INDICATIVE TIMELINE

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - PHASE 1 - TIMELINE

Timeline	**STATUTORY APPROVALS: Building (Safety Regulator) Regulation Application / Listed Building Consent**	**Project Build Up: Key Milestones**
Mid-February 2025		We should have a high-level indicative programme for the whole Golden Lane Estate and will have instructed our lead consultant to undertake initial surveys.
Early March 2025		Electrical condition survey report for Crescent House to be issued.
Early April 2025	Clarify ambiguity around HRB status of Crescent House and whether it impacts our current planning permission. However, based on the report received from Turner and Townsend and initial informal feedback from BSR, it would be prudent to proceed as if we have to treat Crescent house as a higher risk building.	
Early June 2025		Completion of surveys and preliminary design work for Crescent House.
Early August 2025		Completion of design - expanded scope of works for Crescent House, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). We should also be able to state what the revised funding requirement for Crescent House is too.
Early September 2025	Planning and Listed Building Consent Application submitted for expanded scope of works to Crescent House.	
Early February 2026	Planning and Listed Building Consent for Crescent House achieved.	
February - April 2026		Crescent House Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers
April - June 2026		Tender Review and Evaluation - Crescent House
June - September 2026		Committee Approvals - Crescent House
Early October 2026	High Risk Building Application for Crescent House – which could take 8 months	Contract Award - Crescent House
June - August 2027		Contractor Mobilisation for Crescent House
Early September 2027		Crescent House Start on Site
Mid-January 2028		Indicative earliest Crescent House decant
Mid-July 2031		Estimated completion of works to Crescent House (based on current decant model of six households at a time).