GLE Wider Estate Residents' Liaison Group (RLG) Meeting 27June 2024

Date:	Thursday 27 June 2024 from 6:00 pm – 7:00 pm	
Venue:	**Downstairs** at the **GLE Community Centre**	
Attendees:	John Muldoon	Your Shout (Chair)
	Charlie Drakesmith	Your Shout
	Jacqueline Swanson	Leaseholder/ CoL Comms
	Three Leaseholders	
	One Tenant	
	Cllr Dawn Frampton	Elected Member

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

1. Introductions
2. Wider Estate progress update:
    a. Roof works
    b. Work on aluminium windows in void flats
    c. Baseline testing in void flats
    d. Ventilation + heating
    e. Getting to planning
3. Crescent House update
4. Confirm the date of the next meeting (every other month) – 22 August 2024
   NOTE this is just before the Bank Holiday weekend

If you are unable to attend, please let us know and we will record your apologies.
If you wish to attend by a Teams call, please let us know in advance and use the Teams link below.

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 339 115 625 111 Passcode: URvvu4
Download Teams | Join on the web
Learn More | Meeting options

INVESTORS IN PEOPLE

Your Shout is a brand name of Thorncliffe Communications Ltd.
Registered Office: 28 China Works, Black Prince Road, London, SE1 7SJ. Registered in England No 3870349. VAT Registered 749057701.
Thorncliffe is registered with the Office of the Registrar of Consultant Lobbyists and complies with its own Code of Conduct.
Thorncliffe was established in 1999.

Summary Notes

Apologies: Cllr Ceri Wilkins, Nick Condon, Lizette Dodds, Sajeda Youssouf

1. Introductions

There were no new RLG members

2. Wider Estate progress update:
   a. Roof works

      BACKGROUND: Roof engineers have inspected roofs across the wider estate. The roofs in general are not in a good condition and the hope is that work on the roofs can be undertaken separately and in advance of the windows refurbishment work. This will depend on the extent of the need for scaffolding. The minimum scaffold requirement for the roof works will be edge protection and a scaffold tower for access.

      UPDATE: Investigations are still underway to see if this is possible – Cullum Welch is looking promising as there is an existing upstand to the perimeter of the roof which makes incorporating insulation simpler.

   b. Work on aluminum windows in void flats.
      BACKGROUND: The Project Team is currently working on a number of void flats, one each in Bayer House, Stanley Cohen and Cullum Welch. Whilst the flats are empty the project team are better able to investigate the condition of the windows, refurbish the frames and plan for how to carry out the actual works.

      UPDATE: Detailed inspection of the aluminium frames in Cullum Welch and Bayer House have been undertaken by the Architects and a metallurgist to assess the condition of the aluminium, the results of which will define what works are required to the frames with regard to cleaning, repairing and re- decorating.

      The steel Crittal windows in Stanely Cohen were found to be in good condition. The ironmongery however will need to be replaced.

   c. Baseline testing in void flats
      Airtightness testing was completed prior to any work on the Cullum Welch, Stanley Cohen and Bayer voids. Acoustic testing was also carried out on Cullum Welch and Bayer.
      The work was caried out by BRE, the same company who did the testing for the Crescent House pilot flat.

INVESTORS IN PEOPLE

Your Shout is a brand name of Thorncliffe Communications Ltd.
Registered Office: 28 China Works, Black Prince Road, London, SE1 7SJ. Registered in England No 3870349. VAT Registered 749057701.
Thorncliffe is registered with the Office of the Registrar of Consultant Lobbyists and complies with its own Code of Conduct.
Thorncliffe was established in 1999.

d. Ventilation and heating
Ventilation and heating studies are required for Cullum Welch, Stanley Cohen and the Maisonettes. The purchase order to under-take the design work has just been received. Once the ventilation design is resolved window design work can be completed.

e. Getting to planning
Once the ventilation and heating is properly underway the Project Team will be able to produce a provisional timeline for getting to planning to include resident consultation.

The team are almost ready to hold the second PPA (pre-planning application) meeting with planners (the first meeting, discussed at last RLG, was a general introduction to the challenges and included visits to the void flats).

Question: do the planning applications for Cullum Welch and Stanley Cohen have to go in separately?

Answer: they will be separate planning applications but can be submitted at the same time.

Question: does the Project Manager have a timeline for the whole schedule?
Answer: there have been some internal administrative processes which have held up design work. Those are in the process of being resolved and Project Team will then be more confident in issuing a schedule.

NOTE: experience from Crescent House shows that getting from planning permission to work on site will take at least a year to allow for the actual tendering process, statutory Section 20 leaseholder consultation and the reporting to committees involved in approving award of contract.
More information about Section 20 consultation can be found on the Leasehold Advisory Service website (lease-advice.org) but in short if a landlord (City of London Corporation) wants to carry out major works funded by service charges then there is a statutory 3 stage process; notice of intention; notice of estimates; notice of contract award. The Corporation allows a 35 days consultation period for each stage.

The accountable person for the whole project is the Project Manager, Nick Condon. Peta Caine is the new Assistant Director of Housing.

INVESTORS IN PEOPLE

Your Shout is a brand name of Thorncliffe Communications Ltd.
Registered Office: 28 China Works, Black Prince Road, London, SE1 7SJ. Registered in England No 3870349. VAT Registered 749057701.
Thorncliffe is registered with the Office of the Registrar of Consultant Lobbyists and complies with its own Code of Conduct.
Thorncliffe was established in 1999.

3. Crescent House update:
   The Project Team are currently working with the Corporation Legal and Procurement teams to finalise the tender documents which will hopefully be published end of next week. There is provisional programme for Crescent House which is working towards the January 2025 CCS Committee for contract approval. However, as there is no float in the programme, it can't be confirmed until the tender is published. NOTE: CCS Committee meetings take place every two months.

   Question: How long will the Crescent House works take, will it affect when the works on the other blocks start?

   Answer: The roll out will not be sequential i.e. Crescent House does not have to be complete before work on other blocks can start. One of the main issues is the availability of properly qualified tradespeople. It will be interesting to see what response we get to the Crescent House tender process.

4. Confirm the date of the next meeting (every other month) – 22 August 2024.

   This is immediately before the Bank Holiday weekend. Some RLG members are not able to attend. It was decided that the date of the next meeting would be finalised over email exchanges.

AOB: RLG member mentioned an article in the FT mentioning both Barbican and Golden Lane and the state of the housing stock.

INVESTORS IN PEOPLE

Your Shout is a brand name of Thorncliffe Communications Ltd.
Registered Office: 28 China Works, Black Prince Road, London, SE1 7SJ. Registered in England No 3870349. VAT Registered 749057701.
Thorncliffe is registered with the Office of the Registrar of Consultant Lobbyists and complies with its own Code of Conduct.
Thorncliffe was established in 1999.