

08.10.2025

City of London – North London Open Spaces CWP - Year 1 Overview



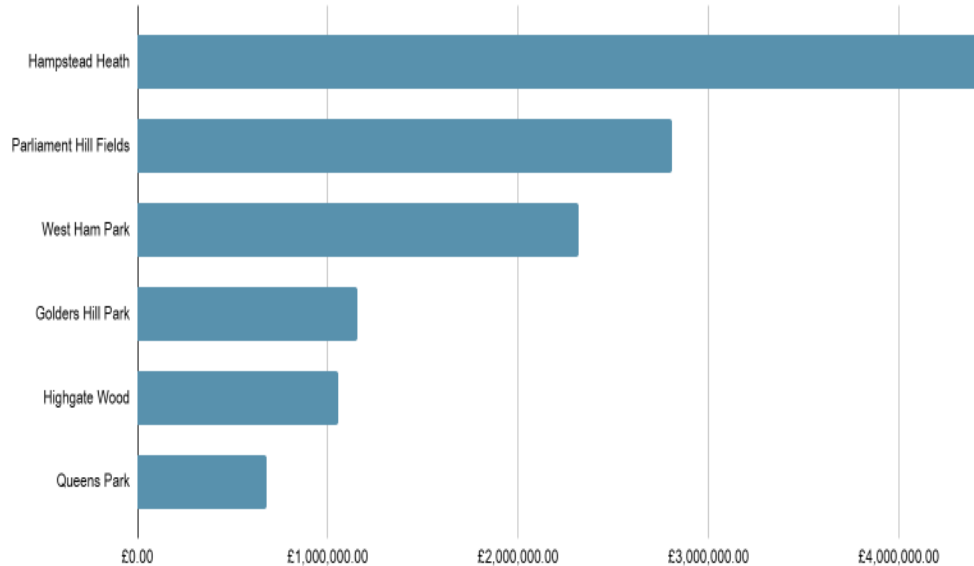
Author: Solomon Meredith

08.10.2025

North London Open Spaces- Portfolio breakdown



Breakdown of NLOS CWP

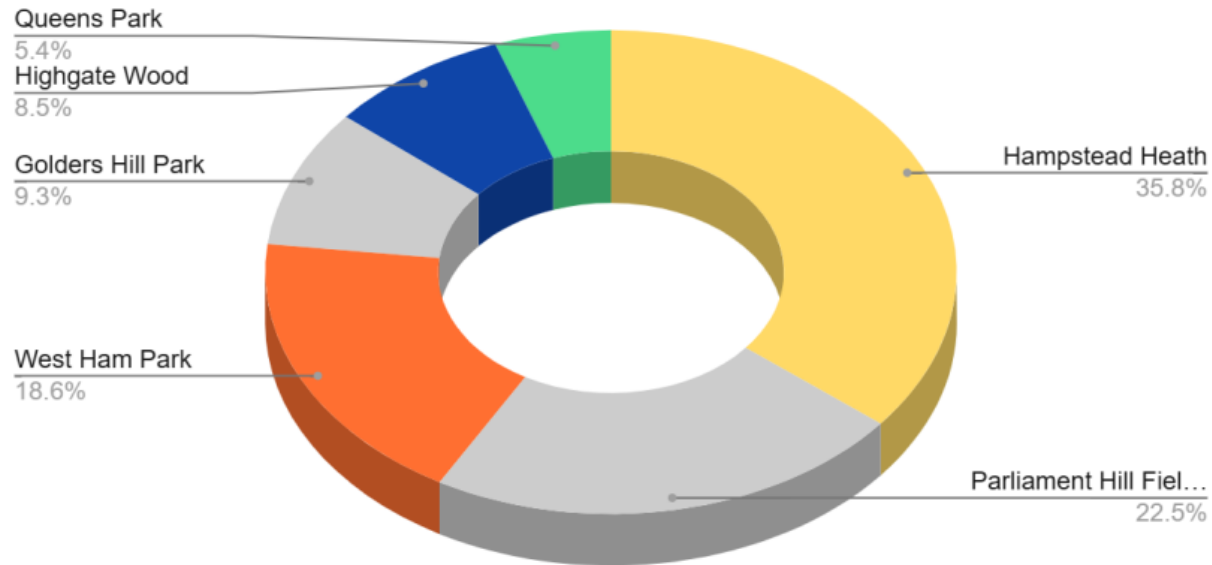


Hampstead Heath	£4,463,100.00
Parliament Hill Fields	£2,804,400.00
West Ham Park	£2,319,500.00
Golders Hill Park	£1,154,500.00
Highgate Wood	£1,055,523.00
Queens Park	£678,955.00
NLOS total:	£12,475,978.00

08.10.2025



North London Open Spaces - Portfolio breakdown





North London Open Spaces - Year on Year forecasting / spend profile

	Year 1	Year 2	Year 3	Year 4	Year 5
Year on year total	£620,328.00	£3,078,750.00	£1,990,150.00	£2,939,700.00	£3,103,750.00
Hampstead Heath	£148,500.00	£1,036,750.00	£817,750.00	£885,350.00	£964,250.00
Golders Hill Park	£240,000.00	£157,500.00	£65,500.00	£231,000.00	£460,500.00
Parliament Hill Fields	£92,000.00	£809,000.00	£546,900.00	£664,000.00	£669,500.00
Highgate Wood	£119,873.00	£4,500.00	£42,500.00	£512,850.00	£375,500.00
Queens Park	£17,955.00	£95,000.00	£226,000.00	£142,000.00	£199,000.00
West Ham Park	£2,000.00	£976,000.00	£291,500.00	£504,500.00	£435,000.00

08.10.2025

City Estate - Year 1 Performance



City Estate	Totals
Year 1 forecast	£2,685,700.00
Year 1 actuals (spend)	£3,112,806.91
Year 1 commitment	£1,597,009.03
Year 1 Commitment & Spend	£4,709,815.94
Current difference (forecast vs actuals)	£427,106.91

Highgate Wood- All Projects



Area Name: Highgate Wood (All Projects)	Project Number:	£1,055,223.00	Project Lead	Area Name: Highgate Wood (All Projects)	Project Number:	£1,055,223.00	Project Lead
DRAINAGE OVERHAUL	C1925CW001	£50,000.00	Matthew Wong	EXTERNAL DECORATIONS	C1925CW030	£3,000.00	Matthew Wong
DRAINAGE SURVEY	C1925CW002	£20,000.00	Matthew Wong	KITCHEN REFURBISHMENT	C1925CW031	£7,500.00	Matthew Wong
FENCING REPLACEMENT/DECORATION	C1925CW003	£40,000.00	Matthew Wong	ROOF RECOVERING REPLACEMENT (GARAGE)	C1925CW032	£12,000.00	Matthew Wong
FOOTPATH RESURFACING (HOGGING AGGREGATE)	C1925CW004	£72,000.00	Matthew Wong	ROOF REPLACEMENT (IFLAT) (FELT))	C1925CW033	£3,000.00	Matthew Wong
GATES DECORATION	C1925CW005	£4,000.00	Matthew Wong	ROOF REPLACEMENT (I(MAIN) (TILED))	C1925CW034	£36,000.00	Matthew Wong
LODGE GARDEN PAVING REPLACEMENT	C1925CW006	£20,000.00	Matthew Wong	WINDOWS REPLACEMENT	C1925CW035	£20,000.00	Matthew Wong
DRINKING FOUNTAIN OVERHAUL	C1925CW007	£4,500.00	Suzana Barreto	SECURITY ALARM REPLACEMENT	C1925CW036	£7,500.00	Simon Collins
VENTILATION AND EXTRACTION SYSTEM REPLACEMENT	C1925CW008	£4,500.00	Solomon Meredith	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO	C1925CW037	£12,000.00	Andres Martinez
EXTERNAL DECORATIONS	C1925CW009	£14,000.00	Solomon Meredith	RADIATORS REPLACEMENT (INC RADIATORS AND PIPEWORK)	C1925CW038	£6,000.00	Andres Martinez
External (walls, doors & Roof) (Café)	C1925CW010	£25,500.00	Solomon Meredith	CONSERVATORY REPLACEMENT	C1925CW039	£36,000.00	Solomon Meredith
21670	C1925CW011	£38,750.00	Solomon Meredith	EXTERNAL DECORATIONS	C1925CW040	£8,500.00	Solomon Meredith
INTERNAL DECORATIONS (EXCLUDES CAFE)	C1925CW012	£6,000.00	Solomon Meredith	EXTERNAL DECORATIONS	C1925CW041	£6,000.00	Solomon Meredith
Internal - Main Café (Floor, Walls, Ceiling) (Café)	C1925CW013	£14,500.00	Solomon Meredith	ROOF REPLACEMENT (MAIN)	C1925CW042	£25,000.00	Solomon Meredith
RAINWATER GOODS OVERHAUL	C1925CW014	£6,000.00	Solomon Meredith	WINDOWS REPLACEMENT	C1925CW043	£20,000.00	Solomon Meredith
ROOF REPLACEMENT (IFLAT) (VERANDAH))	C1925CW015	£20,000.00	Solomon Meredith	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO	C1925CW044	£12,000.00	Solomon Meredith
WINDOWS REPLACEMENT	C1925CW016	£12,000.00	Solomon Meredith	EXTERNAL DECORATIONS	C1925CW045	£6,000.00	Solomon Meredith
CCTV REPLACEMENT	C1925CW017	£8,500.00	Simon Collins	KITCHEN REFURBISHMENT	C1925CW046	£20,000.00	Solomon Meredith
LIGHTING REPLACEMENT (INCL. EMERGENCY LIGHTING	C1925CW018	£7,500.00	Simon Collins	ROOF REPLACEMENT (MAIN)	C1925CW047	£25,000.00	Solomon Meredith
RADIATORS REPLACEMENT	C1925CW019	£6,000.00	Solomon Meredith	WINDOWS REPLACEMENT	C1925CW048	£20,000.00	Solomon Meredith
M&E and Electrical (Café)	C1925CW020	£35,600.00	Solomon Meredith	SECURITY ALARM REPLACEMENT	C1925CW049	£7,500.00	Simon Collins
Public Toilets (Café - block)	83100020	£84,000.00	Sunil Singh	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO	C1925CW050	£12,000.00	Solomon Meredith
EXTERNAL DECORATIONS	C1925CW021	£7,500.00	Solomon Meredith	RADIATORS REPLACEMENT (INC RADIATORS AND PIPEWORK)	C1925CW051	£7,500.00	Solomon Meredith
INTERNAL DECORATIONS	C1925CW022	£6,000.00	Solomon Meredith	EXTERNAL DECORATIONS	C1925CW052	£4,000.00	Solomon Meredith
EXTERNAL DECORATIONS	C1925CW023	£4,500.00	Solomon Meredith	KITCHEN REFURBISHMENT	C1925CW053	£8,500.00	Solomon Meredith
LUMINAIRE'S REPLACEMENT	C1925CW024	£2,000.00	Simon Collins	ROOF REPLACEMENT	C1925CW054	£20,000.00	Solomon Meredith
EXTERNAL DECORATIONS (INC. TIMBER TREATMENT)	C1925CW025	£9,500.00	Solomon Meredith	EXTERNAL DECORATIONS	C1925CW055	£4,000.00	Solomon Meredith
INTERNAL DECORATIONS	C1925CW026	£6,000.00	Solomon Meredith	ROOF REPLACEMENT	C1925CW056	£20,000.00	Solomon Meredith
TOILET REFURBISHMENT	C1925CW027	£55,000.00	Solomon Meredith	LANDLORDS LIGHTING & POWER REVIRE	C1925CW057	£24,873.00	Simon Collins
CCTV REPLACEMENT	C1925CW028	£20,000.00	Simon Collins	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO	C1925CW058	£12,000.00	Andres Martinez
LANDLORDS LIGHTING & POWER REVIRE	C1925CW029	£42,000.00	Simon Collins	EXTERNAL DECORATIONS	C1925CW059	£2,500.00	Solomon Meredith
				TIMBER TREATMENT	C1925CW060	£2,000.00	Solomon Meredith

08.10.2025

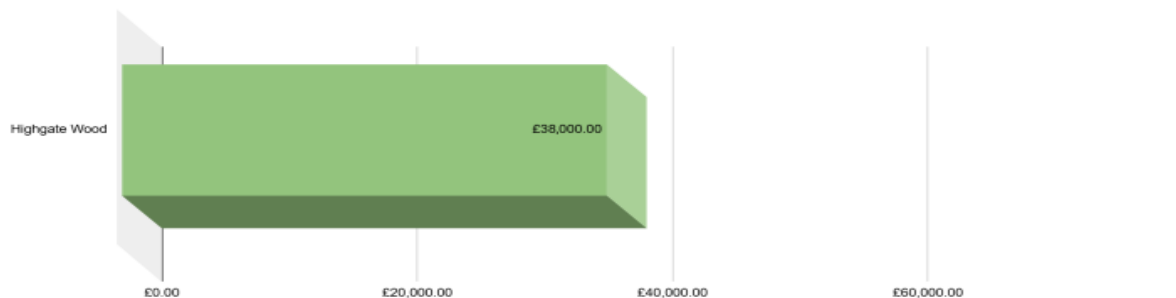


Highgate Wood- Year 2 & 3 forecast

Year 2 (NLOS) Forecast



Year 3 (NLOS) Forecast



08.10.2025



Highgate Wood- Year 4 & 5 forecast

Year 4 (NLOS) Forecast



Year 5 (NLOS) Forecast

