Lancaster West Refurbishment Programme Finance Monitor

Capital expenditure and forecast

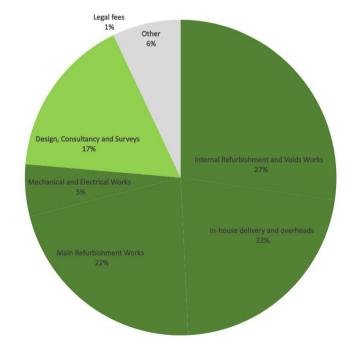
TOTAL PROJECT Actuals Actuals Actuals Actuals Actuals Actuals Actuals Lot 1 inc. intermals - Walkways Lot 2 inc. intermals - Treadgold House Lot 4 inc. intermals - Treadgold House Lot 4 inc. intermals - Treadgold House Lot 5 inc. intermals - Treadgold House Lot 6 inc. intermals - Treadgold House Lot 6 inc. intermals - Verify Close Lot 6 inc. intermals - Verify Close Lot 6 inc. intermals - Verify Close Lot 7 inc. intermals - Verify Close Lot 8 inc. intermals - Verify Close Lot 9 inc. intermals Verify Clos			2017/18 to		2021/22	2022/23	2023/24	2024/25
Lot 1 inc. internals - Walkways Lot 2 inc. internals - Cameflored, Clarendon and Talbot £ 1,005,144.02 £6,122,755.34 £1,778,821.07 Lot 3 inc. internals - Morland House and Talbot £ 1,005,144.02 £6,122,755.34 £1,778,821.07 Lot 3 inc. internals - Morland House and Talbot Grove House £ 193,799.05 £338,867.82 £795,528.12 Lot 4 inc. internals - Treadgold House £ 400,073.60 £628,135.94 £6,122,722.88 Lot 5 inc. internals - Walkways Lot 6 inc. internals - Walkways Other Capital Costs £ 105,254.65 £225,146.44 £566,695.04 Main Capital Lotes £ 284,370.43 Notting Dale Heat Network £ 805,603.22 £239,987.97 £1,935,672.56 LW Fire Saftey Schemes £ 2009,685.03 £286,096.33 LWE New Homes - Walkways £ 188,981.15 £295,579.57 Overheads £ 1,798,569.09 £2,229,623.00 £3,184,795.41 Total Spend to date £ 58,484,451.94 £ 9,665,661.09 Estate Improvement Budget Additional Income & Grants Additional Income & Grants Additional Fire Safety Funding Additional Fire Safety Funding Additional Notting Dale Heat Network £ 14,574,000.00 £ 14,870,666.88 £ £ 87,415.84 £ 17,500,000.00 £ 14,22,000.00 £ 14,22,000.00 £ 17,22,000.00 £ 17,22,000.00 £ 17,22,000.00 £ 11,22,935,674.00 £124,114,067.48 £100,337,167.25 Forecasted expenditure Forecasted expenditure Forecasted spenditure £ 110,457,340.91 £102,833,007.12 £107,854,918.17 £100,337,167.25 £ 100,337,167.25		TOTAL PROJECT	2020/21		2021/22	2022/23	2023/24	2024/23
Lot 2 inc. internals - Camelforsd, Clarendon and Talbot Lot 3 inc. internals - Morland House and Talbot Grove House		Actuals	Actuals			Actuals	Actuals	Actuals
Lot 2 inc. internals - Camelforsd, Clarendon and Talbot Lot 3 inc. internals - Morland House and Talbot Grove House								
Lot 3 inc. internals - Morland House and Talbot Grove House	Lot I inc. internals - Walkways			£	1,268,893.09	£1,571,226.48	£6,025,425.80	
Lot 4 inc. internals - Treadgold House	Lot 2 inc. internals - Camelforsd, Clarendon and Talbot			£	1,005,144.02	£6,122,755.34	£1,778,821.07	
Lot 5 inc. internals - Camborne Walk Lot 6 inc. internals - Verity Close Lot 6 inc. internals - Verity Close - Verity Clo	Lot 3 inc. internals - Morland House and Talbot Grove House			£	193,799.05	£338,867.82	£976,528.12	
Lot 6 inc. internals - Verity Close	Lot 4 inc. internals - Treadgold House			£	400,073.60	£628,135.94	£6,122,922.88	
Main Capital budget £ 3,964,073.17 £3,173,664.66 £2,111,193.39 Other Capital Costs £ 284,370.43 Notting Dale Heat Network £ 805,603.22 £239,987.97 £1,935,672.56 LWF ire Safety Schemes £209,685.03 £286,096.33 LWE New Homes - Walkways £186,981.15 £296,579.57 Overheads £ 1,798,569.09 £2,229,623.00 £3,184,795.41 Total Spend to date £ 58,484,451.94 £ 9,665,661.09 £9,961,134.79 £15,080,755.83 £23,776,900.23 Estate Improvement Budget £ 22,571,002.00 £ 914,801.00 £ 14,870,666.88 £ 87,415.84 Additional Income & Grants £ 22,571,002.00 £ 914,801.00 £ 14,870,666.88 £ 87,415.84 Additional Fire Safety Funding £ 6,628,000.00 £ 5,232,000.00 £ 16,059,000.00 Additional Notting Dale Heat Network £ 17,500,000.00 £ 1,422,000.00 £ 1,222,935,674.00 £124,114,067.48 £100,337,167.25 Remaining budget £ 110,457,340.91 £102,833,007.12 £107,854,918.17 £100,337,167.25 £	Lot 5 inc. internals - Camborne Walk			£	135,354.47	£127,663.50	£492,170.06	
Other Capital Costs £ 284,370.43 Notting Dale Heat Network £ 805,603.22 £239,987.97 £1,935,672.56 LWF ire Safety Schemes £209,685.03 £286,096.33 £286,096.33 £286,096.33 LWE New Homes - Walkways £186,981.15 £296,579.57 £296,579.57 Overheads £1,798,569.09 £2,229,623.00 £3,184,795.41 Total Spend to date £58,484,451.94 £9,665,661.09 £9,961,134.79 £15,080,755.83 £23,776,900.23 Estate Improvement Budget £22,571,002.00 £914,801.00 £14,870,666.88 £22,7565.15 Additional Income & Grants £22,571,002.00 £914,801.00 £14,870,666.88 £87,415.84 Additional Fire Safety Funding £6,628,000.00 £5,232,000.00 £16,059,000.00 Additional Notting Dale Heat Network £115,000,000.00 £1,422,000.00 £1,222,935,674.00 £124,114,067.48 £100,337,167.25 Remaining budget £116,477,958.05 £112,794,141.91 £122,935,674.00 £124,114,067.48 £100,337,167.25 Forecasted expenditure £110,45	Lot 6 inc. internals - Verity Close			£	105,254.65	£252,164.94	£566,695.04	
Notting Dale Heat Network	Main Capital budget			£	3,964,073.17	£3,173,664.66	£2,111,193.39	
LWF Fire Safety Schemes	Other Capital Costs			£	284,370.43			
LWE New Homes - Walkways	Notting Dale Heat Network			£	805,603.22	£239,987.97		
Total Spend to date £ 58,484,451.94 £ 9,665,661.09 £9,961,134.79 £15,080,755.83 £23,776,900.23	LW Fire Safety Schemes					£209,685.03	£286,096.33	
Total Spend to date	LWE New Homes - Walkways					£186,981.15	£296,579.57	
Estate Improvement Budget Additional Income & Grants Additional HRA Funding Additional Fire Safety Funding Additional Notting Dale Heat Network Starting budgets Estate Improvement Budget £ 22,571,002.00 £ 914,801.00 £ 14,870,666.88 -£ 87,415.84 ### 14,574,000.00 ### 25,232,000.00 ### 25,	Overheads			£	1,798,569.09	£2,229,623.00	£3,184,795.41	
Estate Improvement Budget Additional Income & Grants Additional HRA Funding Additional Fire Safety Funding Additional Notting Dale Heat Network Starting budgets Estate Improvement Budget £ 22,571,002.00 £ 914,801.00 £ 14,870,666.88 -£ 87,415.84 ### 14,574,000.00 ### 25,232,000.00 ### 25,								
Additional Income & Grants	Total Spend to date	£ 58,484,451.94 £	9,665,661.09		£9,961,134.79	£15,080,755.83	£23,776,900.23	
Additional Income & Grants								
Additional HRA Funding Additional Fire Safety Funding Additional Notting Dale Heat Network E 14,574,000.00 E 5,232,000.00 Additional Notting Dale Heat Network E 17,500,000.00 E 1,422,000.00 Starting budgets E 116,477,958.05 E 112,794,141.91 E 122,935,674.00 E 124,114,067.48 E 100,337,167.25 Remaining budget E 110,457,340.91 E 102,833,007.12 E 107,854,918.17 E 100,337,167.25 Forecasted expenditure Forescasted budget remaining Forescasted budget remaining	Estate Improvement Budget						£287,565.15	_
Additional Fire Safety Funding £ 6,628,000.00 £ 17,500,000.00 £ 17,500,000.00 £ 17,500,000.00 £ 150,000.00 Starting budgets £ 116,477,958.05 £ 112,794,141.91 £ 122,935,674.00 £ 100,337,167.25 Remaining budget £ 110,457,340.91 £ 102,833,007.12 £ 107,854,918.17 £ 100,337,167.25 Forecasted expenditure Forescasted budget remaining Forescasted budget remaining	Additional Income & Grants	£	22,571,002.00	£	914,801.00	£ 14,870,666.88	£ 87,415.84	
Additional Notting Dale Heat Network £ 17,500,000.00 £ 1,422,000.00 £ 150,000.00 Starting budgets £116,477,958.05 £112,794,141.91 £122,935,674.00 £124,114,067.48 £100,337,167.25 Remaining budget £ 110,457,340.91 £102,833,007.12 £107,854,918.17 £100,337,167.25 £100,337,167.25 Forecasted expenditure Forescasted budget remaining	Additional HRA Funding	£	14,574,000.00				£16,059,000.00	_
E 150,000.00 E 150,000.00 E 110,477,958.05 E 112,794,141.91 E 122,935,674.00 E 124,114,067.48 E 100,337,167.25 E 100,337	Additional Fire Safety Funding	£	6,628,000.00			£ 5,232,000.00		
Starting budgets	Additional Notting Dale Heat Network	£	17,500,000.00	£	1,422,000.00			
Remaining budget		£	150,000.00					
Remaining budget								
Forecasted expenditure Forescasted budget remaining Forescasted budget remaining Forescasted budget remaining Forescasted budget remaining	Starting budgets		£116,477,958.05		£112,794,141.91	£122,935,674.00	£124,114,067.48	£100,337,167.25
Forecasted expenditure Forescasted budget remaining Forescasted budget remaining Forescasted budget remaining Forescasted budget remaining		`						
Forescasted budget remaining 61,337,167.25	Remaining budget	£	110,457,340.91		£102,833,007.12	£107,854,918.17	£100,337,167.25	£100,337,167.25
Forescasted budget remaining 61,337,167.25								
	Forecasted expenditure							39m
Additional Funded Consultancy £ 229,234.00 £ 150,000.00	Forescasted budget remaining							61,337,167.25
Additional Funded Consultancy £ 229,234.00 £ 150,000.00								
	Additional Funded Consultancy	£	229,234.00	£	150,000.00			

LWE Refurbishment Capital Expenditure



Categories	
Internal Refurbishment and Voids Work	£15,963,719.56
In-house delivery and overheads	£12,820,468.14
Main Refurbishment Works	£12,755,299.78
Mechanical and Electrical Works	£3,118,828.03
Design, Consultancy and Surveys	£9,672,933.44
Legal fees	£334,699.93
Other	£3,818,503.06
	£58,484,451.94

LWE Refurbishment Investment Breakdown 2018 - 2024



Additional income, grants and probono support

Additional Income & Grants 2020-21

Description	Block	Value	Expenditure	Returned	Remaining
SHDF (I)Walkways	The Walkways	£12,905,626.00	£3,358,442.35	£9,547,183.65	£0.00
SHDF (2) Camelford Net Zero	Camelford Court, Camelford Walk	£3,404,960.00	£512,434.02	£2,892,525.98	£0.00
SHDF (3) Morland and Talbot	Moreland House & Talbot Grove House	£3,134,632.00	£537,958.46	£2,596,673.54	£0.00
GHG LAD Ia. GLA - Local Authority Delivery Scheme	Camelford Court				
(Camelford Court roof)	Camellord Court	£103,000.00	£13,000.00	£90,000.00	£0.00 GLA
GHG LAD 1b. GLA - Local Authority Delivery Scheme					
(Talbot Walk & Clarendon Roofs)	Talbot Walk and Clarendon Walk	£671,500.00	£671,500.00		£0.00
Heat Network Development Unit - Detailed Project Development phase					
Treat Network Development office Detailed Project Development phase	Estate wide	£246,300.00	£246,300.00		£0.00
MustBe0 - Treadgold	Treadgold	£1,638,560.00	£1,638,560.00		£0.00
	Estate Wide (baseline studios, NKRC,				
Public Sector Decarbonisation Scheme	LancWest community centre)	£209,000.00	£90,074.81	£118,925.19	£0.00
RBKC Climate Change Funding	Estate wide	£11,000.00	11000		£0.00
One Public Estate - Phase 7	Lancaster West Masterplan	£89,703.00	£89,703		£0.00
One Public Estate - Phase 8	Lancaster West Masterplan	£100,000.00	£100,000		£0.00
NCIL grant for Grenfell Walk Gardens	Grenfell Walk	£18,409.00	£13,959		£4,450.00
NCIL grant Camelford Walk Gardens	Camelford Walk	£10,000.00	£10,000.00		£0.00
Green Wall - Green Infrastructure Fund	North Kensington Resource Centre	£19,500.00	£19,500.00		£0.00
Hyperoptic - Project mangement fee	Estate Wide	£8,812.00	N/A		
		£22,571,002.00	£7,312,431.64	£15,245,308.36	£4,450.00

Funded Consultancy 2020-21

Description		Value	Expenditure	Returned	Remaining
Retrofit Accelerator Homes (Feasibility Study)	Estate wide	£50,000.00	£50,000.00		£0.00
MustBeZero - Design Competition - Treadgold House	Treadgold House	£70,000.00	£70,000.00		£0.00
Heat Network Development Unit - Fesibility Study (Arup)	Estate wide	£70,000.00	£70,000.00		£0.00
Innovate UK funding	Treadgold House	£15,734.00	£15,734.00		£0.00
Give it a grow - Food Garden (Kusuma Trust)	Barandon Walk and Testerton Walk	£23,500.00	£23,500.00		£0.00
		£229,234.00	£229,234.00	£0.00	£0.00

Additional Income & Grants 2021-22

Description	Block	Value	Expenditure	Returned	Remaining
Economic Recovery Capacity Programme	Heat Network Staff	£34,401.00	£33,600.00	1	£801.00
Heat Network Investment Project	Estate wide (residential)	£1,116,000.00			£1,116,000.00
LGA Cabinet Office - BLRF	Hurstway and Testerton (Walkways)	£509,000.00	£186,981.15		£322,018.85
Council Green Fund - Notting Dale Heat Network	Baseline Studios	£266,000.00			£266,000.00
Door entry sytems Treadgold House	Treadgold House	£41,800.00			£41,800.00
Door entry sytems Camborne Mews	Camborne Mews	£39,600.00			£39,600.00
Future Neighbourhoods Fund - Talbot Walk and Clarendon Walk Retrofi	t Talbot Walk and Clarendon Walk	£75,000.00	£75,000.00		£0.00
Future Neighbourhoods Fund - Treadgold House Pilot / Notting Dale Hea	at Treadgold House	£160,000.00			£160,000.00
Future Neighbourhoods Fund - Notting Dale Heat Network Monitoring	Estate wide	£30,000.00	£17,131.05		£12,868.95
Future Neighbourhoods Fund - Notting Dale Heat Network (District Eati	ng Estate wide	£10,000.00	£1,220.00		£8,780.00
Future Neighbourhoods Fund - ASHP at North Kensington Community C	er North Kensington Resource Centre	£20,000.00			£20,000.00
Future Neighbourhoods Fund - Verity Close Garden	Verity Close	£15,000.00	£15,000.00		£0.00
Future Neighbourhoods Fund - Treadgold House Garden	Treadgold House	£20,000.00	£20,000.00		£0.00
		£2,336,801.00	£348,932.20		£1,987,868.80
Funded Consultancy 2021-22					
GLA - London Energy Accelerator (Energy Master Plan)	Borough	£150,000.00			£150,000.00
Borough Wide Funding Secured					
Heat Network Development Unit - Commercialisation phase	Borough wide	£230,050.00	£230,050.00		£0.00

Additional Income & Grants 2022-23

Description	Block	Value	Expenditure	R	Remaining
SHDF Wave I	Clarendon Walk	£1,086,000.00	£35,498.71	£1,050,501.29	£0.00
SHDF Wave I	Talbot Walk	£187,224.00	£6,144.01	£181,079.99	£0.00
SHDF Wave I	Camborne Mews	£3,184.00	£625.61	£2,558.39	£0.00
SHDF Wave I	Verity Close	£59,253.00	£5,057.71	£54,195.29	£0.00
Thames Water Fund	Morland House	£31,250.00			£31,250.00
Thames Water Fund	Talbot Grove House	£31,250.00			£31,250.00
		£1,398,161.00	£47,326.04	£1,288,334.96	£62,500.00

Additional Income & Grants 2023-24

Description	Block	Value	Expenditure Remaining
HRA Business Plan 23-24 Inflationary Adjustment	Estate wide	£15,734,000.00	£15,734,000.00
Future Neighbourhoods Phase 2	Camelford Court	£12,500.00	£12,500.00
Repaid to PSDS		-£118,925.19	
	Walkways, Camelford Walk, Camelford		
Repaid SHDF Demo	Close, Clarendon Walk & Talbot Walk	-£15,036,383.17	

	Clarendon Walk, Talbot Walk, Camborne		
Repaid SHDF Wave I	Mews & Verity Close	-£1,288,334.96	
GHG LAD Ia. GLA - Local Authority Delivery Scheme (Camelford Court roof)	Camelford Court	-£90,000.00	*Funds i
SHDF Demo Grant Funding Agreement	Walkways, Camelford Walk, Camelford Close, Clarendon Walk & Talbot Walk	£13,079,326.64	£13,079,326.64
SHDF Wave I Grant Funding Agreement	Clarendon Walk, Talbot Walk, Camborne Mews & Verity Close	£1,953,047.02	£1,953,047.02
SHDF Wave 2 Grant Funding Agreement	Clarendon Walk & Talbot Walk,	£643,896.82	£643,896.82
Green & Resilient Spaces	Estate Wide	£40,000.00	£40,000.00
RBKC Green Fund	Estate Wide (NKRC), Morland House & Talbot Grove House (Landscape)	£125,000.00	£125,000.00
RBKC Carbon Offset Fund	Treadgold	£200,000.00	£200,000.00
Future Neighbourhoods Phase 3-Camelford & Clarendon solar	Camelford & Clarendon	£70,000.00	£70,000.00
Future Neighbourhoods Phase 3-Green Skills Academy	Estatewide	£50,000.00	£50,000.00
Future Neighbourhoods Phase 3-Treadgold landscape & SUDs	Treadgold	£25,000.00	£25,000.00
Future Neighbourhoods Phase 3-Morland landscape & SUDs	Morland Walk	£25,000.00	£25,000.00
Future Neighbourhoods Phase 3-Energy advice	Estatewide	£20,000.00	£20,000.00
Future Neighbourhoods Phase 3-Circular economy	Estatewide	£30,000.00	£30,000.00
Waking Watch Fund	Walkways	£497,457.00	£497,457.00
		£15,971,584.16	£0.00 £0.00 £32,505,227.48