

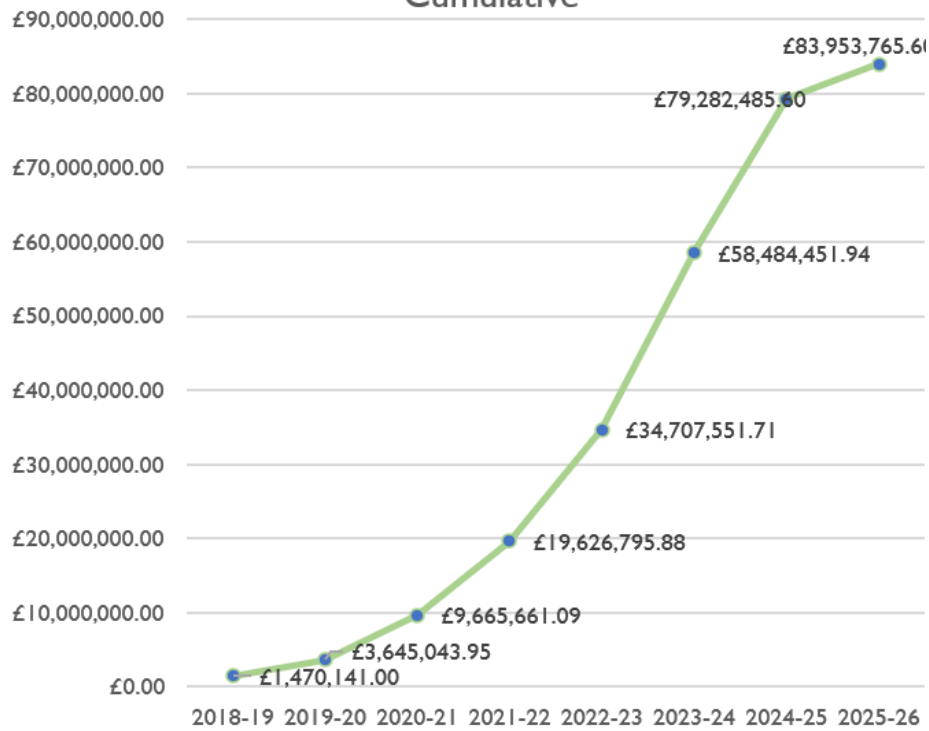
Lancaster West Refurbishment Programme Finance Monitor

Capital expenditure by end of 2024-25

By July 2025

	TOTAL PROJECT EXPENDITURE	2017/18 to 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
	Actuals	Actuals		Actuals	Actuals	Actuals	Actuals
Lot 1 inc. internals - Walkways		£	1,268,893.09	£1,571,226.48	£6,025,425.80	£6,073,599.50	£2,020,619
Lot 2 inc. internals - Camelford, Clarendon and Talbot		£	1,005,144.02	£6,122,755.34	£1,778,821.07	£1,613,082.57	£260,866.00
Lot 3 inc. internals - Morland House and Talbot Grove House		£	193,799.05	£338,867.82	£976,528.12	£1,413,669.43	£155,545.00
Lot 4 inc. internals - Treadgold House		£	400,073.60	£628,135.94	£6,122,922.88	£2,442,817.52	£487,388.00
Lot 5 inc. internals - Camborne Walk		£	135,354.47	£127,663.50	£492,170.06	£249,482.15	£43,004.00
Lot 6 inc. internals - Verity Close		£	105,254.65	£252,164.94	£566,695.04	£442,226.47	£84,196.00
Main Capital budget		£	3,964,073.17	£3,173,664.66	£2,111,193.39	£975,922.40	£297,687.00
Other Capital Costs		£	284,370.43				
Notting Dale Heat Network		£	805,603.22	£239,987.97	£1,935,672.56	£3,984,816.68	£261,431.00
LW Fire Safety Schemes				£209,685.03	£286,096.33	£127,070.20	£15,160.00
LWE New Homes - Walkways				£186,981.15	£296,579.57	£23,716.97	
Overheads		£	1,798,569.09	£2,229,623.00	£3,184,795.41	£3,451,629.77	£1,045,384.00
Total Spend to date	£ 83,953,765.60	£ 9,665,661.09	£9,961,134.79	£15,080,755.83	£23,776,900.23	£20,798,033.66	£4,671,280.00
Estate Improvement Budget							£394,095.15
Additional Income & Grants		£ 22,571,002.00	£ 914,801.00	£ 14,870,666.88	-£ 87,415.84	£191,465.69	£50,000.00
Additional HRA Funding		£ 14,574,000.00			£16,059,000.00		£54,810.00
Green Finance Facility							£22,899,566.04
Additional Fire Safety Funding		£ 6,628,000.00		£ 5,232,000.00			
Additional Notting Dale Heat Network		£ 17,500,000.00	£ 306,000.00				£2,954,817.83
		£ 150,000.00					
Starting budgets		£116,477,958.05	£111,678,141.91	£121,819,674.00	£122,710,502.33	£99,125,067.79	£104,680,323.15
Remaining budget		£ 110,457,340.91	£101,717,007.12	£106,738,918.17	£98,933,602.10	£78,327,034.13	£100,009,043.15
Forecasted expenditure							£23.9m
Forecasted budget remaining							80,780,323.15
Additional Funded Consultancy		£ 229,234.00	£ 150,000.00				£ 25,000.00

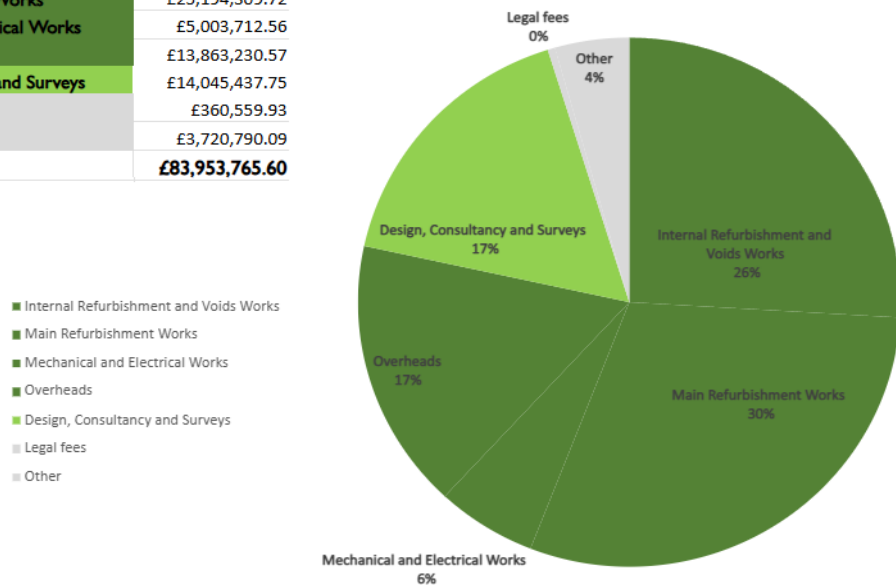
LWE Refurbishment Capital Expenditure Cumulative



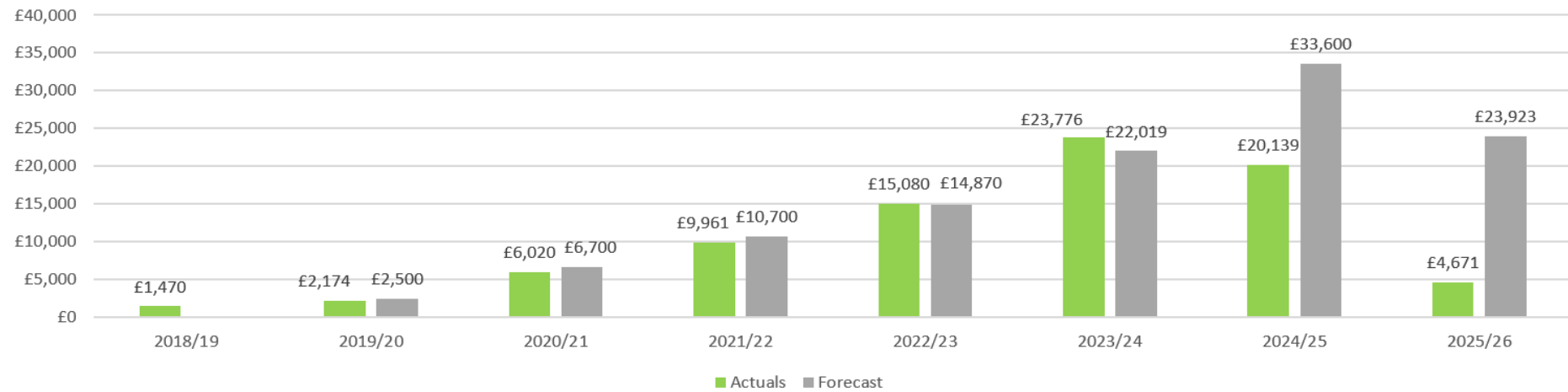
Categories

Internal Refurbishment and Voids Works	£21,765,724.98
Main Refurbishment Works	£25,194,309.72
Mechanical and Electrical Works	£5,003,712.56
Overheads	£13,863,230.57
Design, Consultancy and Surveys	£14,045,437.75
Legal fees	£360,559.93
Other	£3,720,790.09
Total	£83,953,765.60

LWE Refurbishment Investment Breakdown 2018 – 2025



LWE Actuals vs Forecast (£000)



Jul 2024

Additional income, grants and probono support

Additional Income & Grants 2020-21

Description	Block	Month		Value	Expenditure	Returned	Remaining
		Granted					
SHDF (1) Walkways	The Walkways	Mar-21		£12,905,626.00	£3,358,442.35	£9,547,183.65	£0.00
SHDF (2) Camelford Net Zero	Camelford Court, Camelford Walk	Mar-21		£3,404,960.00	£512,434.02	£2,892,525.98	£0.00
SHDF (3) Morland and Talbot	Moreland House & Talbot Grove House	Mar-21		£3,134,632.00	£537,958.46	£2,596,673.54	£0.00
GHG LAD 1a. GLA - Local Authority Delivery Scheme (Camelford Court roof)	Camelford Court	Jun-20		£103,000.00	£13,000.00	£90,000.00	£0.00
GHG LAD 1b. GLA - Local Authority Delivery Scheme (Talbot Walk & Clarendon Roofs)	Talbot Walk and Clarendon Walk	Mar-21		£671,500.00	£671,500.00		£0.00
Heat Network Development Unit - Detailed Project Development phase	Estate wide	Mar-21		£246,300.00	£246,300.00		£0.00
MustBe0 - Treadgold	Treadgold	Dec-20		£1,638,560.00	£1,638,560.00		£0.00
Public Sector Decarbonisation Scheme	Estate Wide (baseline studios, NKRC, LancWest community centre)	Oct-21		£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	Aug-19		£89,703.00	£89,703		£0.00
One Public Estate - Phase 8	Lancaster West Masterplan	Mar-21		£100,000.00	£100,000		£0.00
NCIL grant for Grenfell Walk Gardens	Grenfell Walk	Nov-11		£18,409.00	£13,959		£4,450.00
NCIL grant Camelford Walk Gardens	Camelford Walk	Nov-11		£10,000.00	£10,000.00		£0.00
Green Wall - Green Infrastructure Fund	North Kensington Resource Centre	Aug-20		£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		Month		Value	Expenditure	Returned	Remaining
		Granted					
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	Jun-20		£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	Mar-21		£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	Month Granted	Value	Expenditure	Returned	Remaining
Economic Recovery Capacity Programme	Heat Network Staff	Feb-21	£34,401.00	£33,600.00		£801.00
Council Green Fund - Notting Dale Heat Network	Baseline Studios	Jun-21	£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
LGA Cabinet Office - BLRF	Hurstway and Testerton (Walkways)	Mar-22	£509,000.00	£186,981.15		£322,018.85
Future Neighbourhoods Fund - Talbot Walk and Clarendon Walk Retrofit	Talbot Walk and Clarendon Walk	Jul-22	£75,000.00	£75,000.00		£0.00
Future Neighbourhoods Fund - Treadgold House Pilot / Notting Dale Heat Network	Treadgold House	Jul-22	£160,000.00			£160,000.00
Future Neighbourhoods Fund - Notting Dale Heat Network Monitoring	Estate wide	Jul-22	£30,000.00	£30,000.00		£0.00
Future Neighbourhoods Fund - Notting Dale Heat Network (District Eating)	Estate wide	Jul-22	£10,000.00	£10,000.00		£0.00
Future Neighbourhoods Fund - ASHP at North Kensington Community Centre	North Kensington Resource Centre	Jul-22	£20,000.00			£20,000.00
Future Neighbourhoods Fund - Verity Close Garden	Verity Close	Jul-22	£15,000.00	£15,000.00		£0.00
Future Neighbourhoods Fund - Treadgold House Garden	Treadgold House	Jul-22	£20,000.00	£20,000.00		£0.00
			£1,220,801.00	£370,581.15		£850,219.85

Funded Consultancy 2021-22

GLA - London Energy Accelerator (Energy Master Plan)	Borough		£150,000.00			£150,000.00
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General Fund

Heat Network Investment Project	Estate wide (residential)	Mar-21	£1,116,000.00	£1,116,000.00		£0.00
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Borough Wide Funding Secured

Heat Network Development Unit - Commercialisation phase	Borough wide		£230,050.00	£230,050.00		£0.00
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Additional Income & Grants 2022-23

Description	Block	Month Granted	Value	Expenditure		Remaining
SHDF Wave I	Clarendon Walk	Dec-22	£1,086,000.00	£35,498.71	£1,050,501.29	£0.00
SHDF Wave I	Talbot Walk	Dec-22	£187,224.00	£6,144.01	£181,079.99	£0.00
SHDF Wave I	Camborne Mews	Dec-22	£3,184.00	£625.61	£2,558.39	£0.00
SHDF Wave I	Verity Close	Dec-22	£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	Month Granted	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	Mar-23	£12,500.00	£12,500.00	£0.00
Repaid to PSDS			-£118,925.19		
Repaid SHDF Demo	Walkways, Camelford Walk, Camelford Close, Clarendon Walk & Talbot Walk		-£15,036,383.17		
Repaid SHDF Wave 1	Clarendon Walk, Talbot Walk, Camborne Mews & Verity Close		-£1,288,334.96		
GHG LAD 1a. GLA - Local Authority Delivery Scheme (Camelford Court roof)	Camelford Court		-£90,000.00		
SHDF Demo Grant Funding Agreement	Walkways, Camelford Walk, Camelford Close, Clarendon Walk & Talbot Walk	Dec-23	£13,079,326.64	£7,671,786.40	£5,407,540.24
SHDF Wave 1 Grant Funding Agreement	Clarendon Walk, Talbot Walk, Camborne Mews & Verity Close	Dec-23	£1,953,047.02	£277,325.91	£1,675,721.11
SHDF Wave 2 Grant Funding Agreement	Clarendon Walk & Talbot Walk,	Dec-23	£643,896.82	£104,304.07	£539,592.75
Green & Resilient Spaces	Estate Wide		£40,000.00		£40,000.00
RBKC Green Fund	Estate Wide (NKRC), Morland House & Talbot Grove House (Landscape)	Mar-24	£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	Dec-23	£70,000.00		£70,000.00
Future Neighbourhoods Phase 3-Green Skills Academy	Estatewide	Dec-23	£50,000.00		£50,000.00
Future Neighbourhoods Phase 3-Treadgold landscape & SUDs	Treadgold	Dec-23	£25,000.00		£25,000.00
Future Neighbourhoods Phase 3-Morland landscape & SUDs	Morland Walk	Dec-23	£25,000.00		£25,000.00
Future Neighbourhoods Phase 3-Energy advice	Estatewide	Dec-23	£20,000.00		£20,000.00
Future Neighbourhoods Phase 3-Circular economy	Estatewide	Dec-23	£30,000.00		£30,000.00
Waking Watch Fund	Walkways	Nov-23	£497,457.00		£497,457.00
			£15,971,584.16	£8,065,916.38	£0.00
					£24,439,311.10

Additional Income & Grants 2024-25

Description	Block	Month Granted	Value	Expenditure	Returned	Remaining
Additional for MustBe0	Treadgold	Apr-24	£191,465.69	£191,465.69		£0
			£191,466.00	£191,466.00	£0.00	£0.00

Additional Income & Grants 2025-26

Rebate for Lot 1		May-25	£4,810.00			£4,810.00
Landscape budget awarded through contingency		Jul-25	£50,000.00			£50,000.00
United Living Social Value Contribution		Aug-25	£50,000.00			£50,000.00
Budget Reallocation for HN		Jul-25	£2,954,817.83			£2,954,817.83
Green Finance Fund - Additional Funding Facility		Aug-25	£22,899,566.04			£22,899,566.04
			£25,959,193.87			£25,959,193.87

Funded Consultancy 2025-26

Zero Carbon Accelartor

£25,000.00

£25,000.00