

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 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																							
						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
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors (all blocks excluding Harman & Twelveacres)	£2,790,000	£2,790,000																																				
	H55	Installation of Sprinklers	Point blocks only (as part of wider programme)	£3,550,000	£3,550,000																																				
	H59	George Elliston & Eric Wilkins Refurbishment	inc lift refurb (£420k - GE 2 lifts at £280k, EW 1 lift at £140k, plus fees - est £10k per block)	£3,700,000	£3,700,000																																				
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing	£30,000	£30,000																																				
		Net Zero Retrofit Pilots		£100,000	£133,500																																				
		Lift Refurbishment (Harman Close)	B&Y est £220k plus fees	£250,000	£333,750																																				
		Boiler Replacement Programme (Multiple Estate Programme)	244 Boilers, 156 Radiator Systems (subject to Net Zero strategy)	£730,000	£974,550																																				
		Avondale Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits & associated balustrades	£600,000	£801,000																																				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050																																				
		Flat Roof Renewals & Insulation		£2,000,000	£2,670,000																																				
		Play Area Replacement (Multiple Estate Programme)	Toddlers Sunken Play Area	£45,000	£60,075																																				
		Avondale paving & communal walkway refurbishment	subject to survey	£100,000	£133,500																																				
		CCTV Programme (Multiple Estate Programme)	Avondale	£150,000	£200,250																																				
		Tenants & Landlords Electrical Testing	5 year cyclical works	£427,200	£570,312																																				
		Wooden Shed & Outbuildings Door/Gate Replacement	subject to survey	£25,000	£33,375																																				
		Decent Homes 24-26 (Multiple Estate Programme)	122 Kitchens (54 prior refusals/no access), 74 Bathrooms (38 prior refusals/no access)	£795,000	£1,061,325																																				
		Communal Flooring (Multiple Estate Programme)		£60,000	£80,100																																				
Avondale Square Estate Total				£15,382,200	£17,161,787	£0				£2,990,000				£5,520,012				£778,750																							

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 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																							
						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
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	£30,000	£30,000																																				
		Net Zero Retrofit Pilots		£100,000	£133,500																																				
		Flat Roof Renewals & Insulation	All blocks (combine with William Blake partial)	£2,000,000	£2,670,000																																				
		Boiler Replacement Programme (Multiple Estate Programme)	141 Boilers, 153 Radiator Systems (subject to Net Zero strategy)	£425,000	£567,300																																				
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050																																				
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£450,000	£600,750																																				
		Door Entry System Replacement (MSE & partial Southwark)	Bazeley, Markstone, Great Suffolk St inc fob system hardware renewal all blocks	£200,000	£267,000																																				
		Play Area Replacement (Multiple Estate Programme)	Sumner Buildings: Ball Games Area & Play Area	£90,000	£120,150																																				
		CCTV Programme (Multiple Estate Programme)		£200,000	£267,000																																				
		Tenants & 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	£2,647,500				£1,530,000				£4,806,833				£498,433																							

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	ESTIMATED COST INFLATION UPDATE Q4 24	TIMELINE																													
						YEAR 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																	
						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
INVESTMENT PROGRAMME	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																														
		Net Zero Retrofit Pilots		£50,000	£66,750																														
		Boiler Replacement Programme (Multiple Estate Programme)	73 Boilers, 70 Radiator Systems (subject to Net Zero strategy)	£220,000	£293,700																														
		Isleden - Domestic heat exchanger & control unit renewal		£150,000	£200,250																														
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000	£40,050																														
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£350,000	£467,250																														
		Flat Roof Renewal & Insulation (Windsor House)		£400,000	£534,000																														
		CCTV Programme (Multiple Estate Programme)	Dron (£27,000), Windsor (£34,000), Isleden (£31,000)	£92,000	£122,820																														
		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	£904,000				£200,250				£1,366,037				£908,917																

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	ESTIMATED COST INFLATION UPDATE Q4 24	TIMELINE																													
						YEAR 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																	
						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
INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£136,000	£136,000																														
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	£10,000	£10,000																														
		Net Zero Retrofit Pilots		£20,000	£26,700																														
		Boiler Replacement Programme (Multiple Estate Programme)	8 Boilers (subject to Net Zero strategy)	£24,000	£32,040																														
		Internal/External Redecoration (Multiple Estate Programme)	cyclical works - subject to survey	£100,000	£133,500																														
		Tenants & Landlords Electrical Testing		£11,200	£14,952																														
		Decent Homes 24-26 (Multiple Estate Programme)	13 Kitchens (0 prior refusals/no access), 11 Bathrooms (0 prior refusals/no access)	£92,500	£123,488																														
		Communal Flooring (Multiple Estate Programme)		£5,000	£6,675																														
Spitalfields Total				£398,700	£483,355	£136,000				£10,000				£226,995				£51,843																	

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

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	ESTIMATED COST INFLATION UPDATE Q4 24	TIMELINE																													
						YEAR 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																	
						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
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																														
		CCTV Programme (Multiple Estate Programme)	Alternative security measures under consideration	£20,000	£26,700																														
		Tenants & Landlords Electrical Testing		£42,400	£56,604																														
COLAT Total				£250,400	£334,284	£0				£26,700				£184,764				£61,410																	

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	UPLIFTED COST	TIMELINE																																			
			YEAR 0 (2024/25)				YEAR 1 (2025/26)				YEAR 2 (2026/27)				YEAR 3 (2027/28)																							
			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
5 Year Programme Estimated total	£99,380,520	£108,944,318	£8,441,400				£21,404,545				£27,746,213				£14,692,080																							
Potential cost variance +25%	£124,225,650	£136,180,398	£10,551,750				£26,755,681				£34,682,766				£18,365,100																							
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																																						

works programmed (current forecast)
testing/pre contract surveys etc
project carried over from previous programme (funding in place)