

Project	Person In Charge	Current Stage	Funding Service	Works Pattern	Contractor & Consultant Details	Programme	Costs	H&S Project (Y/N)?
Fire Signage - Estate Wide	GS	Design	City Fund	One-Off	Consultant - Ingleton Wood Contractor - Guardian Consultancy Fire Engineer - BB7	Surveys complete. Specification by end of December. Original scope works to Bunyan on hold whilst consultation with residents is revisited.	£300,000 - £700,000 (estimate)  Need to be custom made signs following conversations with LBC. Limited benchmarking until we have a variety of signs made up.	Y
Fire Doors - Estate Wide	GS	Design	City Fund	One-Off	Phase 1 Architect - Reform Architects Fire Engineer - BB7 Planning Consultant - Grade Planning Heritage Consultant - Heritage Information Contractor - Gerda Security Products	Phase One technical design underway, anticipated design completion May 2026. Works to commence Jan 2027 dependent on statutory approvals	£20,000,000 for all 5 phases.	Y
Building Envelopes including roofs, windows, balconies and rainwater goods	GS	Design tender	Re-Charge to Leaseholders	Cyclical	Window Surveys - Studio Partington	<u>Phase One</u> - Detailed designs by November 2026. - Contractor appointment by March 2027.	£38,000,000 for whole project.	N
Canopy - Brandon Mews	WR	Feasibility	Service Charge	One-off	<b>Feasibility</b> Architect - Avanti Architects	Avanti to present to a new Brandon Mews Board.	<b>Feasibility</b> Architect - £36k	N

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Lift Major Modernisation - Tower Blocks (Phase One)	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	Target to be in contract with consultant for estate-wide design development by late Q1 2026. 3No. Tower Block lifts target replacement 2026/27-2029. Programme review for phasing of wider estate.	Budget Costs are: £6,312.000 for 3No. tower blocks.	N
Lift Major Modernisation - Wider Estate (Phase Two)	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	TBC	Budget Costs are: £9,832,338 for wider estate (excludes tower blocks).	N
Lobby Refurbishment - Shakespeare	WR	Concept Designs	Service Charge	One-off	Architect - Paolo Cossu Architects	Further programme TBC subject to design alterations.	Architect - £15k Construction etc. tbc.	N
Paving Relaying - Thomas More Garden	DC	Pre-Tender	Service Charge	One-Off	TBC	TBC	TBC	Y
Expert Witness - Ben Jonson House	ED/WR	Consultant Tender	City Fund	One-Off	Expert Witness - Hawkins	2 months.	£86,530	N
Roof waterproofing temporary repairs - Postern (9&10)	DC	Quoting	Service Charge	One-Off	Contractor - Elkins	TBC	TBC	N
Redecoration - Frobisher Crescent	DC	Feasibility	Service Charge	Cyclical	TBC	Works targeted for summer 2026.	TBC	N



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Replacement of Auto-Diallers in Lifts	DC	Design	City Fund	One-Off	Contractor - Guideline	Works to be complete for end of October (subject to snagging).	£160,866	Y
Redecorations - Estate Wide	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N
Internal Carpeting	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N

<i>Project</i>	<i>Current Notes</i>	<i>Next Steps</i>
Fire Signage - Estate Wide	<ul style="list-style-type: none"> <li>- Ingleton Wood completed surveys.</li> <li>- Guardian Consultancy started works in Bunyan. Works now on hold whilst consultation with residents is revisited.</li> <li>- Due to evolved scope, likely need to resubmit for LBC for majority of scheme.</li> <li>- Building Control happy we can proceed without any notification, and using font/typeface of the LBC.</li> <li>- Continue with Bunyan to complete signs that are known as necessary, balcony signage to be reviewed and included if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>- Consultation exercise with residents to be rerun.</li> <li>- Privacy screens which have had signs removed are to have replacement signs fitted prior to consultation completion.</li> <li>- Ingleton Wood &amp; BB7 to revise fire signage report - Heritage are happy with proposals.</li> <li>- Ingleton Wood &amp; BB7 reviewing additional signage requirements.</li> <li>- Guardian procuring sample signs.</li> <li>- New floor plans/elevation drawings to be produced where current drawings are known to be incorrect.</li> </ul>
Fire Doors - Estate Wide	<ul style="list-style-type: none"> <li>- PO issued to Gerda.</li> <li>- Listed Building Consent will be required.</li> <li>- Project will need to go through Building Safety Regulator.</li> <li>- Ahead of works, condition surveys will need to be done in flats.</li> </ul>	<ul style="list-style-type: none"> <li>- Concerns around ductwork being reviewed by BB7.</li> <li>- Discussions to be had with BB7 on Fire Strategies, FRAs. - DC &amp; GS to link on this.</li> <li>- Test door to be complete so firm prices can then be provided by Gerda. Additional doors to follow c.2 months later once LBC is received.</li> <li>- Next meeting with Gerda in c.2-4 weeks once door proposal tested and signed off.</li> </ul>
Building Envelopes including roofs, windows, balconies and rainwater goods	<ul style="list-style-type: none"> <li>- Project to include roofs, balconies, and drainage.</li> <li>- Windows already in up to G2 approval. Scope increased to include roofs, balconies, and drainage.</li> <li>- G1 &amp; G2 approvals received on increased scope.</li> <li>- JB &amp; SJ have requested tender exercise is run by an external QS firm.</li> <li>- Roof work will fall under BSR requirements.</li> <li>- Ad hoc urgent water penetration repairs still being progressed.</li> </ul>	<ul style="list-style-type: none"> <li>- Need confirmation on who is funding. TBC by expert witness (this is noted in the risk register).</li> <li>- Tender documents being prepared for consultants.</li> <li>- Issues report to be produced for the windows, as finance have stated the amended G2 is not sufficient to release funds, and an issues report is therefore required.</li> </ul>
Canopy - Brandon Mews	<ul style="list-style-type: none"> <li>- Scheme being split from wider Building Envelopes project.</li> </ul>	<ul style="list-style-type: none"> <li>- Pre-presentation call to be held with BEO and Avanti on 29th October.</li> <li>- Stakeholder consultation presentation and meeting to be held on 24th November.</li> <li>- Post feasibility procurement to be reviewed.</li> <li>- Planning team completing initial review of feasibility report.</li> </ul>

<i><b>Project</b></i>	<i><b>Current Notes</b></i>	<i><b>Next Steps</b></i>
Lift Major Modernisation - Tower Blocks (Phase One)	<ul style="list-style-type: none"> <li>- Proposal to procure for the whole estate.</li> <li>- Tower Group meetings to be held at suitable project intervals.</li> <li>- G1 &amp; G2 approvals in place.</li> <li>- S.20 notice issued out for Towers with FAQ sheet.</li> <li>- Pre-market engagement issued out (wording agreed with Procurement).</li> </ul>	<ul style="list-style-type: none"> <li>- Consultant tender documents being prepared ahead of review with Tower Lift Group on 18 November.</li> <li>- Open Tender to be progressed following Tower Lift Group Meeting and expiry of s.20 notice period (19th November)</li> </ul>
Lift Major Modernisation - Wider Estate (Phase Two)	<ul style="list-style-type: none"> <li>- Phase 2 G1 &amp; G2 to be drafted for February RCC/BRC.</li> <li>- Phase 2 Lift Group to be set up.</li> <li>- Intention is to obtain approval to complete an emergency modernisation on 6No. lifts on the estate (3No. highest problem lifts, and 3No. lower problem lifts). Parts to be retained from these lifts, to be utilised as required in wider lifts when repairs are required.</li> </ul>	<ul style="list-style-type: none"> <li>- Meeting with Ilacs and Guideline 26th November to decide on which lifts are most suitable for emergency works. Paper to be prepared for approval.</li> <li>- G1 &amp; G2 to then be prepared for the wider project, targeting discussion at February RCC/BRC.</li> </ul>
Lobby Refurbishment - Shakespeare	<ul style="list-style-type: none"> <li>- Job had been on hold for c.18 months, residents keen to pick back up and progress.</li> <li>- Initial s.20 complete by DC in November 2024. Observations Response issued October 2025.</li> </ul>	<ul style="list-style-type: none"> <li>- Architect reviewing designs following site meeting. Revised specification to be provided highlighting items no longer available.</li> <li>- MEP survey of lobby being complete.</li> <li>- Indicative programme to be prepared.</li> </ul>
Paving Relaying - Thomas More Garden	<ul style="list-style-type: none"> <li>- Funding approved for project.</li> <li>- Funding ringfenced, to be utilised on this project by end of financial year.</li> </ul>	<ul style="list-style-type: none"> <li>- Mini tender to be prepared for works.</li> </ul>
Expert Witness - Ben Jonson House	<ul style="list-style-type: none"> <li>- Hawkins instructed to act as Expert Witness.</li> <li>- Appointment Form agreed in principle, to be circulated for execution once Purchase Order raised.</li> <li>- Initial walkaround held 6th October.</li> </ul>	<ul style="list-style-type: none"> <li>- PO to be raised.</li> <li>- Appointment Form to be executed between Hawkins and BEO (DS can sign from BEO side).</li> <li>- Hawkins to commence once appointment form signed.</li> <li>- Repairs information to be circulated once collated.</li> </ul>
Roof waterproofing temporary repairs - Postern (9&10)	<ul style="list-style-type: none"> <li>- Works complete.</li> </ul>	<ul style="list-style-type: none"> <li>- BEO to complete sign off inspection, detailing any required snags. Access through property required to complete this inspection.</li> </ul>
Redecoration - Frobisher Crescent	<ul style="list-style-type: none"> <li>- Barbican Centre have confirmed they have required funding for project.</li> <li>- Quote received from McLoughlin.</li> <li>- Procurement have stated we cannot add these works as an instruction to McLoughlin's existing contract. Additional quotes required.</li> </ul>	<ul style="list-style-type: none"> <li>- Tender documents to be prepared for works.</li> </ul>

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Replacement of Auto-Diallers in Lifts	<ul style="list-style-type: none"><li>- Auto-diallers in lifts are obsolete and failing, so replacement required.</li><li>- Course to be held for select BEO staff on trap and release qualification for lifts.</li><li>- Panels to be installed within lifts directing residents to an emergency number and lift number, in the worst-case event the autodialler system not work.</li></ul>	<ul style="list-style-type: none"><li>- Works progressing on site, should all be complete by Friday 24th October.</li><li>- BEO to inspect all auto diallers w/c 27th October to confirm all working.</li></ul>
Redecorations - Estate Wide	<ul style="list-style-type: none"><li>- Cyclical redecoration works are carried out across the estate.</li></ul>	<ul style="list-style-type: none"><li>- Programme to be prepared for redecoration cycle.</li><li>- WR reviewing finances of previous redecoration cycle as part of service charge review.</li></ul>
Internal Carpeting	<ul style="list-style-type: none"><li>- Replacement of carpets in communal areas are undertaken on a cyclical basis across the estate.</li></ul>	<ul style="list-style-type: none"><li>- Programme to be prepared for carpet replacement cycle.</li></ul>