Golden Lane Estate
Great Arthur House Residents' Liaison Group (RLG) Meeting

Date: Wednesday 10 June 2026, 6:00pm – 7:30pm

Venue: Sir Ralph Perring Centre, Golden Lane Estate

Attendees:

Dan Bewley (DB)	Kanda Consulting (Chair)
Ikenna Nwimo (IN)	CoL Project Manager, Major Works
Graham K (GK)	Resident, Great Arthur House
Kath H (KH)	Resident, Great Arthur House
Alison M (AM)	Resident, Great Arthur House

Apologies:

Greg Wade (GW)	CoL Head of Major Works
David Wong (DW)	CoL Project Manager (on leave)
Bunmi Ali (BA)	CoL Project Manager, Interim (attending online)

Agenda:

1. Welcome and introductions
2. Project dashboard
3. Activities update
4. Key design issues
5. Key risks
6. Upcoming activities
7. Communications and engagement update
8. Any Other Business
9. Date of next RLG meeting

Executive meeting summary

Refurbishment and Design
Investigations and early-stage design work are progressing across Great Arthur House, with the project currently at RIBA Stage 2. A series of surveys, including structural, smoke ventilation and fire compartmentation, have been completed, helping to define the scope of works, with fire safety expected to form a significant component of the programme.

A key design direction has emerged following the identification of non-compliant gas infrastructure, with proposals advancing to remove gas and introduce electric heating and cooling systems. This will be developed further as part of the Stage 3 design package due in August 2026.

Additional design considerations include potential sprinkler or mist suppression systems, upgrades to smoke ventilation, and a coordinated approach to wayfinding and fire strategy. The project team is also focused on sequencing works—including windows, fire safety measures and building services, to minimise disruption and reduce the need for multiple resident decants.

Roof refurbishment design is progressing in parallel, with a planning application targeted for August 2026 and coordination underway with Building Safety Regulator requirements.

Programme
The programme continues to move forward in line with early-stage design and survey activity. Key milestones include:

- Stage 3 design package targeted for August 2026
- Roof refurbishment planning application submission expected August 2026
- Ongoing procurement of contract administration and cost consultancy teams, with interviews underway
- Appointment of a Senior Principal Project Manager (joining July 2026) to support delivery

Further surveys, including drainage investigations, and development of a detailed risk register and Building Regulations compliance tracker will support the transition into the next design stage.

Resident Engagement and Delivery
A strengthened engagement approach is being implemented to support the next phase of the project. A new project website and growing WhatsApp broadcast group (100 members) are improving access to information and updates.

A key milestone is the introductory consultation event on 20 July 2026, which will present the emerging scope of works, outline indicative timelines, and introduce the approach to temporary resident decanting.

Recognising the sensitivity of potential decanting, proposals are progressing for dedicated Resident Decant Officers, subject to final approval, to support residents throughout the works.

The introduction of a new project dashboard will provide clearer, more accessible reporting to residents, with ongoing feedback helping to refine communication and ensure transparency.

Key Takeaway

The project is making steady progress through investigation and concept design, with a clear direction towards electric heating and enhanced fire safety upgrades. The immediate focus is on refining design proposals and engaging residents, ensuring that the emerging scheme is well understood and responsive to resident priorities ahead of the next stage of development.

1. Welcome and Introductions

DB welcomed attendees to Meeting 4 of the Great Arthur House RLG. He noted that the meeting was being held at the Sir Ralph Perring Centre, the preferred venue for the group, and that refreshments and A3 project dashboard printouts had been provided. DB explained that the format of the meeting had been refreshed to make it more structured and interactive.

DB confirmed that GW was attending a separate meeting and DW was on leave. BA was joining the meeting online. IN introduced himself and outlined his approach to the reporting structure he had developed for the group.

DB noted that three vacancies remain on the RLG and encouraged attendees to invite interested neighbours to future meetings or to the forthcoming introductory consultation event.

2. Project Dashboard

IN introduced a new project dashboard, circulated in A3 format. The dashboard provides a structured summary of activities, design issues, risks, and upcoming actions. IN explained that the format had been used successfully on previous projects and invited feedback on whether the level of detail and terminology were appropriate for residents.

Members made the following observations:

- A table of contents or page references would help with navigation.
- The current position within the overall programme timeline was not immediately clear and should be indicated more prominently.
- The dashboard would benefit from concise headline summaries, with the ability to drill into more detail where needed.
- Chronological ordering of entries was noted as helpful.

IN confirmed the dashboard would be updated for each meeting and included as an appendix to the published minutes. He welcomed further suggestions to improve the format.

3. Activities Update

IN took attendees through the key activities undertaken since the previous meeting, proceeding in chronological order.

Gas installation and transition to electric heating

Following earlier surveys, the existing gas installation at Great Arthur House has been found to be non-compliant. The current design direction, being developed by David Miles and Partners (DMP), is to remove the gas installation and replace it with an electric form of heating and cooling. This is the preferred option at this stage. A design solution is expected to form part of the Stage 3 design pack, anticipated in August 2026.

A resident asked whether Historic England would have an involvement in decisions about new ductwork. IN explained that Historic England's involvement would most likely be triggered by changes to the facade rather than internal pipework, though this would be confirmed as designs develop. Members also asked that the name of the company carrying out the gas risk assessment be included in future dashboard updates.

Structural survey

A structural survey of Great Arthur House took place in April. The project is currently at RIBA Stage 2, with surveys ongoing to assess the condition of the building, including structural elements, flat configurations, and existing services.

Smoke ventilation survey

A smoke ventilation survey was carried out in early May. DMP confirmed that the minimum requirements for upgrading the existing smoke ventilation ductwork have been established. The survey explored the potential to utilise existing flues within the smoke shaft. Further detail will follow as designs progress.

Fire compartmentation survey

A fire compartmentation survey has been completed. This examined how each flat and communal area is separated in terms of fire protection, and will inform the scope of fire safety works. This is expected to constitute a significant portion of the overall programme of works.

Roof refurbishment

The roof refurbishment remains on programme. Before going on leave, DW provided a full handover note to IN. A meeting took place on 19 May with LDS Architects to discuss the planning pre-application submission and formal appointment; a purchase order is being progressed. The intention remains to submit a planning application in August 2026, with the Building Safety Regulator (BSR) process running in parallel, given Great Arthur House's classification as a high-rise residential building.

Storage units in the basement

Questions have been raised about the ownership and management of the storage units in the basement of Great Arthur House. IN confirmed this is being investigated and that BA is leading on correspondence to residents. An update will be provided at the next meeting.

Resident Decant Officers

GW is preparing a business case for the appointment of Resident Decant Officers to support residents through any temporary moves required during the works. The paper went to the Community and Children Services (CCS) Committee on 5 May and received approval. It now proceeds to Corporate Services for final sign-off at the end of June. Subject to that approval, recruitment is expected to begin in September 2026.

Contract administration and cost consultancy appointment

IN and GW have met with several firms being considered for contract administration and quantity surveying roles, including Faithful+Gould, Bailey Garner, Potter Raper, Turner & Townsend, Airy Miller, and Martin Arnold. Interviews are taking place in the week following this meeting. These consultants will manage the contractors on site; the project team will in turn manage the consultants.

Appointment of Senior Principal Project Manager

IN confirmed that Kat Azar has been appointed as Senior Principal Project Manager for the estate. She joins on 15 July 2026. Her background includes senior project management at Gardiner & Theobald, and she has experience in both private and public sector projects. She is expected to attend RLG meetings, consultation events, and coffee drop-in sessions. An informal introductory visit to the team is anticipated before her start date.

Departure of Nick Condon

IN noted that Nick Condon, the Technical Project Manager who had been supporting the project, has retired. His technical knowledge of the building was acknowledged by both the project team and members. GW is exploring whether Nick might be able to offer informal advice to the team on an occasional basis. Members suggested that Robert Jack, an estate officer who was closely involved during the gas incident on the upper floors in December, may also be a useful source of background knowledge for IN.

4. Key Design Issues

Heating upgrade

The transition from gas to electric heating and cooling is the current design direction. No gas option is being actively considered at this stage.

Wayfinding signage

A workshop is being organised by Studio Partington, involving BB7 (fire consultants) and the project team, to consider wayfinding signage during and after the works. The focus is on providing clear directional signage and ensuring fire service access routes are clearly marked.

Sprinkler and mist suppression systems

The potential installation of a sprinkler or mist suppression system is being considered as part of the fire safety improvements. Members raised concerns about false activations. IN and DB noted that the type of system to be installed, and the measures in place to prevent accidental discharge, will be explained at the forthcoming introductory consultation event. The benefit of a mist suppression system is that it uses a much smaller head, making it less intrusive inside the flat.

Sequencing of works

Members raised the importance of clear sequencing so that multiple intrusive works, such as window replacement, sprinkler installation, and fire compartmentation, are managed in a coordinated way, ideally within a single period of temporary decant. This was acknowledged as a key objective of the design and construction planning process.

5. Key Risks

IN set out the key risks being tracked by the project team. He emphasised that identifying a risk does not mean it will occur; the purpose is to monitor and plan mitigating actions.

- Planning delay: mitigated by multiple concurrent surveys and early pre-application engagement with LDS Architects.
- Delay to roof works: currently on programme; pre-application submitted. Being managed alongside the BSR process given the building's high-rise classification.
- Resident decanting: acknowledged as a sensitive matter. Early engagement through the introductory consultation event is the primary mitigation strategy.

6. Upcoming Activities

The following key activities are planned for the period to the next RLG meeting:

- Drainage survey
- Wayfinding signage workshop (Studio Partington, BB7, project team)
- Stage 3 design pack (target: August 2026)
- Detailed risk register to be produced by Studio Partington as Principal Designer under CDM Regulations 2015
- Building Regulations compliance tracker to be maintained by Studio Partington
- Introductory consultation event for Great Arthur House residents: Monday 20 July 2026, 4:30pm to 7:30pm, Sir Ralph Perring Centre
- RLG Meeting 5: Wednesday 8 July 2026, 6:00pm to 7:30pm, Sir Ralph Perring Centre

7. Communications and Engagement Update

Minutes workflow

DB set out the minutes cycle: following each meeting, a draft is prepared internally and agreed with the project team; it is then shared with attendees for comment; once agreed, it is published to the project website. DB noted that the recent website update had caused some

delays to publishing, but that the site is now live and fully up to date, and further delays are not anticipated.

Project website

DB walked attendees through the updated project website (goldenlaneprojects.co.uk), which went live on Monday 8 June. Key features include a plain-English overview of the three RLG workstreams on the home page; a search bar; a programme and proposals section with indicative timelines colour-coded by block; and an RLG section containing all published meeting minutes, upcoming meeting dates, and details of current membership and vacancies.

Members provided the following feedback:

- Photos of the project team should convey authority and credibility. Studio Partington and the design team should be sequenced more prominently than supporting consultants.
- The introductory homepage text could be more direct and engaging, leading with what is being done and why rather than background context.
- Members queried whether the term 'Residents' Liaison Group' was widely understood and suggested 'Residents' Engagement Group' as a possible alternative. DB agreed to consider this.
- A pop-up or banner on the website to promote the 20 July consultation event was suggested. DB agreed to discuss this with the web team.

WhatsApp broadcast group

DB confirmed that the Great Arthur House WhatsApp broadcast group has now reached 100 members. The group is structured so that only the project team can post updates; residents can reply privately. Members were encouraged to share posts from the group with residents in other WhatsApp groups.

Introductory consultation event: 20 July 2026

DB confirmed the introductory consultation event is booked and confirmed for Monday 20 July 2026, 4:30pm to 7:30pm, at the Sir Ralph Perring Centre. The event will cover the full scope of works for Great Arthur House, an introduction to the subject of temporary decanting, indicative timelines, and an opportunity for residents to ask questions directly of the project and design teams.

The event will use display boards that can be read sequentially, with project team members available to guide residents and direct specific questions to the relevant specialists. Consultation boards will be uploaded to the project website after the event for those who cannot attend in person.

Flyering will begin at least 10 days before the event. Members confirmed that the lift and the noticeboard in Great Arthur House are effective locations for notices. An A-frame board outside the building on the day was agreed as a useful addition. DB confirmed a reminder will be sent via the WhatsApp group the day before the event.

Members suggested exploring whether St Luke's community centre could provide catering for the event, noting they may be willing to do so in kind given their community remit. DB agreed to explore this and confirmed that catering arrangements will be confirmed before the flyer is distributed. DB noted that the draft consultation boards will be brought to RLG Meeting 5 on 8 July for member review before the event.

8. Any Other Business

Members raised the broader context of previous major works on the estate, including works to windows and other building elements that took considerably longer than planned and caused sustained disruption. It was noted that many residents carry a strong institutional

memory of these experiences, and that this will shape how the current programme is received. IN and DB acknowledged this history and underlined that early and transparent engagement is central to the project team's approach.

IN invited members to suggest any additional items for inclusion in future project dashboard updates, and to flag any areas where the level of technical detail is too high or too low.

9. Date of Next RLG Meeting

The next Great Arthur House RLG meeting is confirmed for:

- Wednesday 8 July 2026, 6:00pm to 7:30pm, Sir Ralph Perring Centre

The main focus of Meeting 5 will be a review of the draft consultation boards ahead of the 20 July introductory consultation event.

From September, the group will return to a meeting every other month. The RLG continues to seek three further resident members. The forthcoming consultation event is an opportunity to identify interested residents.

Ends.