

08.10.2025

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



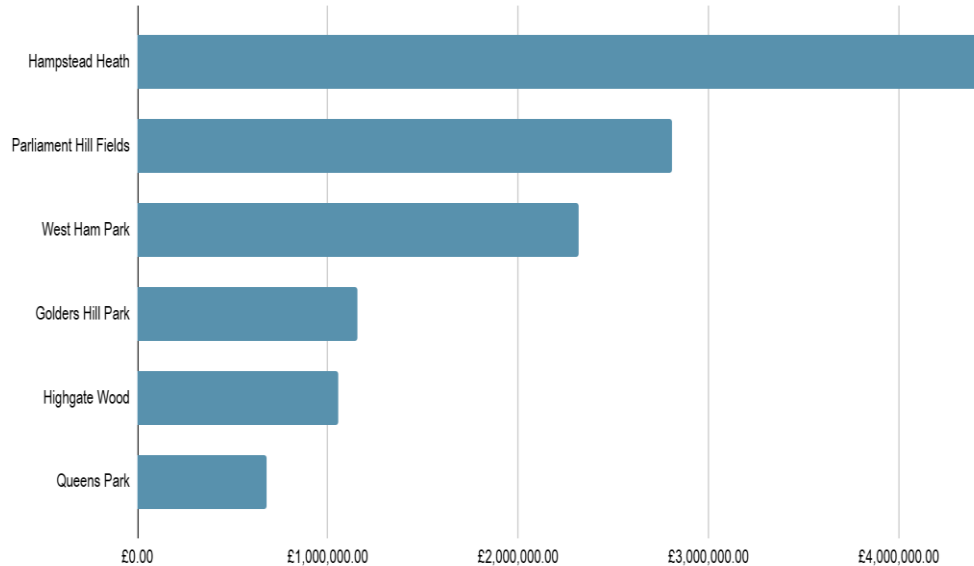
Author: Solomon Meredith

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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

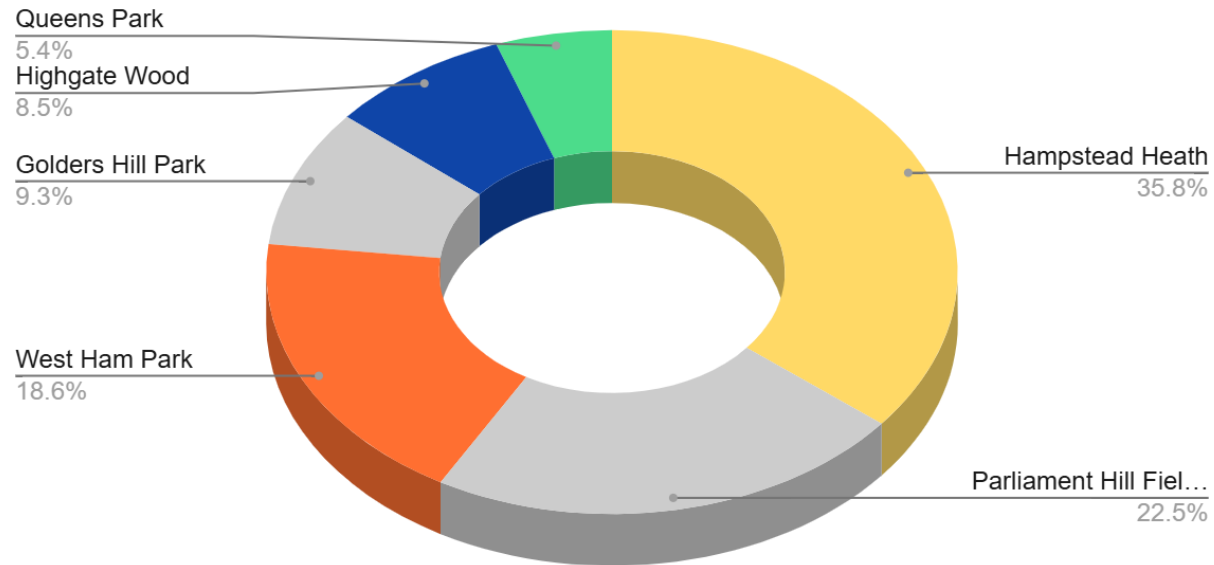
£678,955.00

NLOS total:

£12,475,978.00

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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

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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

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West Ham Park- All Projects



Area Name: West Ham Park	Project Number:	2,336,161	Project Lead	Area Name: West Ham Park	Project Number:	2,336,161	Project Lead
ASBESTOS REMOVAL (ATCOST BUILDING)	C1125CW001	20,000	Matthew Wong	INTERNAL DECORATIONS/REFURBISHMENT (PUBLIC TOILETS)	C1125CW036	36,000	Matthew Wong
CORPORATE SIGNAGE OVERHAUL & REPAINT	C1125CW002	25,000	Matthew Wong	BRICK/WORK REPOINTING	C1125CW037	25,000	Matthew Wong
FABRIC CONDITION SURVEY FOR FMP	C1125CW003	20,000	Matthew Wong	CHANGING ROOMS REFURBISHMENT	C1125CW038	36,000	Matthew Wong
FOOTPATH RESURFACING	C1125CW004	30,000	Matthew Wong	EXTERNAL DECORATIONS	C1125CW039	6,000	Matthew Wong
GARDEN STRUCTURES REPLACEMENT	C1125CW005	20,000	Matthew Wong	FLOORING REPLACEMENT (OTHER AREAS)	C1125CW040	55,000	Matthew Wong
BOLLARD REPLACEMENT (MAIN GATES) (ELECTRIC RISING)	C1125CW006	20,000	Simon Collins	FLOORING REPLACEMENT (SHOWERS AREA)	C1125CW041	30,000	Matthew Wong
LUMINAIRES REPLACEMENT	C1125CW007	4,000	Simon Collins	INTERNAL DECORATIONS	C1125CW042	4,000	Matthew Wong
BOILER REPLACEMENT	C1125CW008	30,000	Chris Sharpe	SHOWER AREAS REFURBISHMENT	C1125CW043	55,000	Matthew Wong
IRRIGATION SYSTEM CONTROL PANEL REPLACEMENT	C1125CW009	20,000	Chris Sharpe	LIGHTING REPLACEMENT	C1125CW044	2,000	Simon Collins
IRRIGATION SYSTEM REPLACEMENT	C1125CW010	30,000	Chris Sharpe	BOILER REPLACEMENT (DHWS)	84100005	60,000	Chris Sharpe
FOOTPATH OVERHAUL (BRICK PAVOUR)	C1125CW011	15,000	Matthew Wong	EXTERNAL DECORATIONS INCL. WASHDOWN	C1125CW045	6,000	Matthew Wong
GATES OVERHAUL (METAL)	C1125CW012	4,000	Matthew Wong	INTERNAL DECORATIONS	C1125CW046	6,000	Matthew Wong
ROSE GARDEN PERGOLA OVERHAUL	C1125CW013	2,000	Matthew Wong	ROOF REPLACEMENT	84100006	55,000	Simon Collins
ORNAMENTAL FOUNTAIN SAFETY INSPECTION	C1125CW014	2,000	Matthew Wong	LANDLORDS LIGHTING & POWER REWIRE	C1125CW047	20,000	Simon Collins
ORNAMENTAL FOUNTAIN STONE SURFACES REPOINTING	C1125CW015	2,000	Matthew Wong	BOILER REPLACEMENT	C1125CW048	12,000	Chris Sharpe
BRIDGE INSPECTION/SURVEY	C1125CW016	4,000	Matthew Wong	BRICK/WORK AND STONWORK REPOINTING	C1125CW049	20,000	Matthew Wong
DECORATION	C1125CW017	2,500	Solomon Meredith	DECORATIONS TO BOUNDARY GATES & RAILINGS	C1125CW050	96,000	Matthew Wong
GLASSHOUSES REPLACEMENT BOARD UP/WRAP UP GLAZING	C1125CW018	30,000	Solomon Meredith	DECORATIONS TO GATES AND RAILINGS (INSIDE PARK)	C1125CW051	50,000	Matthew Wong
WALLING REPLACEMENT	C1125CW019	2,000	Solomon Meredith	FENCING REPLACEMENT OF VARIOUS AREAS	C1125CW052	8,500	Matthew Wong
WALL/CILL OVERHAUL (GLASSHOUSES)	C1125CW020	4,500	Solomon Meredith	FENCING TREATMENT (TIMBER WOOD PRESERVATIVE)	C1125CW053	8,500	Matthew Wong
DECORATION	C1125CW021	4,000	Solomon Meredith	FILTER HOUSE REFURBISHMENT	C1125CW054	8,500	Matthew Wong
ROOF REPLACEMENT	C1125CW022	30,000	Solomon Meredith	PAVING & GENERAL TILING OVERHAUL	C1125CW055	4,000	Matthew Wong
TIMBER CLADDING REPLACEMENT	C1125CW023	20,000	Solomon Meredith	ROOF REPLACEMENT	C1125CW056	2,000	Matthew Wong
LANDLORDS LIGHTING & POWER REWIRE	C1125CW024	2,000	Solomon Meredith	PUMPSET & FILTERS REPLACEMENT	C1125CW057	20,000	Chris Sharpe
INTERNAL DECORATIONS	C1125CW025	4,000	Solomon Meredith	DECORATION FOR 3 x SHELTERS	C1125CW058	20,000	Matthew Wong
DECORATIONS	C1125CW026	3,000	Solomon Meredith	SHELTER BENCHES REPLACEMENT	C1125CW059	4,000	Matthew Wong
COLD FRAMES OVERHAUL	C1125CW027	3,000	Solomon Meredith	EXTERNAL DECORATIONS/OVERHAUL	C1125CW060	8,500	Matthew Wong
INTERNAL DECORATIONS	C1125CW028	3,000	Solomon Meredith	MAJOR REFURBISHMENT	C1125CW061	50,000	Matthew Wong
RAINWATER GOODS REPLACEMENT	C1125CW029	4,000	Solomon Meredith	ROOF/RAINWATER GOODS REPLACEMENT	C1125CW062	30,000	Matthew Wong
HEAT SOURCE - PRESSURISATION UNIT REPLACEMENT	C1125CW030	7,500	Solomon Meredith	BATHROOM REFURBISHMENT	C1125CW063	12,000	Matthew Wong
HEAT SOURCE - VALVES REPLACEMENT	C1125CW031	6,000	Solomon Meredith	EXTERNAL DECORATIONS	C1125CW064	12,000	Matthew Wong
SPACE HEATING - VALVES REPLACEMENT	C1125CW032	4,000	Solomon Meredith	KITCHEN REFURBISHMENT	C1125CW065	30,000	Matthew Wong
LANDLORDS LIGHTING & POWER REWIRE	C1125CW033	20,000	Solomon Meredith	ROOF REPLACEMENT	C1125CW066	36,000	Matthew Wong
GAS HEATER REPLACEMENT	C1125CW034	8,500	Solomon Meredith	WINDOW REPLACEMENT	C1125CW067	36,000	Matthew Wong
EXTERNAL DECORATIONS	C1125CW035	8,000	Matthew Wong	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO	C1125CW068	12,000	Chris Sharpe
EXTERNAL DECORATIONS	C1125CW100	6,000	Matthew Wong	BATHROOM REFURBISHMENT	C1125CW069	12,000	Matthew Wong
FOOTPATH REPLACEMENT	C1125CW101	8,500	Matthew Wong	EXTERNAL DECORATIONS	C1125CW070	4,500	Matthew Wong
KITCHEN REFURBISHMENT	C1125CW102	12,000	Matthew Wong	KITCHEN REFURBISHMENT	C1125CW071	20,000	Matthew Wong
RAINWATER GOODS REPLACEMENT	C1125CW103	4,000	Matthew Wong	ROOF REPLACEMENT (MAIN)	C1125CW072	30,000	Matthew Wong
ROOF INSULATION	C1125CW104	2,000	Matthew Wong	WINDOWS REPLACEMENT	C1125CW073	25,000	Matthew Wong

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West Ham Park- All Projects



Area Name: West Ham Park	Project Number:	2,336,161	Project Lead	Area Name: West Ham Park	Project Number:	2,336,161	Project Lead
ROOF REPLACEMENT	C1125CW105	20,000	Matthew Wong	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW074	12,000	Chris Sharpe
WINDOWS REPLACEMENT	C1125CW106	25,000	Matthew Wong	RADIATORS REPLACEMENT	C1125CW075	6,000	Chris Sharpe
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW107	12,000	Chris Sharpe	EXTERNAL DECORATIONS	C1125CW076	8,500	Matthew Wong
RADIATORS REPLACEMENT	C1125CW108	6,000	Chris Sharpe	FENCING REPLACEMENT	C1125CW077	20,000	Matthew Wong
BATHROOM REFURBISHMENT	C1125CW109	12,000	Matthew Wong	HARDSTANDING REPLACEMENT	C1125CW078	8,500	Matthew Wong
EXTERNAL DECORATIONS	C1125CW110	59,000	Matthew Wong	SECURITY ALARM REPLACEMENT	C1125CW079	7,500	Simon Collins
KITCHEN REFURBISHMENT	C1125CW111	20,000	Matthew Wong	BATHROOM REPLACEMENT	C1125CW080	12,000	Matthew Wong
ROOF INSULATION	C1125CW112	2,000	Matthew Wong	EXTERNAL DECORATIONS	C1125CW081	4,500	Matthew Wong
WINDOWS REPLACEMENT	C1125CW113	36,000	Matthew Wong	KITCHEN REFURBISHMENT	C1125CW082	20,000	Matthew Wong
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW114	12,000	Chris Sharpe	RAINWATER GOODS REPLACEMENT	C1125CW083	4,000	Matthew Wong
RADIATORS REPLACEMENT	C1125CW115	6,000	Chris Sharpe	ROOF INSULATION	C1125CW084	2,000	Matthew Wong
BATHROOM REFURBISHMENT	C1125CW116	12,000	Matthew Wong	ROOF REPLACEMENT (MAIN)	C1125CW085	20,000	Matthew Wong
EXTERNAL DECORATIONS	C1125CW117	6,000	Matthew Wong	WINDOWS REPLACEMENT	C1125CW086	25,000	Matthew Wong
GARAGE ROOF REPLACEMENT	C1125CW118	6,000	Matthew Wong	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW087	12,000	Chris Sharpe
ROOF INSULATION	C1125CW119	2,000	Matthew Wong	RADIATORS REPLACEMENT	C1125CW088	6,000	Chris Sharpe
WINDOWS REPLACEMENT	C1125CW120	36,000	Matthew Wong	BATHROOM REFURBISHMENT	C1125CW089	12,000	Matthew Wong
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW121	12,000	Chris Sharpe	EXTERNAL DECORATIONS	C1125CW090	6,000	Matthew Wong
BATHROOM REFURBISHMENT	C1125CW122	12,000	Matthew Wong	FOOTPATH REPLACEMENT	C1125CW091	8,500	Matthew Wong
CONSERVATORY REPLACEMENT	C1125CW123	12,000	Matthew Wong	KITCHEN REFURBISHMENT	C1125CW092	12,000	Matthew Wong
EXTERNAL DECORATIONS	C1125CW124	4,000	Matthew Wong	RAINWATER GOODS REPLACEMENT	C1125CW093	4,000	Matthew Wong
FOOTPATH REPLACEMENT	C1125CW125	8,500	Matthew Wong	ROOF INSULATION	C1125CW094	2,000	Matthew Wong
KITCHEN REFURBISHMENT	C1125CW126	12,000	Matthew Wong	ROOF REPLACEMENT	C1125CW095	20,000	Matthew Wong
RAINWATER GOODS REPLACEMENT	C1125CW127	4,000	Matthew Wong	WINDOWS REPLACEMENT	C1125CW096	25,000	Matthew Wong
ROOF INSULATION	C1125CW128	2,000	Matthew Wong	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW097	12,000	Chris Sharpe
ROOF REPLACEMENT (MAIN)	C1125CW129	20,000	Matthew Wong	RADIATORS REPLACEMENT	C1125CW098	6,000	Chris Sharpe
WINDOWS REPLACEMENT	C1125CW130	20,000	Matthew Wong	BATHROOM REFURBISHMENT	C1125CW099	12,000	Matthew Wong
SECURITY ALARM REPLACEMENT	C1125CW131	7,500	Simon Collins	ROOF INSULATION	C1125CW140	2,000	Matthew Wong
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW132	12,000	Chris Sharpe	ROOF REPLACEMENT (MAIN)	C1125CW141	20,000	Matthew Wong
RADIATORS REPLACEMENT	C1125CW133	6,000	Chris Sharpe	WINDOWS REPLACEMENT	C1125CW142	20,000	Matthew Wong
BATHROOM REFURBISHMENT	C1125CW134	12,000	Matthew Wong	SECURITY ALARM REPLACEMENT	C1125CW143	7,500	Simon Collins
CONSERVATORY REPLACEMENT	C1125CW135	12,000	Matthew Wong	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	C1125CW144	12,000	Chris Sharpe
EXTERNAL DECORATIONS	C1125CW136	4,500	Matthew Wong	EXTERNAL DECORATIONS	C1125CW145	12,000	Matthew Wong
FOOTPATH REPLACEMENT	C1125CW137	8,500	Matthew Wong	FLOORING REPLACEMENT	C1125CW146	17,387	Matthew Wong
KITCHEN REFURBISHMENT	C1125CW138	12,000	Matthew Wong	ROOF OVERHAUL (PLAIN TILES)	C1125CW147	16,474	Matthew Wong
RAINWATER GOODS REPLACEMENT	C1125CW139	4,000	Matthew Wong	TOILET REFURBISHMENT	C1125CW148	12,000	Matthew Wong
LUMINAIRES REPLACEMENT	C1125CW153	7,500	Simon Collins	DOOR ENTRY SYSTEM REPLACEMENT	C1125CW149	1,500	Simon Collins
BOILER & HOT WATER SYSTEM REPLACEMENT	C1125CW154	25,000	Chris Sharpe	EMERGENCY LIGHTING BATTERY REPLACEMENT	C1125CW150	2,000	Simon Collins
RADIATORS REPLACEMENT	C1125CW155	12,000	Chris Sharpe	EMERGENCY LIGHTING REPLACEMENT	C1125CW151	4,000	Simon Collins

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West Ham Park- Year 2 & 3 forecast



Year 2 (NLOS) Forecast



Year 3 (NLOS) Forecast



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West Ham Park- Year 4 & 5 forecast



Year 4 (NLOS) Forecast



Year 5 (NLOS) Forecast

