

APPENDIX 2: FIVE YEAR WORK PLAN – DECENT HOMES & ESSENTIALS

Works	Cost
Lawson decent homes phase one. Jonson, Lyly, Greene, Alleyn, Middleton & Kempe. Kitchen renewal and heating	£1,400,000
Lawson estate decent homes further phases. Nashe & Beeston, Munday kitchen renewal and heating. Nashe electrics (£30,000).	£2,800,000
Jonson, Lyly, Greene, Alleyn, Middleton and Kempe, Nashe, Munday and Beeston, external redecoration.	£1,800,000
Roofing works Johnson, Lyly, Greene, Kempe, Alleyn, Middleton Beeston and Munday electrics	£37,500
Hamilton decent homes Hamilton Roof repairs £200,000 Hamilton Square replace small bore heating Lockyer decent homes (which block & works)	£925,000 (inc roof renewal)
Simla and Burwash decent homes. Bathrooms & kitchens	£700,000
Simla and Burwash ex decs & roof edge protectors. Low rise Kipling decent homes works, ex decs and roof edge protectors.	£1,200,000
Main electrical supply. Symington lateral mains. £60,000 Elim, Whites and Meakin need checking. £180,000 Peveril emergency lighting £5,200	£245,200
Water supply Tyers. Courtyard mains vulnerable to bursts. In the block supply runs through corroding concrete	£130,000
Fire door replacement. Simla, Burwash, Nashe, Symington, Peveril	£30,000
Front entrance door replacement: when poor condition or type means it is not half an hour fire check , offers reasonable security or rain and water tight Not Tyers, Falmouth	£590,000
Up-grade ventilation system in Simla/ Burwash and Symington to ensure fire breaks and remove asbestos.	£30,000
Refuse arrangements. Symington, Peveril and Nashe, Greene, Lyly and Jonson too close to the blocks.	£140,000

Elim, Whites, Tyers- chambers occupy space that could be used to provide additional parking.	£135,000
Parking re-provision. Potential losing garages at Kipling, Monday, Elim. Parking provision needs to be re-provided. Possible electronic controls to manage parking	£40,000
External redecoration. Rendering at Falmouth failing (£50,000) Peveril: discoloring of façade due to rusting of metal re-enforcement.£97,000 Other blocks not externally redecorated in the last 7 years are: Elim, Meakin & Decima, Crosby, Lockyer, Great Dover Street, Trinity Street, Bartholomew Street, Brockham Street £213,000 Whites and Tyers- completed 2004/5, but concrete may require further attention £60,000	£420,000
Drainage works: problems 1920/1930 estates: Crosby, large Lockyer, Whites	£118,000
Rain water goods. Meakin rain water pipes are small and easily blocked, causing flooding during heavy rain	£45,000
Roof edge protectors: Falmouth	£24,000
Modernise properties: Crosby- no whb -5 properties Elim- no whb 10 properties Large Lockyer-no whb 5 properties	£20,000
Simla and Archdale lift renewal	£354,000
Elim courtyard renewal	£60,000
Bathroom Renewal. All properties failing decent homes	£1,350,000
Lift renewal. Greene, Lyly, Jonson, Beeston, Great Dover Street & winding mechanism at Symington.	£475,000
Security works CCTV Simla and Burwash -£22,000 Entry phones Bermondsey Street £10,000 Crosby-£30,000 51-63 &64-75 Lockyer-£33,000	£135,000

13-50 Lockyer £40,000	
Noise insulation. Can we do anything about Elim and other blocks	£251,000
Trees	£30,000
Signage	£30,000
TRA hall and community room up-grade or create new facility Decima street- sound proofing £24,000 Roundhouse- decorative condition £20,000 Great Dover Street room-decorative condition. £10,000	£54,000
Asbestos removal. Better to leave in -situ	0
External window clean- all blocks	£20,000
District heating. No significant expenditure notified.	0
Trip hazards	£40,000
Energy efficiency measures	£75,000
Gardening improvements Meakin, Falmouth, Elim, Tyers, Bartholomew Street, Large Locker Increase watering points.	£30,000
Lobby area improvements: Nashe-£7,500 Peveril -£7,500 Greene, Jonson, Lyly-£24,000 Munday-£20,000	£59,000
Digital switch over. No costs notified	0
Communal area up-grade and re-planning	£500,000
TOTAL	£14,293,700

PLANNING ASSUMPTIONS

- Only known issues are noted.
- No allowance for component life-cycle
- Snowfields is demolished
- Southwark will pay for Mendham and Burwash lifts & Elim and Meakin entry phones
- Landscaping on one side of Symington will be funded by S106/ Family Mosaic