

Project Summary

Project Name Golden Lane Window Refurbishment Programme Reporting Date & Number 16/09/2024 (1) Project Number 29100102/73/74 PM NICK CONDON



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|-------------------------------|---------------|--------------|------------|----------|
| Court Approval | | | 07/12/17 | Complete |
| Gateway 4c | | | 13/03/23 | Complete |
| Planning Permission - Phase 1 | | | | Complete |
| Procurement - Phase 1 | | 05/07/24 | | Ongoing |
| Gateway 5 - Phase 1 | 10/01/25 | | | Pending |
| Building works - Phase 1 | 30/03/25 | | | Pending |
| Planning Permission - Phase 2 | 21/01/25 | | | Pending |
| Procurement - Phase 2 | | | | Pending |
| Gateway 5 - Phase 2 | | | | Pending |
| Building works - Phase 2 | | | | Pending |

| HEALTH & SAFETY |
|-----------------|
| Accidents: 0 |
| Near Misses: 0 |
| Issues: 0 |

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|------|-------------|
| | 0 | 0 | 0 |
| Cost (£) | 0 | 0 | 0 |

| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | AMBER | GREEN |

Summary

Phase 1 - Proposed works to Grade II* Listed **Crescent House** include windows repairs and refurbishment; installation of new vacuum glazing; new roof covering and insulation; soffit insulation; mechanical ventilation system; some heating systems changed from gas to electric; tile repairs to columns. Planning permission obtained late 2023.

The procurement process is currently underway; It's a two-stage tender. Stage 1 closed 13 August, the evaluation process is currently underway and proceeding with due care due to the risk to the project if the wrong profile of contractor should be selected. The issue of stage 2 of the tender is anticipated by late October.

Estimated project cost is £13m: estimates will be refined once the commercial returns in Stage 2 of the procurement can be analysed.

Legal advice on leaseholder recovery has been sought and remains pending. This information is critical for the Stage 2 S20 consultation.

Phase 2 - Design work and testing is continuing for the blocks of the **Wider Estate**; planning applications are expected to be submitted in January 2025. Estimated cost of phase 2 is £17m

A full update report will be presented to the next Community & Children's Services Committee (Nov 24).

| Financial Summary | Approved Budget TD | Commitment | Spend TD | Projected Outturn Costs |
|--------------------|--------------------|-----------------|-----------------|-------------------------|
| Staff Costs | £194,371 | £0 | £131,115 | TBC |
| Fees | £1,517,623 | £247,395 | £772,897 | TBC |
| Works | £1,216,867 | £60,109 | £136,567 | £30,000,000 |
| SUB TOTAL | £2,734,490 | £307,504 | £909,464 | £30,000,000 |
| Risk Register | £0 | £0 | £0 | £0 |
| GRAND TOTAL | £2,734,490 | £307,504 | £909,464 | £30,000,000 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 4 | 13/03/23 | £473,118 | £0 |
| Gateway 5 | | | £0 |
| Gateway 6 | | | £0 |

| Risks and Issues | |
|--|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 recovery on grounds of the works being improvements or due to disrepair. Advice from legal sought but overdue |
| Resourcing | A fully resourced Major works team needs to be in place to effectively manage the works. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out throughout the project to keep a focus on cost and delivery to budget. |
| Electrical Supply | The electrical supply into Crescent House may not have sufficient capacity for all flats to be converted to electric heating. Tests underway |
| Procurement failure | Unsuitable contractors tendering for project. Robust evaluation procedures in place |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that the full extent of works may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

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|--------------|-------------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|
| Project Name | Holloway Estate Windows Replacement | Reporting Date & Number | 16/09/2024 (1) | Project Number | 29100103 | PM | Rafael Cardenas |
|--------------|-------------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|--------------------------|---------------|--------------|------------|----------|
| Gateway 3/4 | | | 17/11/17 | Complete |
| Court Approval | | | 07/12/17 | Complete |
| Planning Application (1) | | | 28/02/20 | Complete |
| Main Tender | | | 01/11/21 | Complete |
| Gateway 5 | | | 25/04/22 | Complete |
| Planning Application (2) | | | 06/07/23 | Complete |
| Building Contract | | 04/01/23 | 24/01/24 | Complete |
| Completion | | | 24/01/24 | Complete |

| HEALTH & SAFETY | |
|-----------------------------|---|
| Accidents: 0 | No accidents reported during the last month. |
| Near Misses: 0 | |
| Issues: 0 | |
| Latest H&S Score: | |
| Site tidy and well laid out | No complaints reported during the last month. |
| Hot Work Permits | N/A |

| Change Request | Raised | Appr | Outstanding |
|------------------|--------|------|-------------|
| Time / Slippage: | 1 | 1 | 0 |
| SoW: | 16 | 16 | 0 |
| Cost (£) | 9 | 9 | 0 |

| Status | | | |
|---------------|-----------|-------|----------|
| Budget | Programme | Risks | Quality |
| GREEN | GREEN | GREEN | GREEN |
| Budget Update | EOT No2 | N/A | Snagging |

Summary

This project addresses the need for the window replacements and redecoration at Holloway estate and Whitby Court, as well as provide a basis for establishing a platform for programming the future cyclical redecoration for the internal and external common parts across the Estate.

The project suffered lengthy delays during it's early stages. The works were procured during the restrictions and lockdowns of the COVID-19 public health crisis which made it extremely challenging for prospective contractors to undertake the required site surveys. After every lockdown, officers needed to engage with the contractors to confirm their prices and review the tender documents amid constantly changing circumstances. The contractor Mulalley & Co Ltd were appointed to complete the works in January 2023.

Issues Reports were submitted and approved in November 2023 and April 2024. The original planning consent contained a condition explicitly ruling out the inclusion of trickle vents within the window frames. A change in the Approved Document F of the Building Regulations, after the design works were long completed, required the new windows to be fitted with trickle vents in order to avoid a lack of background ventilation that could lead to condensation and mould growth. The consent therefore required amendment to facilitate the installation of trickle vents. Additional funding was required to facilitate this and the extensions of time required to carry out the additional works.

All works at Holloway Estate and Whitby Court are now complete with Practical Completion achieved on 24th January 2024.

The health & safety file and final accounts are being reviewed and a Gateway 6 report is being prepared.

Next milestone to be achieved: Gateway 6.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|--------------------|----------------------|------------------|----------------------|--------------|-------------------------|
| Staff Costs | £87,095.00 | £0.00 | £69,438.25 | £0.00 | £69,438.25 |
| Fees | | | | | |
| Design Team | £161,103.00 | £3,681.00 | £87,071.21 | £0.00 | £87,071.21 |
| Legal Fees | £981.00 | | £981.00 | | £981.00 |
| Works | £4,498,939.00 | £0.00 | £4,334,443.11 | £0.00 | £4,498,939.00 |
| SUB TOTAL | £4,748,118.00 | £3,681.00 | £4,491,933.57 | £0.00 | £4,656,429.46 |
| Risk Register | | | | £0.00 | |
| GRAND TOTAL | £4,748,118.00 | £3,681.00 | £4,491,933.57 | £0.00 | £4,656,429.46 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 5 | 25/04/22 | £3,559,919 | N/A |
| Issue Report 1 | 26/05/22 | £4,681,409 | N/A |
| Issue Report 2 | 08/05/24 | £4,835,281 | N/A |
| Gateway 6 | | | |

Risks and Issues

| | |
|---|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Weather delays. | The weather impact on this project would be high as the majority of works are taking place outdoors. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out |
| Challenge to tender awarding process. | A robust tendering process and cost evaluation has been undertaken. |
| Delay to works completion leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

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|--------------|-----------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|
| Project Name | Sydenham Hill Windows Replacement | Reporting Date & Number | 16/09/2024 (1) | Project Number | 29100106 | PM | Rafael Cardenas |
|--------------|-----------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|----------------------|---------------|--------------|------------|----------|
| Gateway 3/4 | | | 17/11/17 | Complete |
| Court Approval | | | 07/12/17 | Complete |
| Planning Application | | | 28/04/21 | Complete |
| Main Tender | | | 14/04/21 | Complete |
| Gateway 5 | | | 17/02/22 | Complete |
| Building Contract | 05/09/22 | 05/09/22 | 29/03/23 | Complete |
| Completion | | | 14/03/24 | Complete |

| HEALTH & SAFETY | |
|-----------------------------|---|
| Accidents: 0 | No accidents reported during the last month. |
| Near Misses: 0 | |
| Issues: 0 | |
| Latest H&S Score: | |
| Site tidy and well laid out | No complaints reported during the last month. |
| Hot Work Permits | N/A |

| Change Request | Raised | Appr | Outstanding |
|------------------|--------|------|-------------|
| Time / Slippage: | 2 | 2 | 0 |
| SoW: | 6 | 6 | 0 |
| Cost (£) | 6 | 6 | 0 |

| Status | | | |
|---------------|-----------|-------|----------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | AMBER | GREEN |
| Budget Update | EOT No2 | N/A | Snagging |

Summary

This project addresses the need for the window replacements and external redecoration at Lammis Green and Otto Close, as well as provide a basis for establishing a platform for programming the future cyclical redecoration for the internal and external common parts across the Estate.

The project suffered lengthy delays during its early stages. The works were procured during the restrictions and lockdowns of the COVID-19 public health crisis which made it extremely challenging for prospective contractors to undertake the required site surveys. After every lockdown, officers needed to engage with the contractors to confirm their prices and review the tender documents amid constantly changing circumstances. The contractor ETEC was finally appointed and works began onsite in September 2022.

Issues Reports were submitted and approved (Nov 23 & July 24) due to additional costs incurred following resident objections to the original location of the site compound in the green area, so, at the request of Members, it was relocated to the underground garages at Otto Close (which was planned to be demolished as part of the new Sydenham Hill development). The compound then had to be moved again to accommodate demolition and delivery of the development project sharing the same site. Further additional costs were incurred due to required changes to ventilation to comply with changes in legislation that occurred after the original planning consent was obtained and cost inflation on materials whilst planning amendments were made.

All works at Sydenham Hill are now complete with Practical Completion achieved on 14th March 2024.

The health & safety file and final accounts are being reviewed and a Gateway 6 report is being prepared.

Next milestone to be achieved: Gateway 6.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|--------------------|----------------------|--------------|----------------------|--------------|-------------------------|
| Staff Costs | £61,580.00 | £0.00 | £61,557.54 | £0.00 | £61,557.54 |
| Fees | | | | | |
| Design Team | £93,620.00 | £0.00 | £39,170.82 | £0.00 | £39,170.82 |
| Legal Fees | £656.00 | £0.00 | £656.00 | £0.00 | £656.00 |
| Works | £1,113,466.00 | £0.00 | £1,113,466.00 | £0.00 | £1,113,466.00 |
| Issue Report 1 | £310,033.00 | £0.00 | £310,033.00 | £0.00 | £310,033.00 |
| Issue Report 2 | £139,654.57 | £0.00 | £76,478.76 | £0.00 | £139,654.57 |
| SUB TOTAL | £1,719,009.57 | £0.00 | £1,601,362.12 | £0.00 | £1,664,537.93 |
| Risk Register | | | | £0.00 | |
| GRAND TOTAL | £1,719,009.57 | £0.00 | £1,601,362.12 | £0.00 | £1,664,537.93 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 5 | 17/02/22 | £1,217,610 | N/A |
| Issue Report 1 | 01/11/23 | £1,664,370 | N/A |
| Issue Report 2 | 04/07/24 | £1,719,010 | N/A |
| Gateway 6 | | | |

| Risks and Issues | |
|---|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Weather delays. | The weather impact on this project would be high as the majority of works are taking place outdoors. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out |
| Challenge to tender awarding process. | A robust tendering process and cost evaluation has been undertaken. |
| Delay to works completion leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

Project Name Windsor House Windows Replacement Reporting Date & Number 16/09/2024 (1) Project Number 29100108 PM Rafael Cardenas



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|----------------------|---------------|--------------|------------|----------|
| Gateway 3/4 | | | 17/11/17 | Complete |
| Court Approval | | | 07/12/17 | Complete |
| Planning Application | | | 06/12/19 | Complete |
| Main Tender | | | 01/06/22 | Complete |
| Gateway 5 | | | 27/07/22 | Complete |
| Building Contract | 31/10/22 | 31/10/22 | 23/05/23 | Complete |
| Completion | | | 06/06/24 | Complete |

| HEALTH & SAFETY | |
|-----------------------------|---|
| Accidents: 0 | No accidents reported during the last month. |
| Near Misses: 0 | |
| Issues: 0 | |
| Latest H&S Score: | |
| Site tidy and well laid out | No complaints reported during the last month. |
| Hot Work Permits | N/A |

| Change Request | Raised | Appr | Outstanding |
|------------------|--------|------|-------------|
| Time / Slippage: | 5 | 5 | 0 |
| SoW: | 15 | 15 | 0 |
| Cost (£) | 2 | 2 | 0 |

| Status | | | |
|---------------|-----------|-------|----------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | AMBER | GREEN |
| Budget Update | EOT No5 | N/A | Snagging |

Summary

This project addresses the need for the window replacements and external redecoration at Windsor House, as well as provide a basis for establishing a platform for programming the future cyclical redecorations for the internal and external common parts across the Estate.

The project suffered lengthy delays during it's early stages. The works were procured during the restrictions and lockdowns of the COVID-19 public health crisis which made it extremely challenging for prospective contractors to undertake the required site surveys. After every lockdown, officers needed to engage with the contractors to confirm their prices and review the tender documents amid constantly changing circumstances. The contractor ETEC was finally appointed and works began onsite in November 2022.

Issues Reports were submitted and approved (Nov 23 & July 24) due to the discovery of lead paint, asbestos, the need for additional works to the dormer windows, and additional costs incurred due to required changes to ventilation to comply with changes in legislation that occurred after the original planning consent was obtained.

All works at Windsor House are now complete with Practical Completion achieved on 6th June 2024.

The health & safety file and final accounts are being reviewed and a Gateway 6 report is being prepared.

Next milestone to be achieved: Gateway 6.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|--------------------|----------------------|--------------|----------------------|--------------|-------------------------|
| Staff Costs | £43,437.00 | £0.00 | £43,410.00 | £0.00 | £43,410.00 |
| Fees | | | | | |
| Design Team | £59,332.00 | £0.00 | £11,016.01 | £0.00 | £11,016.01 |
| Legal Fees | £675.00 | £0.00 | £675.00 | £0.00 | £675.00 |
| Works | £1,595,186.83 | £0.00 | £1,595,186.83 | £0.00 | £1,595,186.83 |
| Issue Report 1 | £562,307.97 | £0.00 | £308,262.82 | £0.00 | £562,307.97 |
| Issue Report 2 | £653,520.55 | £0.00 | £653,520.55 | £0.00 | £653,520.55 |
| SUB TOTAL | £2,914,459.35 | £0.00 | £2,612,071.21 | £0.00 | £2,866,116.36 |
| Risk Register | | | | £0.00 | |
| GRAND TOTAL | £2,914,459.35 | £0.00 | £2,612,071.21 | £0.00 | £2,866,116.36 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 5 | 08/07/22 | £1,670,431 | N/A |
| Issue Report 1 | 01/11/23 | £2,260,939 | N/A |
| Issue Report 2 | 04/07/24 | £2,914,459 | N/A |
| Gateway 6 | | | |

Risks and Issues

| | |
|---|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Weather delays. | The weather impact on this project would be high as the majority of works are taking place outdoors. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out throughout the project to keep a focus on cost and delivery to budget. |
| Challenge to tender awarding process. | A robust tendering process and cost evaluation has been undertaken. |
| Delay to works completion leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

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|--------------|--------------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|
| Project Name | Southwark Estate Windows Replacement | Reporting Date & Number | 16/09/2024 (1) | Project Number | 29100104 | PM | Rafael Cardenas |
|--------------|--------------------------------------|-------------------------|----------------|----------------|----------|----|-----------------|



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|------------------------|---------------|--------------|------------|----------|
| Gateway 3/4 | | | 17/11/17 | Complete |
| Court Approval | | | 07/12/17 | Complete |
| Planning Application 1 | | | 29/11/19 | Complete |
| Main Tender | | | 10/05/22 | Complete |
| Gateway 5 | | | 08/06/22 | Complete |
| Building Contract | 31/10/22 | 31/10/22 | | Ongoing |
| Planning Application 2 | | | 04/10/23 | Complete |
| Completion | 31/10/24 | | | Ongoing |

| HEALTH & SAFETY | |
|-----------------------------|---|
| Accidents: 0 | No accidents reported during the last month. |
| Near Misses: 0 | TBC |
| Issues: 0 | TBC |
| Latest H&S Score: | TBC |
| Site tidy and well laid out | No complaints reported during the last month. |
| Hot Work Permits | N/A |

| Change Request | Raised | Appr | Outstanding |
|------------------|--------|------|-------------|
| Time / Slippage: | 3 | 2 | 1 |
| SoW: | 16 | 5 | 11 |
| Cost (£) | 1 | 1 | 0 |

| Status | | | |
|---------------|-----------|-------|----------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | AMBER | GREEN |
| Budget Update | EOT No3 | N/A | Snagging |

Summary

This project will address the need for the window replacements and external redecoration at Pakeman House, Stopher House and Sumner Buildings, as well as provide a basis for establishing a platform for programming the future cyclical redecoration for the internal and external common parts across the Estate.

The project suffered lengthy delays during its early stages. The works were procured during the restrictions and lockdowns of the COVID-19 public health crisis which made it extremely challenging for prospective contractors to undertake the required site surveys. After every lockdown, officers needed to engage with the contractors to confirm their prices and review the tender documents amid constantly changing circumstances. The contractor ETEC was finally appointed and works began onsite in November 2022. Consequently, the tender stage was delayed to the point that, on appointment of the successful contractor, there was little time (one week) to implement the previously obtained planning permission before that approval expired. Prior to commencing works the Contractor was required to carry out testing of existing paint to all previously painted surfaces to identify if lead content was present. The survey revealed that lead paint was prevalent in windows and across communal areas. Work necessarily could not commence and consequently planning permission expired. Renewed planning permission was obtained in October 2023. An Issues Report was submitted and approved in July 2024 to cover additional costs incurred by the new to renew planing permission, changes to ventilation to comply with changes in legislation and for inclusion of balcony doors at Sumner Buildings which had been omitted from the original scope of works.

Programme Status:

* **Pakeman House:**
 Redecoration Works: 90%
 Window Replacement: 100%
 Mechanical Ventilation: 100%
 Snagging: In Progress.

* **Stopher House:**
 Redecoration Works: 90%
 Window Replacement: 65%
 Mechanical Ventilation: 65%
 Snagging: In Progress.

* **Sumner Buildings:**
 Redecoration Works: 87%
 Window Replacement: 65%
 Mechanical Ventilation: 65%
 Snagging: In Progress.

Practical completion expected 31/10/2024

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|--------------------|----------------------|--------------------|----------------------|--------------|-------------------------|
| Staff Costs | £104,650.00 | £0.00 | £76,889.49 | £0.00 | £104,650.00 |
| Fees | | | | | |
| Design Team | £61,288.00 | £0.00 | £40,318.82 | £0.00 | £61,288.00 |
| Legal Fees | £896.00 | £0.00 | £896.00 | £0.00 | £896.00 |
| Works | £4,127,731.00 | £258,731.00 | £3,868,999.82 | £0.00 | £6,164,815.03 |
| Issue Report | £2,037,084.03 | £0.00 | £0.00 | £0.00 | |
| | | | | | |
| | | | | | |
| | | | | | |
| SUB TOTAL | £6,331,649.03 | £258,731.00 | £3,987,104.13 | £0.00 | £6,331,649.03 |
| Risk Register | | | | £0.00 | |
| GRAND TOTAL | £6,331,649.03 | £258,731.00 | £3,987,104.13 | £0.00 | £6,331,649.03 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 5 | 08/06/22 | £4,294,564 | N/A |
| Issue Report | 04/07/24 | £6,331,649 | N/A |
| Gateway 6 | | | |

| Risks and Issues | |
|---|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Weather delays. | The weather impact on this project would be high as the majority of works are taking place outdoors. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out |
| Challenge to tender awarding process. | A robust tendering process and cost evaluation has been undertaken. |
| Delay to works completion leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

Project Name William Blake Windows & Redecorations Reporting Date & Number 18/09/2024 (1) Project Number 29100107 APM/PM Jason Crawford / Rafael Cardenas



| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| Green | Green | Green | Green |

Summary

This project will address the need for the Window Replacements and external redecoration at William Blake Estate as well as a basis for establishing a platform for programming the future cyclical redecoration for the internal and external common parts across the Estate.

This project has suffered significant delays during its development period, firstly as with the other HRA Window Replacement Projects through the enforced delays of the Covid-19 public health crisis, and then secondly, after completing procurement for the works, the City's Capital Programme Review. During this second enforced hiatus, both the tender returns submitted and the planning permission obtained expired. Approaches were made to the Local Planning Authority seeking an extension of time to allow us to undertake the tender pricing submissions again, but this was rejected. As such, we will have to undertake full planning approvals again and re-tender for the works. Due to changes in legislation the previously submitted designs will need to be respecified. Procurement for a new design team is expected to go live end Sept 2024.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|------------------------|---------------------|------------|--------------------|------------|-------------------------|
| Staff Costs | £ 48,324.00 | £ - | £ 13,318.00 | £ - | £ 70,000.00 |
| Works | £ - | £ - | £ - | £ - | £ - |
| Fees | | | | | |
| Comms Consultant | £ - | £ - | £ - | £ - | £ - |
| Design Review Panel | £ - | £ - | £ - | £ - | £ - |
| Multidis Design Team | £ 276,105.00 | £ - | £ 43,823.00 | £ - | £ 319,928.00 |
| Planning Consultant | £ - | £ - | £ - | £ - | £ - |
| Planning Fees | £ - | £ - | £ - | £ - | £ - |
| Quantity Surveyor | £ - | £ - | £ - | £ - | £ - |
| Other (please specify) | £ - | £ - | £ - | £ - | £ - |
| Surveys | | | | | |
| Structural | £ - | £ - | £ - | £ - | £ - |
| M&E | £ - | £ - | £ - | £ - | £ - |
| SUB TOTAL | £ 324,429.00 | £ - | £ 57,141.00 | £ - | £ 389,928.00 |
| Risk Register | £ - | £ - | £ - | £ - | £ - |
| GRAND TOTAL | £324,429.00 | £ - | £57,141.00 | £ - | £389,928.00 |
| Actuals and Committed | | | | | |

| Key Milestones | Planned Start | Actual Start | Completion | Status |
|----------------------|---------------|--------------|------------|----------|
| Gateway 3/4 | 18/09/2023 | 18/09/2023 | 18/09/2023 | Complete |
| Planning Application | | | | |
| Main Tender | | | | |
| Gateway 5 | | | | |
| Building Contract | | | | |
| Completion | | | | |

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|-------|-------------|
| Cost (£) | £ 0 - | £ 0 - | £ 0 - |

| HEALTH & SAFETY |
|-----------------|
| Accidents: 0 |
| Near Misses: 0 |
| Issues: 0 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|-----------------|-----------------|-----|
| Gateway 3 | 15 January 2023 | £ 276,105.00 | £ - |
| Gateway 4 c | | | |
| Gateway 5 | | | |
| Gateway 6 | | | |

Risks and Issues

| Risks |
|---|
| 1 Section 20 Challenges. |
| 2 Weather delays. |
| 3 Continued deterioration of windows |
| 4 Delay to works completion leads to project overrunning |
| 5 Significant Change in sustainability sector |
| 6 Recommendations not approved |
| 7 Increase in pricing during works |
| 8 Challenge to tender awarding process. |
| 9 Contractor Financial Viability |
| 10 Works more extensive than planned for |
| 11 Residents refuse access. |
| 12 Fire risk assessments (FRA's) |
| 13 Capital Programme Review |
| Issues |
| 13 Last capital review caused delays which led to planning approvals expiring. Gateway 3/4 process began again. Project cost estimates increased £743,278 . |

Project Summary

Project Name Middlesex Street Estate Heating Replacement Reporting Date & Number 16/09/24 (1) Project Number 29100130 PM Neil Clutterbuck



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|-------------------|---------------|--------------|------------|----------|
| Gateway 1&2 | | | 23/02/15 | Complete |
| Gateway 3/4 | | | 19/07/18 | Complete |
| Main Tender | 01/08/18 | 01/12/18 | 31/05/19 | Complete |
| Gateway 5 | 01/06/19 | 13/09/19 | 20/09/19 | Complete |
| Building Contract | | 05/11/19 | | Ongoing |

| HEALTH & SAFETY |
|-----------------|
| Accidents: 0 |
| Near Misses: 0 |
| Issues: 0 |

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|------|-------------|
| Cost (£) | 0 | 0 | 0 |

| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| AMBER | RED | AMBER | GREEN |

Summary

The scope of this project is to replace the communal heating and hot water system, including boilers, distribution pipe work, heating controls and emitters with a more modern, efficient system. TSG were appointed to complete the works in Oct/Nov 2019.

Progress with the contract was significantly delayed due to the Covid 19 public health crisis, and was subject to further length delays due to planning objections relating to the location and appearance of external pipework. An Issues Report was submitted and approved in November 2023 to cover additional costs following material and labour cost inflation and the extensive delays experienced during he pandemic.

Installations of replacement heating systems remain ongoing across Petticoat Square. There are still five refusals in Petticoat Tower, and a further one, possibly two, flats in Petticoat Square now awaiting the outcome of the tribunal that is being dealt with by the City's legal department (to be heard December 2024). We are also having more standard access issues with some residents around Petticoat Square and are working with our colleagues in the estate office to try and overcome these.

Once the legal issues have been resolved, if as seems likely, the contractor will have vacated the site then there will be additional costs for them to return to complete any properties outstanding as their site setup and welfare facilities would need to be reestablished.

A further Issues Report is in preparation to seek additional funding following the discovery of unanticipated asbestos which is required to be removed to complete the remaining installations. A contract uplift circa £200k is anticiapted to be requested.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|--------------------|----------------------|--------------------|----------------------|--------------|-------------------------|
| Staff Costs | £325,564.00 | 0.00 | 176,441.87 | £0.00 | £325,564.00 |
| Fees | £73,800.00 | £9,740.00 | £54,535.00 | £0.00 | £73,800.00 |
| Works | £3,950,025.00 | 130,501.46 | 3,819,523.54 | £0.00 | £3,950,025.00 |
| SUB TOTAL | £4,349,389.00 | £140,241.46 | £4,050,500.41 | £0.00 | £4,349,389.00 |
| Risk Register | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 |
| GRAND TOTAL | £4,349,389.00 | £140,241.46 | £4,050,500.41 | £0.00 | £4,349,389.00 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|------------------|------------|-----------------|-----|
| Gateway 2 | 23/02/2015 | £35,000 | £0 |
| Gateway 3/4 | 19/07/2018 | £58,000 | £0 |
| Gateway 5 | 13/09/2019 | £3,125,639 | £0 |
| Gateway 5 Issues | 01/11/2023 | £4,349,339 | £0 |
| Gateway 6 | | | |

| Risks and Issues | |
|---|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Increase in pricing during works. | A clear contract and robust contract management will be carried out throughout the project to keep a focus on cost and delivery to budget. |
| Delay to works completion leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

| | | | | | | | |
|--------------|--|-------------------------|----------------|----------------|----------|----|------------------|
| Project Name | Fire Door Replacement - Lot 2 Avondale | Reporting Date & Number | 16/09/2024 (1) | Project Number | 29100167 | PM | NEIL CLUTTERBUCK |
|--------------|--|-------------------------|----------------|----------------|----------|----|------------------|



| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | GREEN | GREEN |

Summary

This project forms part a programme of works to replace all identified fire doors (residential front doors, communal corridor doors and service cupboard doors), including any associated panel surrounds and fanlight windows, within City of London Housing managed residential blocks. At Gateway 4, approval was granted to proceed to procurement on an estate-by-estate basis (divided into Lots) with each procured contract to be authorised by a separate Gateway 5 report on the regular approval track. This report concerns Lot 2 of the programme encompassing Avondale Square Estate.

Gerda were awarded this project through the Hyde Framework (Pretium). There was an initial delay to the project due to the COL budget reviews that were taking place at the time.

All low level general needs blocks are now complete.

The residential front doors in the three Point Blocks are currently being replaced but the communal doors are on hold until ingoing issues are resolved with the Sprinkler system project. Harman Close communal doors are also on hold as there are cables for the door entry system, the fire alarm system and the warden call lines that have been installed by penetrating through the existing doorsets, This prevents these doors from be removed for replacement until such essential services are renewed and relocated. A new project to do this is being developed.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | Projected Outturn Costs |
|--------------------|--------------------|-------------------|-------------------|-------------------------|
| Staff Costs | £100,000 | £0 | £39,491 | £60,000 |
| Fees | £100,000 | £0 | £1,970 | £20,000 |
| Works | £2,843,751 | £1,168,123 | £1,675,628 | £2,843,751 |
| SUB TOTAL | £3,043,751 | £1,168,123 | £1,717,089 | £2,923,751 |
| Risk Register | £0 | £0 | £0 | |
| GRAND TOTAL | £3,043,751 | £1,168,123 | £1,717,089 | £2,923,751 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 1-4 | 13/12/19 | £150,000 | £0 |
| Gateway 5 | 04/11/22 | £3,043,751 | £0 |
| Gateway 6 | | | £0 |

| Risks and Issues | |
|---|--|
| Increase in pricing during works. | A clear contract and robust contract management will be |
| Existing doorsets cannot be removed due to penetrations of essential services | Services to be renewed in forthcoming projects, fire door replacements reprogrammed to follow. |
| Delay to other works completion (Sprinkler install) leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the |

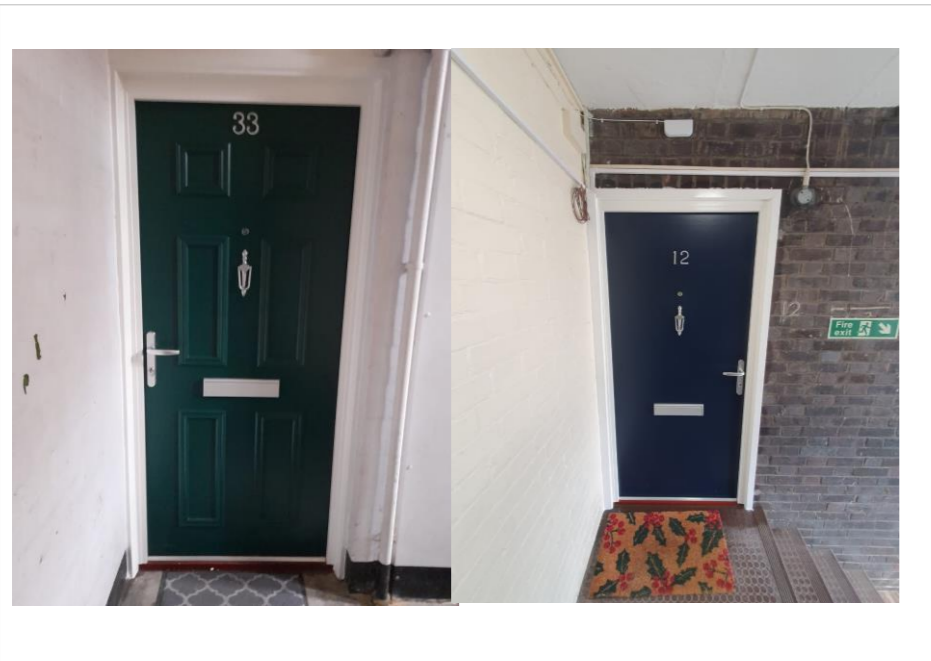
| Key Milestones | Planned Start | Actual Start | Completion | Status |
|----------------|---------------|--------------|------------|----------|
| Gateway 1-4 | | | 16/12/19 | Complete |
| Main tender | 23/09/22 | | 23/02/23 | Complete |
| Gateway 5 | 04/11/22 | | 09/11/22 | Complete |
| Building works | 15/03/23 | | | Ongoing |

HEALTH & SAFETY
 Accidents: 0
 Near Misses: 0
 Issues: 0
 Site tidy and well laid out: No complaints reported

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|------|-------------|
| Cost (£) | 0 | 0 | 0 |

Project Summary

Project Name Fire Door Replacement - Lot 3 Various Estates Reporting Date & Number 16/09/2024 (1) Project Number 2910069/70/71/72 PM NEIL CLUTTERBUCK



| Key Milestones | Planned Start | Actual Start | Completion | Status |
|----------------|---------------|--------------|------------|----------|
| Gateway 1-4 | | | 16/12/19 | Complete |
| Main Tender | | | 01/02/23 | Complete |
| Gateway 5 | | | 20/02/23 | Complete |
| Building Works | | | | Ongoing |

| HEALTH & SAFETY |
|---|
| Accidents: 0 |
| Near Misses: 0 |
| Issues: 0 |
| Site tidy and well laid out: No complaints reported |

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|------|-------------|
| | 0 | 0 | 0 |
| Cost (£) | 0 | 0 | 0 |

| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| GREEN | AMBER | GREEN | GREEN |

Summary

This project forms part a programme of works to replace all identified fire doors (residential front doors, communal corridor doors and service cupboard doors), including any associated panel surrounds and fanlight windows, within City of London Housing managed residential blocks. At Gateway 4, approval was granted to proceed to procurement on an estate-by-estate basis (divided into Lots) with each procured contract to be authorised by a separate Gateway 5 report on the regular approval track. This report concerns Lot 3 of the programme encompassing William Blake Estate, Sumner Buildings, Dron House & Petticoat Tower.

Gerda were awarded this project through the Hyde Framework.

William Blake Estate - all residential doors are complete. There were some communal doors in Blake House that required special testing, this is now complete and the doors are in fabrication with the subsequent install to take place in due course.

Sumner Buildings - there is one outstanding residential door to be replaced, but we are liaising with the legal department to obtain access.

Dron House- there is one door to be replaced that we were liaising with the legal department. This is now near resolution and will be replaced at the earliest convenience.

Petticoat Tower- we have been unable to replace the communal doors in Petticoat Tower to date due to the sprinkler system project and possible damage to the new doors, while work is ongoing. We are expecting the sprinkler contractor to vacate site shortly which will allow Gerda access to the communal areas. Although space to accommodate a further contractor on Middlesex Street Estate will be of a premium due to the Eastern Base police project, following a productive on-site meeting with Neilcott, the contractors undertaking these works, an amicable agreement has been made for the location of the site set-up required for the tower communal doors to take place.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | Projected Outturn Costs |
|-----------------------|--------------------|-----------------|-----------------|-------------------------|
| Staff Costs | | | | |
| William Blake House | £7,500 | £0 | £7,173 | £7,500 |
| Sumner Buildings | £7,500 | £0 | £7,247 | £7,500 |
| Dron House | £7,500 | £0 | £6,179 | £7,500 |
| Petticoat Tower | £7,500 | £0 | £98 | £7,500 |
| Fees | £30,000 | £5,699 | £2,443 | £10,000 |
| Works | | | | |
| William Blake House | £439,550 | £95,138 | £355,636 | £439,550 |
| Sumner Buildings | £356,467 | £55,955 | £300,511 | £356,467 |
| Dron House | £291,005 | £63,435 | £227,570 | £291,005 |
| Petticoat Tower | £224,724 | £223,708 | £1,016 | £224,724 |
| SUB TOTAL | £1,311,746 | £438,236 | £884,733 | £1,311,746 |
| Risk Register | £0 | £0 | £0 | £0 |
| GRAND TOTAL | £1,371,746 | £443,935 | £907,873 | £1,351,746 |
| Actuals and Committed | | | | |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|----------|-----------------|-----|
| Gateway 1 to 4 | 16/12/19 | £150,000 | £0 |
| Gateway 5 | 44,977 | £1,371,747 | £0 |
| Gateway 6 | | | |

| Risks and Issues | |
|---|--|
| Increase in pricing during works. | A clear contract and robust contract management will be carried out |
| Delay to other works completion (Sprinkler install) leads to project overrunning. | No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. |
| Contractor Financial Viability. | Procurement colleagues undertake financial viability assessments as part of the tender process. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |

Project Summary

| | | | | | | | |
|--------------|--|-------------------------|----------------|----------------|----------|----|-------------------|
| Project Name | George Elliston and Eric Wilkins Refurbishment | Reporting Date & Number | 17/09/2024 (1) | Project Number | 29800156 | PM | Lochlan MacDonald |
|--------------|--|-------------------------|----------------|----------------|----------|----|-------------------|



| Status | | | |
|--------|-----------|-------|---------|
| Budget | Programme | Risks | Quality |
| GREEN | RED | AMBER | GREEN |

Summary

This project follows on from the aborted scheme to carry out repairs at the same time as new flats were constructed on the roofs of George Elliston and Eric Wilkins Houses on the Avondale Square Estate. Since cancellation of the development scheme, progress with the refurbishment only project was delayed as part of the City's Capital Programme Review whereby this project was selected for short-term deferral until HRA budgets could accommodate. The appointment of a consultant was delayed whilst options for the brief were considered and possible funding avenues were considered outside of the HRA.

The project scope covers: replace roof and windows, refurbish lift, brickwork repairs, communal redecoration, and drainage works as necessary.

Studio Partington have been appointed to carry out a full condition survey, design work, options appraisal and to assist with the tender process and the project management. Survey and design work is ongoing.

| Financial Summary | Approved Budget TD | Commitment | Spend TD | EWN/ CRP | Projected Outturn Costs |
|----------------------|--------------------|--------------|------------------|--------------|-------------------------|
| Staff Costs | £50,000.00 | | £3,887.00 | £0.00 | £50,000.00 |
| Fees | £150,000.00 | | | | |
| Design Architect | £110,000.00 | £72,770.00 | £20,100.00 | £0.00 | £92,870.00 |
| Guardian Consultancy | £20,000.00 | | £17,130.00 | £0.00 | £17,130.00 |
| Planning Consultant | | | | | |
| Planning Fees | | | | | |
| Quantity Surveyor | | | | | |
| Works | £0.00 | £0.00 | £0.00 | £0.00 | £3,540,000.00 |
| SUB TOTAL | £200,000.00 | £0.00 | £3,887.00 | £0.00 | £3,700,000.00 |
| Risk Register | £0.00 | £0.00 | £0.00 | £0.00 | TBC |
| GRAND TOTAL | £200,000.00 | £0.00 | £3,887.00 | £0.00 | £3,700,000.00 |

| Key Milestones | Planned Start | Actual Start | Completion | Status |
|------------------------------|---------------|--------------|------------|----------|
| Gateway 1 & 2 | | | 11/12/20 | Complete |
| Appt Consultant | 01/01/21 | 01/01/22 | 01/11/23 | Complete |
| Options Appraisal | 01/04/21 | 01/04/24 | 30/08/24 | Complete |
| Gateway 3/4 Option Appraisal | 01/04/21 | 01/01/25 | 31/01/25 | Pending |
| Section 20 Pre tender | | 01/02/25 | 31/03/25 | Pending |
| Main Tender | 15/04/25 | | 15/06/25 | Pending |
| Planning Application | | | | Pending |
| Section 20 Post Tender | | | | Pending |
| Gateway 5 | | | | Pending |
| Building Contract | | | | Pending |
| Completion | | | | Pending |

| HEALTH & SAFETY |
|-----------------|
| Accidents: 0 |
| Near Misses: 0 |
| Issues: 0 |

| Change Request | Raised | Appr | Outstanding |
|----------------|--------|------|-------------|
| | 0 | 0 | 0 |
| Cost (£) | 0 | 0 | 0 |

| GW Prog Tracker | Date | Approved Budget | CRP |
|-----------------|------------|-----------------|-----|
| Gateway 1 & 2 | 11/12/2020 | £200,000 | £0 |
| Gateway 3 & 4 | | | |
| Gateway 5 | | | |
| Gateway 6 | | | |

| Risks and Issues | |
|--|--|
| Section 20 Challenges. | Leaseholder(s) may challenge the S20 service charge recovery on grounds of the works being improvements or due to disrepair. |
| Insufficient funding capacity in HRA | Other funding streams being explored; works have already been subject to deferral. |
| Works more extensive than planned for. | It's possible that deterioration of the unmaintained assets may not become apparent until opening up works have been undertaken. |
| Residents refuse access. | Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project. |