GLE Wider Estate Residents' Liaison Group (RLG) Meeting 25 April 2024

Date:	Thursday 25 April 2024 from 6:00 pm – 7:00 pm	
Venue:	**Downstairs** at the **GLE Community Centre**	
Expected Attendees:	John Muldoon	Your Shout (Chair)
	Amaar Lone	Your Shout
	Nick Condon	Independent consultant
	Jacqueline Swanson	Leaseholder/ CoL Comms
	Leaseholders and tenants to be confirmed.	
	Cllr Ceri Wilkins	Elected Member
	Cllr Dawn Frampton	Elected Member

This is the fifth official meeting for the GLE Wider Estate Residents' Liaison Group. The meeting's agenda will be:

1. Introductions:
2. Wider Estate progress update:
    a. Investigations into roof works.
    b. Ventilation + heating.
    c. Voids / proto pilots – when work likely to commence.
    d. Report back on first pre-planning application meeting.
3. Crescent House update:
    a. Testing complete – value of testing voids for discussion.
    b. Visit to pilot flats – extending invitations to wider estate, starting with RLG.
    c. Timeline for getting to site (procurement, Section 20 process, Gateway 5 committee approvals).
4. Suggestions for items for discussion at future meetings:
5. Confirm the date of the next meeting (every other month) – 27 June 2024:

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SUMMARY NOTES

Attendees:

On-line:

One Leaseholder

In Person:

Two Tenants

Two Leaseholders

Cllr Dawn Frampton	Elected member and CoL tenant.
Nick Condon	Independent consultant
Jacqueline Swanson	City of London Corporation and Leaseholder
John Muldoon	Your Shout

1. Introductions:

There were no new RLG members.

2. Wider Estate progress update:

a. Investigations into roof works.

There will be a roof investigation on 1 & 2 May. A flat in Great Arthur House gave a good view of the roofing on other blocks. Further investigation will inform the understanding of the roof finishes and conditions. Crescent House has already been inspected.

All blocks need roof replacement. Some blocks have had repair work undertaken with patches in evidence on large areas of the roofs. The investigation will identify the existing roof finishes and identify the design for the new roofs.

A key challenge is how to tackle the roof works without the requirement for scaffolding. This could potentially allow the roof works to be undertaken separately from and hence earlier than the windows work.

The roofs need to be insulated (they were not previously, when constructed).

There are concerns as to what will be found under the roof when they are inspected. Will expansion joints have opened?

There was a question as to whether the roofs could be treated to reduce heat gain from the sun.

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b. Ventilation & heating.

Building regs require installation of ventilation as part of the windows refurbishment. In Crescent House a discreet inset in the window frame was constructed to accommodate the trickle vent and a similar solution is required for aluminium windows.

Once the new windows are installed a number of flats in Crescent House will need to change from gas central heating to electric in order to remain compliant with building regs (flues cannot exit through the vacuum glazing). A gas consultant has been appointed to conduct a further survey.

There was a question about the bulk of the radiators. It was explained that these were storage heaters which operated on cheap overnight tariffs and released heat throughout the day.

The readings for when the architecture student was living in the Crescent House pilot flat will be used to establish the heating costs for that property.

The point was made that affected tenants need to be told how to operate the storage heaters. The Project Team intend to create a booklet answering a number of questions about the heating, ventilation etc.

In a wider conversation, it was noted that Imagine Golden Lane (a resident lead community initiative) have invited E-ON, who run the power station opposite Smithfield Market which makes use of ground source heat pumps, to come speak to residents about heat networks and pending legislation on Sat 4 May. It was recognised that regulations are changing all the time and a question was asked that, if all gas heating is banned, what are the alternatives? It was suggested that air sourced heat pumps could be a solution, and the imminent meeting with Imagine on this topic might be useful to attend.

c. Voids / proto pilots – when is work likely to commence?

The initial brief was to upgrade the flats to the Corporation void standard. The plan is to now also refurbish both the wooden and aluminium window frames. However, the single glazing will be re-installed as the vacuum glazing cannot be installed without planning consent.

It was explained that the work in Crescent House generated a lot of dust. Bathroom ventilation is a major task. Crescent House residents will be temporarily relocated for the whole period that works are undertaken in their home.

For the wider estate the work on the void flats will help establish how long residents will need to be temporarily relocated. It may for example be possible to undertake the work on the aluminium windows with residents remaining in situ. It was stated that residents remained in situ when works were undertaken in the

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Brunswick Centre in Bloomsbury - windows were removed, refurbished and replaced swiftly.

d. Report back on first pre-planning application meeting on Thursday 18 April.

The planners were shown the void flats to get an overview of the project. The visit included a discussion about insulation of roofs. Planners expressed concerns about how this may affect view lines.

There was a question about how the planning applications for the Wider Estate blocks would be submitted, as one application or individual ones. Each block will have a separate application, but they could be submitted simultaneously.

3. Crescent House update:

a. Testing complete – value of testing voids for discussion.

It was confirmed that it would be helpful to undertake similar tests to those undertaken by BRE on Crescent House on the Wider Estate. It is important to ensure that this will not be a chargeable cost for leaseholders.

b. Visit to pilot flats – extending invitations to Wider Estate, starting with RLG.

The pilot flat is no longer occupied, so visits by residents can commence.

In the first instance, members of the RLG will be invited to visit the pilot flat and it is proposed to hold the next Wider Estate RLG meeting there.

In July there will be additional work in the pilot flat. A Fineo sample will be installed for comparison, along with an upgraded version from Landvac which instead of circular ports in the corners has a single linear port along the bottom.

The Architects have also been working on options for retaining the louvre windows and a presentation of options will be organised in due course.

c. Timeline for getting to site (procurement, Section 20 process, Gateway 5 committee approvals).

The Project Team are working towards contract award approval to be granted at Committee in January 2025. There then follows the statutory 35 day Section 20 consultation period with leaseholders before the works can commence on site early March, 2025.

Residents wanted to know what the process is, and the matters to be agreed, to avoid further frustration. Jacqueline is currently working on a timeline to bring together the procurement schedule and Section 20 process which will include time frames for legal opinion and then committee approval of which cost elements are rechargeable to leaseholders.

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Having a fully encompassing programme will let all CoL departments know the resource implications and the times at which the resources will be needed.

Group members wanted to know when Crescent House leaseholders will know which costs will be rechargeable. The QS will produce a schedule of costs for end of May which will then go for legal opinion and presentation to committee in the summer. Jacqueline is working on providing more detail.

AOB:

It was announced that there will be changes in the CoL Major Works team personnel. The new Assistant Director Peta Caine is due to start towards the end of May, recruitment for Jason's replacement will start soon, in the meantime David Downing has temporarily stepped up to help keep projects moving in the right direction. The Crescent House project has involved a steep learning curve and lessons learnt will benefit the wider estate.

A resident noted that the project for the wider estate needs to be contained. What had started as a windows project had now expanded to include common parts. The project manager explained that the extent of works are at present unknown until further investigative works have been completed.

4. Suggestions for items for discussion at future meetings:

There will be a new website and details will be circulated to members of the RLG for their consideration and suggestions before it goes live to the public. Feedback will be welcome.

5. Confirm the date of the next meeting (every other month).

Confirmed as 27 June 2024 18.00 – 19.00.

Your Shout

May 2024

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