

Project Summary

Project Name Golden Lane Estate Investment Programme Reporting Date & Number 23/12/2024 Project Number 29100102/73/74 PM NICK CONDON/BUNMI ALI



Status			
Budget	Programme	Risks	Quality
RED	RED	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. A two-stage tender process was initially considered the most appropriate route to market for a project of this complexity. Stage 1 ended on 13 August and was followed by a thoroughly in-depth evaluation process. Of the 7 tenderers which expressed initial interest, 5 were provisionally selected to proceed to the second stage.

Some concerns regarding the proposed bespoke form of contract resulted in a Legal review and a change from Measured Term to a Standard Building Contract with Approximate Quantities.

Crescent House has now been included as part of a Higher Risk building (HRB) registration, covering Hatfield House and Cullum Welch. Further to a review of the scope, there is now active consideration of additional works, including fire safety, electrical compliance, communal decorations and external fabric repairs. Subject to detailed surveys and design development, an updated cost plan should be available by early August 2025.

Consequently, the two-stage tender has been withdrawn and will be replaced with a single-stage tender, once the revised scope has been fully incorporated and the statutory approvals process has been completed. The 7 original tenderers have all been notified of the decision to withdraw the tender and will be provided with further update in April 2025. Estimated project cost is £13m: decant costs have not been factored into this figure and the expansion of the scope is expected to result in an Issues Report, which will request approval for additional funding.

Legal advice on leaseholder recovery has been sought and remains pending. This information is critical for the Stage 2 S20 consultation. Phase 2 - Of the remaining blocks on the estate, Bowater, Bayer, Stanley Cohen and Basterfield are all similarly affected in terms of HRB status and are currently being registered with the Building Safety Regulator (BSR). Design work and testing is continuing for the blocks of the Wider Estate; planning applications will be ready for submission in January 2025 as intended, but will now be staggered in line with the revised scope (mirroring Crescent House) and once the programme for the entire estate has been fully developed. Estimated cost of phase 2 is £17m but this will need to be reviewed in due course.

Financial Summary	Approved Budget TD	Commitment	Spend TD	Projected Outturn Costs
Staff Costs	£194,371	£0	£143,142	TBC
Fees	£1,517,623	£363,363	£1,280,311	TBC
Works	£1,216,867	£568,876	£429,655	£30,000,000
SUB TOTAL	£2,734,490	£932,239	£1,709,966	£30,000,000
Risk Register	£0	£0	£0	£0
GRAND TOTAL	£2,734,490	£932,239	£1,709,966	£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.

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	TBC			Pending
Building works - Phase 1	TBC			Pending
Planning Permission - Phase 2	TBC			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

Project Summary

Project Name	Holloway Estate Windows Replacement	Reporting Date & Number	17/12/2024 (3)	Project Number	29100103	PM	Rafael Cardenas
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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 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 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.

Contractor response time are not in line with what they mentioned during the tender stage. O&M Manuals still not completed. after a review, it was noticed some of the CP12 and minor electrical works certificates were missing. We are contacting residents to allow access and carry out these inspections by the Contractors:

- CP12 Certificates: 7 properties
- Minor works certificate for fans: 7 properties

Defect Log has been submitted to the Contractors. Items should be resolved before 24th January 2025 when the Retentions should be released (if all de-sang items are confirmed).

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	£87,095.00
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	£164,494.77	£4,334,443.11	£0.00	£4,498,939.00
SUB TOTAL	£4,748,118.00	£168,175.77	£4,491,933.57	£0.00	£4,674,086.21
Risk Register				£0.00	
GRAND TOTAL	£4,748,118.00	£168,175.77	£4,491,933.57	£0.00	£4,674,086.21

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.

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

Project Summary

Project Name	Sydenham Hill Windows Replacement	Reporting Date & Number	17/12/2024 (3)	Project Number	29100106	PM	Rafael Cardenas
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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	GREEN	GREEN	GREEN
Budget Update	EOT No2	N/A	Snagging

Summary

This project addresses the need for the window replacements and external redecoration at Lammass Green and Otto Close, 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 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.

O&M Manuals still not completed. Contractors are not providing the TOR Paint Certificate for the redecorated communal areas after several months of chasing them.

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	£61,580.00
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	£63,175.81	£76,478.76	£0.00	£139,654.57
SUB TOTAL	£1,719,009.57	£63,175.81	£1,601,362.12	£0.00	£1,664,560.39
Risk Register				£0.00	
GRAND TOTAL	£1,719,009.57	£63,175.81	£1,601,362.12	£0.00	£1,664,560.39

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 17/12/2024 (3) 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 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 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.

O&M Manuals still not completed. Contractors are not providing the following information after several months now of chasing them. Liquidated damages are being proposed to follow.

- EPCs (12 Windsor House EPC outstanding – appointment booked on 3rd January 2025)
- As-Built Drawings. (In-Process to be received)

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	£43,437.00
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	£254,035.15	£653,520.55	£0.00	£653,520.55
SUB TOTAL	£2,914,459.35	£254,035.15	£2,612,071.21	£0.00	£2,866,143.36
Risk Register				£0.00	
GRAND TOTAL	£2,914,459.35	£254,035.15	£2,612,071.21	£0.00	£2,866,143.36

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

Project Name	Southwark Estate Windows Replacement	Reporting Date & Number	17/12/2024 (3)	Project Number	29100104	PM	Rafael Cardenas
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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:
Scaffold strike planned in the coming weeks.
Internal snagging: In Progress.
* Stopher House:
Internal snagging: In Progress.
* Sumner Buildings:
Delays to complete the works due to access issues with residents and mismanagement from Site Team to organise the manpower and trades on the dates the residents are available.
Internal snagging: In Progress.

Practical Completion:

Practical Completion extended until 31st December 2024. EOT requested by the Contractors to complete the works (due to the Contractors mismanagement of the construction programme and access issues with residents). Liquidated damages are being proposed to follow.

Financial Summary	Approved Budget TD	Commitment	Spend TD	EWN/ CRP	Projected Outturn Costs
Staff Costs	£104,650.00	£0.00	£87,296.86	£0.00	£104,650.00
Fees					
Design Team	£61,288.00	£0.00	£42,318.82	£0.00	£61,288.00
Legal Fees	£896.00	£0.00	£896.00	£0.00	£896.00
Works	£4,127,731.00	£0.00	£4,127,731.00	£0.00	£4,127,731.00
Issue Report 1	£2,037,084.03	£1,237,531.49	£800,202.36	£0.00	£2,037,084.03
SUB TOTAL	£6,331,649.03	£1,237,531.49	£5,058,445.04	£0.00	£6,331,649.03
Risk Register				£0.00	
GRAND TOTAL	£6,331,649.03	£1,237,531.49	£5,058,445.04	£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 17/12/2024 (3) 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 redecorations 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 January 2025.

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
	0	0	0
Cost (£)	£ -	£ -	£ -

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 20/12/24 (3) 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 two 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 and fully decommission the old system 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 £245k is anticipated to be requested. A further issues report will be presented to January 2025 committees seeking an uplift of £15k in addition to the above figure to cover out of hours trouble shooting visits to residents as requested by Peta Caine, following consultation with the Middlesex Street Estate Residents Association.

Financial Summary	Approved Budget TD	Commitment	Spend TD	EWN/ CRP	Projected Outturn Costs
Staff Costs	£325,564.00	0.00	198,732.86	£0.00	£325,564.00
Fees	£73,800.00	£5,500.00	£58,775.00	£0.00	£73,800.00
Works	£3,950,025.00	130,501.46	3,819,523.54	£0.00	£4,210,025.00
SUB TOTAL	£4,349,389.00	£136,001.46	£4,077,031.40	£0.00	£4,609,389.00
Risk Register	£0.00	£0.00	£0.00	£0.00	£0.00
GRAND TOTAL	£4,349,389.00	£136,001.46	£4,077,031.40	£0.00	£4,609,389.00

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	17/12/2024 (3)	Project Number	29100167	PM	NEIL CLUTTERBUCK
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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

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 almost complete, however, we are experiencing some access issues with some residents that we are working on with our colleagues in the estate office to overcome. The communal doors in the Point Blocks are on hold until ongoing 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.

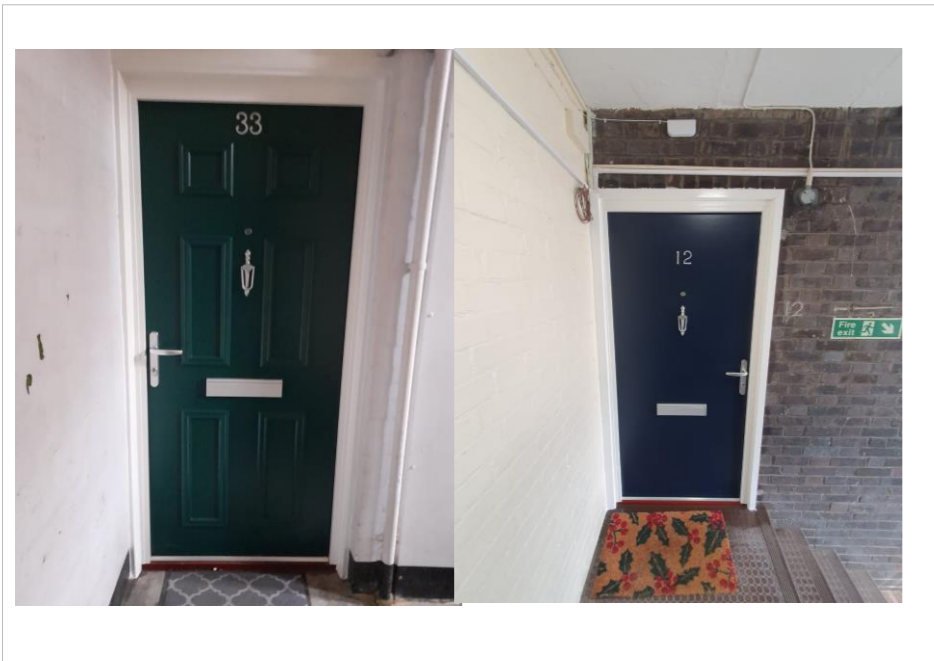
Financial Summary	Approved Budget TD	Commitment	Spend TD	Projected Outturn Costs
Staff Costs	£100,000	£0	£44,964	£60,000
Fees	£100,000	£0	£7,570	£20,000
Works	£2,843,751	£1,142,561	£1,701,190	£2,843,751
SUB TOTAL	£3,043,751	£1,142,561	£1,753,723	£2,923,751
Risk Register	£0	£0	£0	
GRAND TOTAL	£3,043,751	£1,142,561	£1,753,723	£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

Project Summary

Project Name Fire Door Replacement - Lot 3 Various Estates Reporting Date & Number 17/12/2024 (3) 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 works are complete.

Sumner Buildings - there is one outstanding residential door to be replaced. Following a long legal process, the door is now being fabricated and will be replaced early in the new year.

Dron House- all works are complete

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 that 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. A further delay is being experienced as, following a change in regulations, an application now has to be made to the Building Safety Regulator to approve the works.

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	£1,133	£7,500
Fees	£30,000	£3,257	£4,885	£10,000
Works				
William Blake House	£439,550	£95,138	£371,253	£439,550
Sumner Buildings	£356,467	£55,955	£301,296	£356,467
Dron House	£291,005	£63,435	£230,098	£291,005
Petticoat Tower	£224,724	£223,708	£1,016	£224,724
SUB TOTAL	£1,311,746	£438,236	£903,663	£1,311,746
Risk Register	£0	£0	£0	£0
GRAND TOTAL	£1,371,746	£441,493	£930,281	£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	17/12/2024 (3)	Project Number	29800156	PM	Lochlan MacDonald
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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. The options appraisal has been completed but costings have been delayed. These have now been provided and need to be analysed before being submitted to committee for approval to proceed.

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
Costs Appraisal	06/01/25		31/01/25	Pending
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.