			£1,349,90	,

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

														TIME	LINE									
wo	ks			ESTIMATED	ESTIMATED		YEAR 1 (2023/2	<u> </u>			(2024/25)				(2025/26)				4 (2026/27)				(2027/28)	
WO	REF	PROJECT	SCOPE	COST	COST	Q1	Q2 C		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					INFLATION UPDATE Q4 24	A M J	J A S O I	D J F N	M A M	J A S	O N D	J F M	A M J	J A S	O N D	J F M	A M J	JAS	ON	JFN	A M	J A S	O N D	J F M
	H46	Communal Heating (inc Cold Water Distribution)	Communal heating and cold water distribution system	£4,350,000	£4,350,000	0																		1
	H54	Fire Door Replacement Programme	Communal internal fire doors in Petticoat Tower	£350,000	£350,000	0																		,
	H55	Installation of Sprinklers	Petticoat Tower only (as part of wider programme)	£1,325,000	£1,325,000	0																		,
١.		Net Zero Retrofit Pilots		£50,000	£66,750	0																		
MANA		MSE Podium & Roof Waterproofing Works	inc podium planters (project TBC - may be covered by works to car park)	£1,500,000	£2,002,500	0																İ		
٥		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050	0								SUR	VEY									,
0		Door Entry System Replacement (MSE & partial Southwark)		£150,000	£200,250	0																		
E		Car Park Sprinkler System Replacement		£50,000	£66,750	0																		
I V		MSE Communal Ventilation (Petticoat Tower)		£65,000	£86,775	5																		
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Podium	£45,000	£60,075	5							SUF	RVEY	WC	ORKS			ļ			ļ		
		CCTV Programme (Multiple Estate Programme)		£94,000	£125,490	0																		
		Tenants Electrical Testing	5 year cyclical works	£133,600	£178,350	0								ļ										
		Decent Homes 24-26 (Multiple Estate Programme)	134 Kitchens, 41 Bathrooms at MSE	£772,500	£1,031,300	0																		
		Communal Flooring (Multiple Estate Programme)	Petticoat Tower only	£10,000	£13,350	0																		
			Middlesex Street Estate Total	£8.925.100	£9.896.640	n .	£4,354,500			£1.6	70,500			£1.4	18,475			£1.8	894,165			£52	9,000	

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

																MELINE									
WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED	ESTIMATED COST	Q1	YEAR 1	(2023/24) Q3	Q4	Q1	YEAR 2	2 (2024/25) Q3	Q4	Q1	YEAR Q2	3 (2025/26) Q3	Q4	Q1	Q2	Q3	Q4	Q1	YEAR 5 (20 Q2		Q4
TYPE				COST	INFLATION UPDATE Q4 24	A M J		O N D			J A S		J F M			6 0 N D			J A S	-	-	A M J		D N D J I	
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,790,000	£2,790,000																į				
	H55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£3,550,000	£3,550,000					l	İ						İ				İ				
	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																İ				
		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	,																			
M M		Lift Refurbishment (Harman Close)	B&Y est £220k plus fees	£250,000	£333,750	,															İ				
ZAMI		Boiler Replacement Programme (Multiple Estate Programme)	244 Boilers, 156 Radiator Systems (subject to Net Zero strategy)	£730,000	£974,550	,								3 YEAR E	OILER REPLA	CEMENT PROG	RAMME								
SOGI		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000	£801,000	,							İ		TE	STING			REP	AIRS					
<u> </u>		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050	,									SU	RVEY									
ME		Flat Roof Renewals & Insulation		£2,000,000	£2,670,000	,				l											į				
VES		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000	£60,075									SUR	VEY	WC	ORKS				ļ				
Ź		Avondale paving & communal walkway refurbishment	subject to survey	£100,000	£133,500	,								SUR	VEY	wo	ORKS								
		CCTV Programme (Multiple Estate Programme)	Avondale	£150,000	£200,250	,										ļ									
		Tenants Electrical Testing	5 year cyclical works	£427,200	£570,312																				
		Wooden Shed & Outbuildings Door/Gate Replacement	subject to survey	£25,000	£33,375													SU	RVEY						
		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	,															į				
			Avondale Square Estate Total	£15,352,200	£17,131,787		£6,34	40,000			£1,2	258,000			£6,	131,050			£2,4	67,125			£935,6	13	

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

															TIN	IELINE									
WORKS				ESTIMATED	ESTIMATED			(2023/24)				(2024/25)				3 (2025/26)				4 (2026/27)	_			5 (2027/28)	
WORKS TYPE	REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					UPDATE Q4 24	A M J	JAS	O N D	J F M	A M J	J A S	O N D	J F M	A M J	JAS	OND) J F I	M A N	J J A S	SON	D J F	M A M J	J A	S O N D	J F M
	H39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£4,295,000	£4,295,00	0															İ				
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000	£1,000,00	0																			
	H50	Southwark Estate Concrete Testing & Repair	To follow window replacements	£1,500,000	£1,500,00	0																			
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	ТВС													İ						ļ		
A		Net Zero Retrofit Pilots		£100,000	£133,50	0																	İ		
RAM		Flat Roof Renewals & Insulation	All blocks (combine with William Blake partial)	£2,000,000	£2,670,00	0																			
30G		Boiler Replacement Programme (Multiple Estate Programme)	141 Boilers, 153 Radiator Systems (subject to Net Zero strategy)	£425,000	£567,30	0								3 YEAR	BOILER REPLA	CEMENT PROC	GRAMME								
<u> </u>		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,05	0									SU	RVEY									
ME		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£450,000	£600,75	0									SU	RVEY									
VES.		Door Entry System Replacement (MSE & partial Southwark)	Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks	£200,000	£267,00	0																			
Z		Play Area Replacement (Multiple Estate Programme)	Sumner Buildings: Ball Games Area & Play Area	£90,000	£120,15	0								SU	RVEY	W	ORKS								
		CCTV Programme (Multiple Estate Programme)		£200,000	£267,00	0											İ		SOUTH	IWARK					
		Tenants Electrical Testing	5 year cyclical works	£187,200	£250,00	0																			
		Decent Homes 24-26 (Multiple Estate Programme)	101 Kitchens (44 prior refusals/no access), 76 Bathrooms (25 prior refusals/no access)	£695,000	£928,00	0																			
		Communal Flooring (Multiple Estate Programme)		£35,000	£46,72	5										į.									
			Southwark Estate Total	£11,207,200	£12.685.47	5	£4,79	95,000			£4,1	47,500			£3,	294,090			£1.	,615,095			£	81.290	

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

																MELINE									
WORKS	555	PROJECT	SCOPE	ESTIMATED	ESTIMATED			(2023/24)				2 (2024/25)				3 (2025/26)				(2026/27)				(2027/28)	
WORKS TYPE	REF	PROJECT	SCOPE	COST	COST INFLATION UPDATE Q4 24	A M J	J A S	O N D	J F M	A M J	J A S		J F M	Q1 I A M J	J A	S O N D	Q4 J F N	Q1 I A M J	J A S	O N D	J F M	A M J	J A S	O N D	J F M
	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	ТВС														l							
MME		Net Zero Retrofit Pilots		£50,000	£66,750	,																			
GRA		Boiler Replacement Programme (Multiple Estate Programme)	37 Boilers, 50 Radiator Systems (subject to Net Zero strategy)	£110,000	£146,850	,								3 YEAR	BOILER REPLA	ACEMENT PROG	RAMME								
PRC		William Blake Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£200,000	£267,000	,									TE	ESTING			REF	AIR					
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050										SI	JRVEY									
STM		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250										SI	JRVEY									
IN/E		Play Area Replacement (Multiple Estate Programme)	Play Area on Green	£45,000	£60,075									SU	RVEY	W	ORKS								
		Tenants Electrical Testing	5 year cyclical works	£56,000	£74,760											İ									
		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)										İ									
		Communal Flooring (Multiple Estate Programme)		£20,000	£26,700																				
			William Blake Estate Total	£4,461,720	£4,792,055		£44	0,000				£0	,		£3	,244,870			£7	14,460	,		£39	2,725	

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

																ELINE								
works				ESTIMATED	ESTIMATED		YEAR 1	` '				(2024/25)				(2025/26)				(2026/27)			YEAR 5 (2027)	
WORKS TYPE	REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Q3 Q4
					UPDATE Q4 24	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
	H39	Window Replacements & External Redecoration		£4,681,000	£4,681,000																			
		Net Zero Retrofit Pilots		£50,000	£66,750				İ															
ME		Boiler Replacement Programme (Multiple Estate Programme)	64 Boilers, 52 Radiator Systems (subject to Net Zero strategy)	£192,000	£256,320									3 YEAR E	OILER REPLAC	EMENT PROG	RAMME							
RAM		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050										SUF	RVEY								
SOG		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250										SUF	RVEY								
<u> </u>		Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey, inc paths and paving	TBC																				
ME		Play Area Replacement (Multiple Estate Programme)	Whitby Court Green play area	£45,000	£60,075	5								SUF	VEY	WC	ORKS							
VES'		CCTV Programme (Multiple Estate Programme)		£73,000	£97,455	;																		
Z		Tenants Electrical Testing	5 year cyclical works	£75,200	£100,400				İ								İ							
		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	5																		
			Holloway Estate Total	£5,981,200	£6,416,775		£4,68	81,000				£0			£17	78,890			£89	0,720			£666,165	

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

															IELINE									
WORKS D	nno iroz	20005	ESTIMATED	ESTIMATED			(2023/24)				2 (2024/25)				3 (2025/26)	_			4 (2026/27)	ı		_	5 (2027/28)	
WORKS TYPE	PROJECT	SCOPE	COST	COST INFLATION UPDATE Q4 24	A M .	J J A S	Q3 D	J F M	A M J	J A S	Q3 D	J F M	Q1 I A M J	J A S	Q3	Q4 D J F 1	Q1	J J A S	S O N	D J F M	A M J	J A S	Q3 O N D	J F M
	Net Zero Retrofit Pilots		£50,000	£66,75																				
	Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	ТВС																					
	Renew Firefighting Lift Generator		£100,000	£133,50	0																			
	Communal Ventilation		£140,000	£186,90	0													İ						<u> </u>
MME	York Way Estate - Communal Flooring, Lighting, Ceilings		£200,000	£267,00	0																			
GR.A	Lift Refurbishment York Way	6 Lifts	£1,200,000	£1,602,00	0									SU	RVEY							İ		İ
PRO	Boiler Replacement Programme (Multiple Estate Programme)	66 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy)	£200,000	£267,00	0								3 YEAR	BOILER REPLA	CEMENT PRO	GRAMME								
H H	York Way Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£300,000	£400,50	0									TES	STING			RE	PAIRS					
STM	Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,05	0									SU	RVEY									
N N	Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey	ТВС											SU	RVEY									
	Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Piazza	£45,000	£60,07	5								SU	RVEY	V	VORKS		İ				İ		İ
	York Way Window Replacement & Cladding	explore cladding options to increase energy efficiency	£4,000,000	£5,340,00	0								##	SU	RVEY									į
	Tenants Electrical Testing	5 year cyclical works	£165,600	£221,07	5																			
	Decent Homes 24-26 (Multiple Estate Programme)	152 Kitchens (18 prior refusals/no access), 41 Bathrooms (14 prior refusals/no access)	£862,500	£1,151,46	0																			
		York Way Estate Tota	£7,293,100	£9,736,31	0	£13	3,500				£0			£1,	106,625			£8,	,081,455			£60	64,730	

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

																LINE									
WORI	S REF	PROJECT	SCOPE	ESTIMATED	ESTIMATED			(2023/24)				(2024/25)				(2025/26)				4 (2026/27)			YEAR 5		
TYP	KEF	PROJECT	Score	COST	COST	Q1	Q2	Q3	J F M	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1 A M J	Q2	O N D	J F M
					UPDATE Q4 24	7 1 11 3	١٠١٨١٥	0 1 11 1 2	v r	A "" V	٥١٨١٥	0 1 11 1 5	3 1 111	^ ··· ·	ا ۱۸۱۰	0 111 5	3 1 111	^ " "	101710	191111	3 F W	A III V	ا ۱ ۱	١٣١٥	3 r m
	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														İ						
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	ТВС																					
₽		Net Zero Retrofit Pilots		£50,000	£66,750																				
RAN		Boiler Replacement Programme (Multiple Estate Programme)	26 Boilers, 13 Radiator Systems (subject to Net Zero strategy)	£78,000	£104,130									3 YEAR B	OILER REPLAC	MENT PROG	RAMME								
800		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050										SUR	VEY									
F E		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000	£333,750							ļ			SUR	VEY									
TME		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000	£60,075									SUR	VEY	WC	RKS								
S S		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		£1,76	65,000			£100	0,000			£12	B,160	•		£4	33,185			£290	,035	

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

							VEAD 1	(2023/24)			VEAD 2	(2024/25)				ELINE 3 (2025/26)			VEAD	(2026/27)	-		YEAR 5 (202	27/20\	
WORI	(S REF	PROJECT	SCOPE	ESTIMATED	ESTIMATED COST	01	Q2	, ,	Q4	Q1	Q2	,	Q4	Q1	Q2		Q4	Q1	Q2	Q3	Q4	Q1			Q4
TYP		1		COST	INFLATION UPDATE Q4 24			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
	H39	Window Replacements & External Redecoration	Windsor House	£2,260,000	£2,260,000	WIN	DSOR																		
	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	ТВС										İ				İ							
ш		Net Zero Retrofit Pilots		£50,000	£66,750																				
AMIN		Boiler Replacement Programme (Multiple Estate Programme)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000	£293,700			İ	l					3 YEAR I	BOILER REPLA	CEMENT PROG	RAMME								
OGR		Isleden - Domestic heat exchanger & control unit renewal		£150,000	£200,250										ISL	EDEN									
T PR		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050			ļ							SU	RVEY									
MEN		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250										SU	RVEY									
ÉST		Flat Roof Renewal & Insulation (Windsor House)		£400,000	£534,000										WI	NDSOR									
Ź		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000	£122,820														DRON, WINE	SOR & 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		£2,07	76,000			£90	4,000			£8	65,525			£1,	44,220			£867,200	0	

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

															TIN	IELINE									
WOR	KS			ESTIMATED	ESTIMATED		YEAR 1	(2023/24)			YEAR 2	2 (2024/25)			YEAR	3 (2025/26)			YEAR	4 (2026/27)			YEAR 5 (2	2027/28)	
TYF	KS REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					INFLATION UPDATE Q4 24	A M J	J J A S	OND	J F M	A M J	JAS	O N D	J F M	A M J	JAS	0 N [JFM	A M .	J J A S	O N D	J F M	A M J	J A S	O N D	J F M
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000	£136,000																				
MM		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																		İ	j		
GRA		Net Zero Retrofit Pilots		£20,000	£26,700)					l											İ	į		
PRO		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000	£32,040									3 YEAR	BOILER REPLA	CEMENT PRO	SRAMME								
EN EN		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000	£133,500						ļ				SU	RVEY									
STA		Tenants Electrical Testing		£11,200	£14,952	2																ļ	į		
N		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	3																			
		Communal Flooring (Multiple Estate Programme)		£5,000	£6,675														ļ						
			Spitalfields Total	£388,700	£473,355			£0			£13	36,000			£	24,030			£1	67,476			£145,	849	

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

															TIME	ELINE									
WORKS				ESTIMATED	ESTIMATED		YEAR '	(2023/24)			YEAR 2	2 (2024/25)			YEAR 3	3 (2025/26)			YEAR 4	(2026/27)			YEAR 5	(2027/28)	
WORKS	REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					INFLATION UPDATE Q4 24	A M .	ı J A S	O N D	J F N	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
		Net Zero Retrofit Pilots		£50,000	£66,75	0																			
MME ENT		Boiler Replacement Programme (Multiple Estate Programme)	18 in 2022, 27 in 2023, 1 in 2024 (subject to Net Zero strategy)	£138,000	£184,23	0								3 YEAR E	OILER REPLAC	EMENT PROG	RAMME								
INVESTMENT		CCTV Programme (Multiple Estate Programme)		£20,000	£26,70	0	İ																		
INVE PROG		Tenants Electrical Testing		£42,400	£56,60	4																			
			COLAT Total	£250,400	£334,28	4		£0	•		•	£0			£94	4,785			£178	3,089		i	£61	1,410	

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

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	UPLIFTED COST	TIMELINE				
COMBINED INVESTMENT FROGRAMME			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
5 Year Programme Estimated total	£99,576,520	£109,403,628	£24,585,000	£24,559,600	£26,167,425	£29,581,863	£6,883,915
Potential cost variance +25%	£124,470,650	£136,754,535	£30,731,250	£30,699,500	£32,709,281	£36,977,329	£8,604,894
Potential cost variance -25%	£74,682,390	£82,052,721	£18,438,750	£18,419,700	£19,625,569	£22,186,397	£5,162,936

EXCLUDING TBC SUMS

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

EXCLUDING TBC SUMS