

Project Coversheet

[1] Ownership & Status

UPI: 11548

Core Project Name:

Windows Replacement and Common Parts Redecorations: Holloway Estate & Whitby Court

Programme Affiliation (if applicable): N/A

Project Manager: Rafael Cardenas

Definition of need:

To replace the current single glazed timber sash windows which are thermally inefficient and past their life expectancy. To replace with Aluminium powder coated double glazed windows from the Alitherm Heritage 300 & 600 ranges to the same size, colour & pattern as existing windows which conform to current building regulations. Whitby Court will be provided with new double glazed uPVC casement windows to the same size, colour and pattern as the existing. At the same time, we are looking to undertake estate wide internal and external common parts redecorations while scaffolding is in situ, in order to act as a baseline to facilitate future cyclical redecorations programmes.

Key measures of success:

- Increased resident satisfaction.
- Improvement thermal efficiency in the Standard Assessment Procedure (SAP) energy performance rating of our housing assets, in line with City of London's Climate Action Strategy.
- Reduction in ongoing repair and maintenance costs.

Expected timeframe for the project delivery: Project Complete.

Original Timescale: Current Estimate: Start Summer 2022 / Estimated Completion January 2023 - **Revised:** November 2022 / January 2024

Key Milestones:

Gateway 5 – April / May 2022

Start on site – Jun 2022

Estimated completion – January 2023

Are we on track for completing the project against the expected timeframe for project delivery? Yes

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

‘Project Briefing’ G1 report:

- Total Estimated Cost (excluding risk): £1,309,000
- Costed Risk Against the Project: N/A
- Estimated Programme Dates:

Initial approval to progress these schemes will be sought through the Corporate Projects Board. As per the project procedure the projects will progress from gateway 2 to gateway 5 as follows.

Gateway 1 – September 2013.

Gateway 2 – September 2013

Gateway 3 – March 2014

Gateway 4 – March 2014

Gateway 5 - as per each individual project.

Scope/Design Change and Impact: N/A

‘Project Proposal’ G2 report (as approved by PSC 26/09/2013):

- Total Estimated Cost (excluding risk): £4,333,000 (all blocks/estates)
- Resources to reach next Gateway (excluding risk): £175,000
- Spend to date: n/a
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 1 – September 2013.
 - Gateway 2 – September 2013
 - Gateway 3 – March 2014
 - Gateway 4 – March 2014
 - Gateway 5 - as per each individual project

Scope/Design Change and Impact: n/a

Issues report (as approved under ‘Urgency’ by PSC 06/06/2017):

- Total Estimated Cost (excluding risk): £12,610,000 (all blocks/estates)
- Resources to reach next Gateway (excluding risk): n/a
- Spend to date: £43,750
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 3/4: September 2017
 - Gateway 5: To be determined.

Scope/Design Change and Impact: as stated in the Issues report, the scope had changed considerably with the addition of new blocks as well as whole estates which resulted in a considerable uplift in the costs reported at the previous Gateway. At Gateway 2 estimates were £4,333,000, at the time of

writing the Gateway 3/4 report estimates were £12,610,000 for all blocks and estates that had been subsequently added.

‘Options Appraisal and Design’ G3-4 report (as approved by Court of Common Council 07/12/17):

- Total Estimated Cost (excluding risk): £16,905,452 (all blocks/estates)
- Resources to reach next Gateway (excluding risk): £638,113
- Spend to date: £42,575
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 3/4 - November 2017
 - Procurement of design team - April 2018
 - Detailed design and Planning application – December 2018
 - Gateway 5 – July 2019
 - Works start – Summer 2019

	Golden Lane	Holloway	Southwark	Dron House & Sydenham Hill	William Blake & Windsor House	Tot
Works	£7,497,570	£1,578,788	£2,970,552	£1,270,676	£1,776,569	£15,094,154
Consultancy	£749,757	£157,879	£297,055	£127,068	£177,657	£1,509,415
Staff costs	£149,951	£31,576	£59,411	£25,414	£35,531	£301,883
Total	£8,397,278	£1,768,242	£3,327,018	£1,423,157	£1,989,757	£16,905,452

Scope/Design Change and Impact: *at the time of writing the issues report the estimates were based on the revised estimates received by Pellings in October 2016. For the purposes of the Gateway 3/4 report, we appointed a Quantity Surveyor to review the costs and estimates were revised as £16,905,452 for all blocks.*

‘Authority to start Work’ G5 report (as approved by OPS 01/08/2022):

Appoint Mulalley & Co Ltd – contract sum £3,415,640

- Total Estimated Cost (excluding risk): £3,559,919
- Resources to reach next Gateway (excluding risk): £3,515,640. Comprised of £3,415,640 for the tendered works contract, £35,000 for consultancy fees and £65,000 for staff costs.
- Spend to date: £44,279
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates:
 - Gateway 5 – April / May 2022
 - Works Start – June 2022
 - Estimated completion – January / February 2023

Scope/Design Change and Impact:

In terms of scope / design change there has been little change apart from the additional safe working measures introduced as a result of the Covid outbreaks. At the time that the Gateway 3-4 report was submitted the preferred option for replacement was for double glazed uPVC windows, and approval was granted by Islington Council's Planning team.

From a cost perspective, following the tender for the Window Replacements & Redecorations project at Dron House, which was intended as a pilot for the remaining estates, there was a notable increase in the tender prices over the estimates that were reported in 2017.

Having analysed the tendered sums we applied a similar uplift to the estimates across all the remaining estates in February / March 2021.

G5 Holloway Windows & Redecorations Mar 2022-variation summary					
	Gateway 3-4 (Dec 2017)	Revised Estimates (Mar 2021)	Tendered Sum (Mar 2022)	Increase since Mar 2022 (£)	Increase (%)
Works	£ 1,578,788	£ 2,957,100	£ 3,415,640	£ 458,540	16%
Staff fees	£ 31,576	£ 78,939	£ 65,000	-£ 13,939	-18%
Consultancy Fees	£ 157,879	£ 22,449	£ 35,000	£ 12,551	56%
Total	£ 1,768,243	£ 3,058,488	£ 3,515,640	£ 457,152	15%

'Issues Report' post G5 (as approved by CCSC 01/11/2023):

- Total Estimated Cost (excluding risk): £4,681,409.37 (including spend to date, fees & staff costs)
- Resources to reach next Gateway (excluding risk): £1,001,176.62
- Spend to date: £1,900,724.08 (Consultant Fees £ 44,276.21, Staff costs £ 48,566.54)
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates:
Gateway 5 – April / May 2022
Start on site – Jun 2022
Estimated completion – January 2024

Scope/Design Change and Impact:

Delays have been incurred due to the required amendments to the planning permissions. Updated Practical Completion is now 24th January 2024. A further planning application has had to be submitted in order to accommodate changes to building regulations and ventilation requirements to prevent damp and mould.

‘Issues Report’ post G5 (as approved by CPB 08/05/2024):

- Total Estimated Cost (excluding risk): £4,594,246.00
- Resources to reach next Gateway (excluding risk): £153,871.26.
- Spend to date: £4,539,388.88 (Consultant Fees £ 124,884.01, Staff costs £ 69,438.25).
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A

• Estimated Programme Dates:
Gateway 5 – April / May 2022
Start on site – Jun 2022
Estimated completion – January 2024

Scope/Design Change and Impact:

Delays have been incurred following the requirement to submit a new planning application to include trickle vents in the new windows to comply with recent changes in the Building Regulations which have come into effect after the original planning consent was granted. Practical Completion was achieved on 24th January 2024.

Total anticipated on-going commitment post-delivery [£]: N/A -Following the defects liability period any ongoing costs will be the remit of periodic repairs and maintenance as stipulated in warranties

Programme Affiliation [£]: N/A – as requested in the issues report, approval was given to separate the estates into separate works packages.