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

																TIME	LINE			
works _	PROJECT	SCOPE	ESTIMATED	ESTIMATED		YEAR 0	,				(2025/26)				2 (2026/27)			YEAR 3 (		
WORKS TYPE	EF PROJECT	SCOPE	COST	COST INFLATION UPDATE Q4 24	A M J	J A S	Q3   O N D	J F M	A M J	J A S	Q3   O N D	J F M	A M J	J A S	Q3 6 O N D	J F M	A M J	J A S	O N D	J F M
H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000																	
H40	Golden Lane Windows, Redecoration & Roofing	inc Heating for Crescent House	£29,834,000	£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									İ							
H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding GAH)	£1,160,000	£1,160,000																
ш	Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	£30,000	£30,000							İ									
M	Balcony Balustrade Replacement	Metal Railings: Basterfield, Bayer, Bowater, Cuthbert Harrowing, Hatfield, Stanley Cohen	£60,000	£80,100															j	
JGRA	Concrete Repairs - Internal Communal Area	Basterfield, Bayer, Bowater, Cuthbert, Hatfield	£150,000	£200,250																
. PRC	Concrete Repairs - Podium & Car Park	Patch repair to degraded areas	£150,000	£200,250																
H	Net Zero Retrofit Pilots		£100,000	£133,500			İ	İ	İ	İ	İ	İ							İ	
WLS:	Boiler Replacement Programme (Multiple Estate Programme)	69 Boilers, 72 Radiator Systems (subject to Net Zero strategy)	£210,000	£279,900									3 YEAR E	BOILER REPLA	CEMENT PROG	RAMME				
N N	Road Markings & Signage Renewal (Multiple Estate Programme)	TBC following survey	£30,000	£40,050									İ					SURV	EY	
	Play Area Replacement (Multiple Estate Programme)	Ball games Area, Basterfield House/Leisure Centre	£45,000	£60,075									SUF	RVEY	W	DRKS				
	CCTV Programme (Multiple Estate Programme)		£94,000	£125,490									SUF	RVEY	W	ORKS				
	Golden Lane Podium Waterproofing	Scope TBC	£1,000,000	£1,335,000							İ								İ	
	Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (areas not covered in window project)	£500,000	£667,500															SURV	/EY
	Tenants & Landlords 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					
		Golden Lane Estate Total	£38,128,300	£39,419,115		£2,98	33,400			£12,	200,200			£10	,220,773			£9,61	4,233	

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

																	TIME	LINE			
WORKS				ESTIMATED	ESTIMATED		YEAR 0					(2025/26)				(2026/27)			YEAR 3 (2	,	
WORKS	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	O N D	J F M	A M J	J A S	Q3   D	J F M	A M J	J A S	Q3 D 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																
	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			İ													
		Net Zero Retrofit Pilots		£50,000	£66,750																
MM		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050														SURVE		
GR/		Door Entry System Replacement (MSE & partial Southwark)		£150,000	£200,250							SUR	VEY								
PRC		Car Park Sprinkler System Replacement		£50,000	£66,750																
EN EN		MSE Communal Ventilation (Petticoat Tower)		£65,000	£86,775					SUR	VEY										
STM		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey (tower & carpark internals)	£120,000	£160,200					SUR	VEY										
IN E		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Podium	£45,000	£60,075									SUR	RVEY	WO	RKS				
		CCTV Programme (Multiple Estate Programme)		£94,000	£125,490									SUR	RVEY	WO	RKS				
		Tenants & Landlords 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								İ								
		Communal Flooring (Multiple Estate Programme)	Petticoat Tower only	£10,000	£13,350																
•			Middlesex Street Estate Total	£7,545,100	£8,054,340		£1,67	0,500			£24	6,975			£1,0	41,432			£343,7	67	

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

																		ELINE			
WORKS		PROJECT	SCOPE	ESTIMATED	ESTIMATED		YEAR 0	,				(2025/26)				2 (2026/27)				(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
					UPDATE Q4 24	A M J	J A S	O N D	J F M	A M J	JAS	O N D	J F M	A M J	JAS	ON	D J F N	A M J	J A S	O N D	J F M
H5	54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,790,000	£2,790,000																
H5	55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£3,550,000	£3,550,000																
H5	59	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	£30,000	£30,000																
		Net Zero Retrofit Pilots		£100,000	£133,500								İ								
ME .		Lift Refurbishment (Harman Close)	B&Y est £220k plus fees	£250,000	£333,750						İ										
RAM		Boiler Replacement Programme (Multiple Estate Programme)	244 Boilers, 156 Radiator Systems (subject to Net Zero strategy)	£730,000	£974,550									3 YEAR	BOILER REPLA	CEMENT PRO	OGRAMME				
SOG		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000	£801,000						İ	İ							TES	TING	
<del> </del>		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050														SUF	VEY	
MEN		Flat Roof Renewals & Insulation		£2,000,000	£2,670,000					CENTRE	POINT		İ								
/EST		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000	£60,075					İ	İ	İ	İ	SU	RVEY		WORKS				
Ź		Avondale paving & communal walkway refurbishment	subject to survey	£100,000	£133,500									SU	RVEY		WORKS				
		CCTV Programme (Multiple Estate Programme)	Avondale	£150,000	£200,250						İ			SU	RVEY						
		Tenants & Landlords Electrical Testing	5 year cyclical works	£427,200	£570,312					İ	İ	İ	İ							ļ	
		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						İ										
			Avondale Square Estate Total	£15,382,200	£17,161,787		£	0			£2,9	90,000			£5,	520,012			£77	8,750	

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

																			TI	MELINE			
WORKS				ESTIMATED	ESTIMATED			(2024/25)				EAR 1(20					AR 2 (20	, ,				AR 3 (2027/2	-7
WORKS TYPE	REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q		Q3	Q4	Q1	Q2		Q3	Q4	Q1	Q2		
					INFLATION UPDATE Q4 24	A M J	J A S	O N D	J F M	A M J	JA	s	) N D	J F M	A M	J J A	S (	O N D	J F I	1 A M	J J A	S O N	N D J F M
н	39	Window Replacements & External Redecoration	Pakeman, Stopher & Sumner only	£4,295,000	£4,295,000																		
Н	54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000	£1,000,000																	į	
Н	50	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	£30,000	£30,000																		
ME		Net Zero Retrofit Pilots		£100,000	£133,500																		
RAM		Flat Roof Renewals & Insulation	All blocks (combine with William Blake partial)	£2,000,000	£2,670,000																		
ROG		Boiler Replacement Programme (Multiple Estate Programme)	141 Boilers, 153 Radiator Systems (subject to Net Zero strategy)	£425,000	£567,300						İ	İ			3 YEA	R BOILER RE	PLACEM	ENT PROG	RAMME				
₽ P		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050																	SURVEY	
TME		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£450,000	£600,750							SURVE	1										
VES.		Door Entry System Replacement (MSE & partial Southwark)	Bazeley , Markstone, Great Suffolk St inc fob system hardware renewal all blocks	£200,000	£267,000						İ										İ	İ	
Z		Play Area Replacement (Multiple Estate Programme)	Sumner Buildings: Ball Games Area & Play Area	£90,000	£120,150							- İ			S	SURVEY		WC	PRKS				
		CCTV Programme (Multiple Estate Programme)		£200,000	£267,000						ļ.				S	SURVEY		WC	RKS			į	
		Tenants & Landlords 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	£11,237,200	£12,715,475		£2,64	7,500				£1,530,	000				£4,806,	833				£498,433	

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

																	TIME	LINE			
WORK	s			ESTIMATED	ESTIMATED			(2024/25)				(2025/26)				(2026/27)			YEAR 3		
WORK	REF	PROJECT	SCOPE	COST	COST INFLATION UPDATE Q4 24	Q1 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	Q1 J	J A S	O N D	J F M
	H39	Window Replacements & External Redecoration		£3,035,720	£3,035,720												1 1				
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£440,000	£440,000					İ		İ			İ	İ					
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	£20,000	£20,000																
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					İ		İ		3 YEAR B	OILER REPLAC	EMENT PROGR	AMME				
PRO		William Blake Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£200,000	£267,000														TEST	NG	
Ë		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050					İ					İ				SUR\	ΈΥ	
STM		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250							SU	RVEY								
NVE		Play Area Replacement (Multiple Estate Programme)	Play Area on Green	£45,000	£60,075									SUR	VEY	WOF	RKS				
		Tenants & Landlords 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	£4,481,720	£4,812,055			£0			£3,0	55,720			£77	73,418			£171	,333	

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

																	TIME	LINE			
wo	RKS			ESTIMATED	ESTIMATED			(2024/25)				(2025/26)				(2026/27)				2027/28)	
Т	RKS PE RE	F PROJECT	SCOPE	COST	COST	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	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																
!	II E	Boiler Replacement Programme (Multiple Estate Programme)	64 Boilers, 52 Radiator Systems (subject to Net Zero strategy)	£192,000	£256,320									3 YEAR B	OILER REPLAC	EMENT PROGR	AMME				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050														SUR'	'EY	
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250										SUR	VEY					
	_	Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey, inc paths and paving	£200,000	£200,000																
	<u> </u>	Play Area Replacement (Multiple Estate Programme)	Whitby Court Green play area	£45,000	£60,075									SUR	VEY	WO	RKS				
	0	CCTV Programme (Multiple Estate Programme)		£73,000	£97,455									SUR	VEY	WO	RKS				
	=	Tenants & Landlords Electrical Testing	5 year cyclical works	£75,200	£100,400											<u> </u>					
		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	£6,181,200	£6,616,775			£0				£0	•		£81	0,370			£75	,940	

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

																TIM	ELINE			
WORKS			ESTIMATED	ESTIMATED			(2024/25)				1(2025/26)				2 (2026/27)				(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
				INFLATION UPDATE Q4 24	A M J	J A S	O N D	J F M	A M J	JA	SOND	J F M	A M J	J A S	OND	J F M	A M J	J A S	O N D	J F M
	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	£30,000	£30,000																
	Renew Firefighting Lift Generator		£100,000	£133,500				İ												
	Communal Ventilation		£140,000	£186,900																
MME	York Way Estate - Communal Flooring, Lighting, Ceilings, Redecorations		£700,000	£934,500											İ					1
GRA	Lift Refurbishment York Way 6	Lifts	£1,200,000	£1,602,000						S	JRVEY									i
PRO	Boiler Replacement Programme (Multiple Estate Programme) 66	56 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy)	£200,000	£267,000									3 YEAR I	BOILER REPLA	CEMENT PROG	RAMME				
EN T	York Way Estate Concrete Testing & Remedial Works (Capital Works)	nclude balconies, soffits, associated balustrades, any brickwork	£300,000	£400,500			! !						İ	İ	İ			TTE	TING	
STM	Road Markings & Signage Renewal (Multiple Estate Programme)	ubject to survey	£30,000	£40,050														SUR	VEY	
NVE	Car Park/Podium Asphalt Renewal (Holloway, York Way)	ubject to survey	£200,000	£200,000						S	JRVEY									
	Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Piazza	£45,000	£60,075									SUF	RVEY	W	ORKS			İ	i
	York Way Window Replacement & Cladding	explore cladding options to increase energy efficiency	£4,000,000	£5,340,000											İ			SUR	VEY	
	Tenants & Landlords Electrical Testing 5 to	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	£8,023,100	£10,633,810		£	20			£1	,124,700			£2,	475,870			£1,0	66,895	

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

																	TII	MELINE			
WOR	KS			ESTIMATED	ESTIMATED		YEAR 0 (	,			_	R 1(2025/26)				2 (2026/27)				(2027/28)	
WOR	PE REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					INFLATION UPDATE Q4 24	A M J	J A S	O N D	J F M	A M J	JA	S O N	D J F I	и а м .	J J A :	S O N	D J F N	1 A M .	J A S	O N D	J F M
	H39	Window Replacements & External Redecoration		£1,665,000	£1,665,000			ļ													
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£200,000	£200,000			į													
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	£20,000	£20,000			İ													
MME		Net Zero Retrofit Pilots		£50,000	£66,750			į				İ	İ						İ		
GRAI		Boiler Replacement Programme (Multiple Estate Programme)	26 Boilers, 13 Radiator Systems (subject to Net Zero strategy)	£78,000	£104,130			İ						3 YEAR	BOILER REPLA	CEMENT PRO	GRAMME				
) NO		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050			į		! !									SUF	VEY	
Į Ž		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£250,000	£333,750										SI	JRVEY					
STME		Play Area Replacement (Multiple Estate Programme)	Ball Games Area	£45,000	£60,075			İ				İ		SL	JRVEY	١	VORKS				
N N		CCTV Programme (Multiple Estate Programme)		£35,000	£46,725			į						SU	JRVEY	V	VORKS				
_		Tenants & Landlords 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			į													
		Communal Flooring (Multiple Estate Programme)		£10,000	£13,350																
			Sydenham Hill Estate Total	£2,522,700	£2,736,380		£100	,000				£20,000			£	319,710			£44	3,560	

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

																	TII	MELINE			
WOR	ks			ESTIMATED	ESTIMATED			(2024/25)				AR 1(2025/26)				R 2 (2026/27)				3 (2027/28)	
TYP	E REF	PROJECT	SCOPE	COST	COST	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 N D	J F M	A M .	J J A	S O N	D J F I	I A M J	I J A	S O N	DJFI	ı A M J	JAS	O N D	J F M
	H39	Window Replacements & External Redecoration	Windsor House	£2,260,000	£2,260,000																
	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	£20,000	£20,000		İ										İ		İ		İ
Щ		Net Zero Retrofit Pilots		£50,000	£66,750							İ									
AMA		Boiler Replacement Programme (Multiple Estate Programme)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000	£293,700							l		3 YEAR	BOILER REPL	ACEMENT PRO	GRAMME				
OGR		Isleden - Domestic heat exchanger & control unit renewal		£150,000	£200,250							ISLEDEN									
TPR		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050		İ					İ	İ						SU	RVEY	
WEN.		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250										S	URVEY					
EST		Flat Roof Renewal & Insulation (Windsor House)		£400,000	£534,000										١	VINDSOR					
≧		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000	£122,820		İ					İ			DRON, WII	NDSOR & ISLED	EN				
		Tenants & Landlords 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	£5,229,900	£5,976,945		£90	4,000				£200,250			£	1,366,037			£9	08,917	

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

																	TIME	LINE			
WORK				ESTIMATED	ESTIMATED		YEAR 0	(2024/25)			YEAR 1	(2025/26)			YEAR 2	(2026/27)			YEAR 3 (	2027/28)	
TYPE	REF	PROJECT	SCOPE	COST	COST	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 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
	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000	£136,000																
MME		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	£10,000	£10,000																
GRA		Net Zero Retrofit Pilots		£20,000	£26,700																
PRO		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000	£32,040									3 YEAR B	OILER REPLACI	EMENT PROGI	RAMME				
Ë		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000	£133,500						SUR	VEY								į	
STM		Tenants & Landlords Electrical Testing		£11,200	£14,952																
NVE		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	£398,700	£483,355		£136	6,000	•		£10	,000			£22	6,995	•		£51,	843	

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

testing/pre contract surveys etc

																	TIMI	ELINE			
WORK				ESTIMATED	ESTIMATED		YEAR 0 (2	2024/25)			YEAR 1	(2025/26)			YEAR 2	2 (2026/27)			YEAR 3 (	2027/28)	
WORKS	REF	PROJECT	SCOPE	COST	COST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
				555.	INFLATION 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
		Net Zero Retrofit Pilots		£50,000	£66,750																
ENT ENT		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 E	OILER REPLAC	EMENT PROGR	AMME				
INVESTMENT PROGRAMME		CCTV Programme (Multiple Estate Programme)	Alernative securiy measures under consideration	£20,000	£26,700					SUF	RVEY	WO	RKS		İ						İ
NVE PROG		Tenants & Landlords Electrical Testing		£42,400	£56,604																
																					i
			COLAT Total	£250,400	£334,284		£0	)			£26	,700			£18	34,764			£61,	410	

	COMBINED INVESTMENT PROGRAMME	ESTIMATED	UPLIFTED COST			TIME	LINE
	COMBINED INVESTMENT PROGRAMME	COST	OF EII TED COST	YEAR 0 (2024/25)	YEAR 1(2025/26)	YEAR 2 (2026/27)	YEAR 3 (2027/28)
precast)	5 Year Programme Estimated total	£99,380,520	£108,944,318	£8,441,400	£21,404,545	£27,746,213	£14,692,080
tc	Potential cost variance +25%	£124,225,650	£136,180,398	£10,551,750	£26,755,681	£34,682,766	£18,365,100
ious programme (funding in place)	Potential cost variance -25%	£74,535,390	£81,708,239	£6,331,050	£16,053,409	£20,809,660	£11,019,060

EXCLUDING TBC SUMS