Golden Lane Estate – Wider Estate Residents' Liaison Group (RLG) Meeting

26 November 2024

Attendees:	Greg Wade	CoL Head of Major Works Department
	Peta Caine	CoL Assistant Director Housing
	Bunmi Ali	CoL Project Manager
	Jacqueline Swanson	CoL Comms/Leaseholder
	Nick Condon	Project Manager
	Hannah Grogan	CCUK
	Lillian Serunkuma	CCUK
	Tamsin Hartin	CCUK (via Teams)
	Helen Fentimen	CoL member, Chair of DC&CS committee
	Dawn Frampton	Cripplegate Ward Cllr/resident
	Ceri Wilkins	Cripplegate Ward Cllr/resident

5 Resident members

This is the seventh official meeting of the GLE Wider Estate Residents' Liaison Group.

Agenda:

1. Introductions: new Project Team members: Greg Wade, Bunmi Ali, Comm Comm team (Hannah Grogan, Tamsin Hartin and Lillian Serunkuma)

2. Wider Estate progress update: feedback from October consultation sessions, continuing work in Bayer House, getting to planning (NC)

3. Comm Comm: reshaping the RLG for 2025 (LS)

4. AOB

Meeting Notes

1. Introductions

JS stated at the last meeting, it had been agreed to meet again once Greg Wade (GW) and Bunmi Ali (BA) were on board and following the consultation events which took place in October.

GW explained he had now been in his role for 6 weeks and had gone through familiarisation with the projects and his team. He is putting improvements in place, including introducing a hierarchy to replace the flat reporting structure, to make his team more efficient. GW has overall responsibility for the programme of works at the Golden Lane Estate and is familiar with the complexity and mindful of the impact of the works on residents. There are a number of disparate projects that can conflict, so he will be looking to combine and incorporate works such as fire safety into the project delivery. We will need to plan carefully over the next couple of years.

BA has been dealing with Crescent House, lighting & accessibility and will be looking to make things more cohesive and collaborative

In terms of 2 Project Managers/PMs - Nick Condon (NC) remains the external PM for this project dealing with technical aspects and will manage the contract when agreed. BA is in-house and will deal with Housing management and the wider organisation.

Peta Caine (PC) – in terms of Housing management, we will pull in a senior 'decanting manager' to be part of and embedded into the project team.

2. Project Update (NC)

Progress Update

We are currently working on empty flats to establish our scope of works – re: aluminium windows in Hatfield, Cullum Welch and Stanley Cohen. This will establish how we are going to refurbish the windows.

Stanley Cohen trial work is completed. The windows are in good condition once taken off multiple coats of paint. Metallurgist has looked at steel and we are happy with the scope. Refurbished wooden frames and doors within that flat can be accommodated.

Resident pointed out that back doors that lead onto balconies are very heavy and the jam that holds them isn't thick enough. NC confirmed that the architect is aware of this. Also confirmed that top floor skylights are included in the works.

Cullum Welsh – can refurbish and can install 8mm vacuum glazing. Now having discussions over the ventilation system.

Hatfield – similar to CW, work can be accommodated.

Maisonettes – these aren't as straightforward, and we have issues to resolve. Looking at the refurbishment of bedroom window – we took the outside window off and found it was held in place by putty that contained Asbestos. We think this could be a replacement panel, not the original, so we need to look at another flat to investigate further.

The other big issue is the large guillotine door. We need to take this out and are having discussions on how to install the glass. We need to check if can install the 8mm vacuum glazing. Lots of options have been discussed, and Planners and Historic England are involved – won't affect the integrity of the initial frame.

Also, we are looking at the operation of the doors as they are installed with a bicycle type chain and are weighted. These will need to be balanced when we put in the vacuum glass.

We have scaffolding up in 2 Bayer, design is progressing well and we've a number of discussions with planners.

We've also had discussions with the planners and residents at the recent Consultation event re: the roof insulation, there is a mineral wool option or a non-combustible option with less embodied carbon. The non-combustible option is preferred.

Questions on works

Q – Maisonettes (Bayer) – fake wall (mine has radiator) has asbestos. What's the process? NC: This is fine whilst in situ but the asbestos will need to be removed by specialists before we start work. Each flat will be looked at individually and you will have to move out temporarily.

Q – does the programme scope include insulation for soffits, communal walkway. NC: All soffits will be insulated if they are under flats, but not if they are just under walkways.

Q – number 8 has condensation problems. Have you done ventilation in any of the Wider Estate flats? NC: No, we are pretty limited in what we can do, as we don't have planning permission, so we are just looking at windows and frames. However, we are confident in what we need to do re: soffit insulation. We are refurbishing window frames and investigating how we will install the vacuum glazing although we are unable to install it yet.

Q: Slots in windows – will they be filled? They currently allow water from condensation out. NC – the architects are looking at this.

Q: Maisonettes - Will we have to move out?
We will need scaffolding and we will be removing all glass and window frames so it would be very difficult to live in. It will be quicker and easier to temporarily relocate.

Q about corrugated windows – will be replaced with double glazed windows.

Programme

We are currently trying to understand the guillotines, then we can formulate a programme. We had previously talked about potentially submitting a planning application in February 2025, but this will now be delayed.

We want to incorporate the fire protection measures and need to accelerate this design work as we want these to be carried out together. As residents will have to be temporarily relocated, we want minimum disruption to residents so combining the works makes sense.

Planning – each building will have a separate planning application, and each roof will have a separate planning application. All will be submitted at the same time (following discussion with planners).

GW wants to share an indicative programme for the whole estate. The RLG asked to see the full programme and see the full extent of what you need to do (i.e. procurement takes x months, tender takes x months), then you can share and be held accountable. Residents just see slippage and they don't see why and want to understand logic and costs.

Action: PC/GW to map out and a baseline schedule, which we can do once we've got the scope of works.

Fire protection works

The fire protection works will be estate wide. This was a package of works that CoL was looking to implement for each block. Now we want to incorporate this into the programme to minimise disruption.

Fire protection works – no costs to residents. Common Council have approved these works and set aside money for them.

Common Parts redecoration

Common Parts – these haven't been touched in over 15 years – are they included? No, but they are on the radar and being looked into.

Residents expressed that they had previously been told that these would be redecorated during the Windows project. NC confirmed that when painting needs to be done to external facades with scaffolding these will be done, but not if non-scaffold.

Helen Fentimen (HF) asked if we can find a way to include this? PC explained that they are not in the scope that has been inherited. NC pointed out the problem that a lot of the wooden areas are rotting, so can't just be painted over and will incur further delay.

Action: HF would need to secure funding, so GW/PC to take this away, and let HF know a number.

Decanting

There will be a separate meeting to discuss decanting - this is an important conversation. We will start to talk to you about this in the New Year, we don't need to wait for the programme. Liam Gillespie from Housing Management is looking to recruit people to carry out the housing needs surveys, this should be in the first 6 months of 2025.

Resident asked if they could have an indication of where we'd be moved to – would we have to go out of London? PC – we are trying to keep homes that are empty on the estate for this. We are already starting to think about this and keep void properties for this purpose – hope no residents will have to move off the estate.

Post meeting note: Decanting Policy was approved by Housing subcommittee on 28/11/24

3. Comms

Lillian Serunkuma (LS) introduced Comm Comm UK – we are here to listen, feedback to CoL and provide accurate information about the works.

We will be refreshing the project website – the previous one expires in March, so will have the new one before then and will make it more user- friendly. Resident pointed out that lots of people on estate don't have internet access. LS agreed we will communicate in many ways. CCUK have had a thorough handover with JS to understand the estate and best methods of communication. LS will be based at GLE one day a week.

The RLG discussed the formation of an over-arching estate liaison board/steering group who would have oversight of the project. In terms of a Chair, HF has been speaking with PC and Cllr Steve Goodman (Chair of housing subcommittee) and would like a common councillor who is independent to the estate to chair. The separate House RLGS would continue and feed into the overarching group.

SP is not happy with politics coming into this and thinks that Members should be observers, not chairing. HF – no intention to bring politics in. This is a multi-million-pound project, there has to be a way that the funder of the projects can hold those responsible for carrying it out to task, and be responsible for looking out for residents. We also need someone who has oversight and knows City business and City Structure.

4. AOB/next meetings

The RLG would like to say thank you to JS for all the work she has put in.

Date not agreed at meeting but will be in January 2025.

Decanting meeting to be arranged.

END