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

Date: **Thursday 22 May 2025, 6.30-7.30pm**

Venue: **Sir Ralph Perring Centre**

Attendees:	Greg Wade	CoL Head of Major Works Department
	Nick Condon	Consultant Project Manager
	Bunmi Ali	CoL Project Manager
	Tamsin Hartin	CCUK
	Lillian Serunkuma	CCUK (online)
	Dawn Frampton	Cripplegate Ward Cllr/resident
	Gaby Robertshaw	Cripplegate Ward Cllr/resident
	Ceri Wilkins	Cripplegate Ward Cllr/resident
	4 residents from Crescent House	
Observing:	Anne Corbett	Cripplegate Ward Cllr
	Sarah Gillinson	Cripplegate Ward Cllr
	Mercy Haggerty	Cripplegate Ward Cllr
Apologies:	GLERA representative	
	4 residents from Crescent House	

This is the twenty sixth official meeting of the Crescent House RLG.

Agenda:

1. Terms of Reference review
2. Project update:
    a. Additional works & surveys update
    b. Programme update
3. AOB
    a. New Tender
    b. Summer measures

Meeting Notes

1. Terms of Reference review

Members were reminded to send in any questions prior to the meeting for smoother running of the meeting. The Terms of reference state that these should be sent 14 days ahead of the meeting. The team appreciates this isn't always possible but ask that they be sent in with as much notice as possible prior to each meeting. Additionally, questions can be sent to the project team via the mailbox: info@goldenlaneprojects.co.uk at any time.

It was pointed out that the RLG meetings are for members who have previously read and signed up to the Terms of reference and were named members of the group. Likewise, the Wider Estate meeting is not for Crescent House residents. For future meetings it was requested that only those who had signed the terms of reference should attend.

TH pointed out that the number of residents (particularly tenants) was low, so if any of the current members knew of any neighbours who would like to join, to please let the project team know. The CCUK door knocking exercise will also collect expressions of interest. DF pointed out again that more tenant representation was needed in the RLGs.

It was confirmed that GR was now attending in her capacity as a Cripplegate Ward Councillors and not resident.

2. Project Update

a. HRB classification

The applications to register Crescent House, Cullum Welch and Hatfield House as Higher Risk Buildings have now been accepted by the Building Safety Regulator (BSR). The remaining five blocks on the estate are still being processed and confirmation is pending.

b. Surveys and recent works update

Fire Doors

On 21 May, Gerda (front door/fire door manufacturers) surveyed 5 out of the 6 door types. This will give them an understanding of what they are going to do next, which will include a burn test and testing the ratings of the doors. They also surveyed riser cupboard and store doors. They are now putting together an inspection report which

will include how they will progress. Historic England will need to approve the ironmongery for doors installed across the entire estate.

Electrical compliance
Surveys have been carried out by DMP (David Miles and Partners), Watkins Payne and Guardian Consultancy Services. DMP are carrying out condition surveys across the whole CoL portfolio and have been asked to prioritise Golden Lane Estate (GLE) to assist Watkins Payne with their feasibility work. The survey reports for the GLE blocks have all now been issued by DMP.

Guardian has provided hand-drawn electrical schematic drawings for the M&E consultants Watkins Payne to understand the current electrical distribution arrangements within the block.

This also ties in with replacement of the communal lighting. A resident pointed out that the communal lighting is left on 24/7 and this should be investigated by Repairs and Maintenance. BA explained that there had been a previous resident consultation on an estate-wide Lighting Design strategy (completely separate from the investment programme works) and there would be a further scheduled drop-in session on 27 May. GR asked whether the information provided at the event could be shared with Councillors beforehand if possible. BA to check with Studio Partington and confirm.

Communal Decorations and external fabric repairs
Multidisciplinary consultant Bailey Garner has conducted a building condition survey relating to the communal redecoration and external fabric repairs (including budget costs for repairs) and has issued their report to Studio Partington.

It was asked if communal flooring and drainage was included as there were broken tiles in various locations on the communal landings. NC confirmed that the survey identified the problem, and the architect would include within the tender scope of works. A full drainage survey will also be carried out as part of the design development programme and any blocked drains would be cleared as part of the works.

Other
- Lightning protection: The lightning conductors have been initially checked and will be covered as part of the overall Electrical Feasibility report which will be undertaken by Watkins Payne.
- District heating pipes in service cupboards have been inspected and will be removed as part of the works (due to the fact that they are redundant).
- Asbestos report has been conducted.

Flats 108 & 202
New issues were identified such as the redesign of the ventilation and the removal of paint used for the window frames. This was more challenging than expected but NC feels that they have found a solution to the identified issues.
Snagging is due to take place, and it is anticipated that these flats will be handed back to allocations by the end of May.

A question was asked about single aspect flats – what if they have different issues? - there hasn't been a pilot for single aspect flats. NC explained that if any issues arise these would be dealt with at the time. Further pilot work cannot be carried out due to HRB status. NC can arrange to survey a single aspect flat.
NB: Of the 153 flats in Crescent House there are 51 single aspect flats.

Purchase Orders
The team has successfully raised a significant number of purchase orders, mainly for consultants, this will be an ongoing process. The system is now progressing; orders are continually being raised and authorised with less significant delays than had been experienced previously.

Structural Engineer
Following on from an action raised at a previous resident meeting, a Structural Engineer visited flats 307 & 321 to follow up on reports of cracking. The Structural Engineer will be producing a report on suspected causes and potential remedies. NC made note of further issues in PS's flat - cracks in living room and bathroom.

It was pointed out there appeared to be subsidence in the pavement in front of the shops. NC explained that this has been looked at with the Structural Engineer and would be in the report – this is suspected to relate to persistent traffic vibration and is considered to be a local authority highways problem because of the ownership boundary.

DF has chased up that the road/pavement needs to be re-surfaced – c/o Islington.

Fire Strategy
BB7 have been appointed to produce fire strategies for all of the estate, which will include a detailed analysis of the block configurations.

c. Programme Update

GW explained that the programme was slightly behind, around 4-6 weeks. Not a cause for major concern and there is the opportunity to recover this time over the coming months.

The revised programme will be shared at the next meeting and the team will highlight the points of slippage. The team are still working towards the Committee report being ready for presentation in September, although this may end up being October.

Resident member asked if the Gateway 2 application to the Building Safety Regulator (BSR) could be expedited by the district surveyor, as discussed in another forum.GW explained that there could be a conflict of interest which could arise from this action and reminded all that subject to recommendations made by BSR, this would determine how long the Gateway 2 Application process could take.

3. AOB

GLERA questions

New tender: We know that City usually run a single stage procurement exercise - last year it took some effort and time to resolve issues hindering a two-stage process, first stage of which was undertaken. Named contractors were also included in the tender (both wood and aluminium windows). Will this still be the case? Currently the favoured approach is a single-stage tender which will encompass a) a PCSA (Pre Construction Services Agreement) to cover the design development work associated with the Gateway 2 Application process to the Building Safety Regulator; and b) the main works contract. Our Contracts and Legal Teams have confirmed this is feasible and although not ideal in terms of accessing the market, will crucially work in terms of section 20 consultation. The plan is to have named domestic subcontractors (not 'nominated', as in contractual terms that can lead to greater risk exposure) and we are currently working through those details with Procurement.

Are we able to include meaningful face to face discussion/interviews with short listed contractors? In a recent meeting with Procurement the Major Works Team has reiterated its desire to build in interviews to the tender process and the Procurement Team has supported this in principle.

Summer Measures: Can you update us on the desktop analysis re overheating that was undertaken and what the results/ recommendations are, particularly for the first and second floor single aspect flats.
A desk top study was undertaken on Crescent House demonstrating overheating issues. How the study works and would be undertaken was discussed at a previous Crescent House RLG meeting (July 2024) but the report has not been officially issued to RLG members.
Post meeting note: RLG members would like a full explanation for the approach towards summer measures based on the results from the report.

What is the situation with the louvre windows? The additional glazing on the third floor leads to massive over heating in the summer - being able to leave a high up (therefore secure) bathroom window open for a cross breeze will help mitigate.
A louvre study has been completed showing the various options as alternatives to the existing solution. As a result of a desire for secure cross ventilation, Studio Partington were asked to review options of what to do with the louvred window. From that review there was no straightforward cost-effective alternative. (July 2024 RLG minutes)
Post meeting note: RLG members would like to discuss the options for the louvre windows further: add to next meeting agenda.

Other questions

Resident asked if the roof was included and reported numerous problems with leaks over the last 10 years. GW explained that the roof had been added into the scope of works around two years ago, all design work for Crescent House has been completed and planning permission granted. However, works can't start because of the additional HRB requirements.

It was asked if the team had enough resource. GW answered that the team is currently operating as a slimline delivery model but working well. The team has regular DTM (design team meetings), which have ratcheted up in the last four months and are progressing as planned. Significant additional resources will be required as the delivery stage approaches.

It was asked if the legal opinion expressed in Peta Caine's letter from early April (regarding what was considered rechargeable in terms of Leaseholder contribution) was still valid. GW responded to state that as far as the team was concerned that letter represents the last formal position and is valid until it is superseded by further written communication.

CW pointed out that the director does not yet have any further answers in respect of the Leaseholder billing question, so the project team will not have any new update at this stage. CW reassured all that Members are continuing to act on residents' behalf to get appropriate answers.

Residents complained that the CoL Legal department and Home Ownership team were unavailable and evasive. GW confirmed that he has had internal follow up meetings following the resident consultation events in April and May and has given the Home Ownership Team a full update on the programme and planned strategic approach.

GW will continue with regular meetings with Legal and Home Ownership re: betterment vs repair, leaseholder loans and further ongoing communication with leaseholders. GW added that he is fully aware that the Corporation needs the collaboration of leaseholders. By September the budget estimates for Crescent House should be available for internal review although it is still to be determined the extent of financial information which will be shared with leaseholders at this early stage
Leaseholders felt that an answer to the question of betterment vs repair could be provided sooner than September and therefore resulted in an unnecessary delay.

It was asked whether void flats would be kept available this year or next year for decanting, but as demonstrated in the indicative programme, there will be no temporary relocation until January 2028, so flats will not be kept empty until then.

GR thanked NC for arranging for Members to visit the pilot flat and vacant flats.

4. Next meeting

The next meeting will be on **Thursday 24 September 2025.**

ENDS