



**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)				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
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelvecres)	£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 (E420k - GE 2 lifts at E280k, EW 1 lift at E140k, 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				REPAIRS																													
		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									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																																										
<b>Avondale Square Estate Total</b>				<b>£15,352,200</b>	<b>£17,131,787</b>	<b>£6,340,000</b>				<b>£1,258,000</b>				<b>£6,131,050</b>				<b>£2,467,125</b>				<b>£935,613</b>																									

**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)				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
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													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																																											
<b>Southwark Estate Total</b>				<b>£11,207,200</b>	<b>£12,685,475</b>	<b>£4,795,000</b>				<b>£4,147,500</b>				<b>£3,294,090</b>				<b>£1,615,095</b>				<b>£981,290</b>																									



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

Table with columns: WORKS TYPE, REF, PROJECT, SCOPE, ESTIMATED COST, ESTIMATED COST INFLATION UPDATE Q4 24, and a TIMELINE grid for years 1 to 5 (2023/24 to 2027/28).

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

Table with columns: WORKS TYPE, REF, PROJECT, SCOPE, ESTIMATED COST, ESTIMATED COST INFLATION UPDATE Q4 24, and a TIMELINE grid for years 1 to 5 (2023/24 to 2027/28).

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

Table with columns: WORKS TYPE, REF, PROJECT, SCOPE, ESTIMATED COST, ESTIMATED COST INFLATION UPDATE Q4 24, and a TIMELINE grid for years 1 to 5 (2023/24 to 2027/28).

## 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)				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
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																																										
	<b>COLAT Total</b>				<b>£250,400</b>	<b>£334,284</b>	<b>£0</b>				<b>£0</b>				<b>£94,785</b>				<b>£178,089</b>				<b>£61,410</b>																								

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

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	UPLIFTED COST	TIMELINE				
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>5 Year Programme Estimated total</b>	<b>£99,576,520</b>	<b>£109,403,628</b>	<b>£24,585,000</b>	<b>£24,559,600</b>	<b>£26,167,425</b>	<b>£29,581,863</b>	<b>£6,883,915</b>
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

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