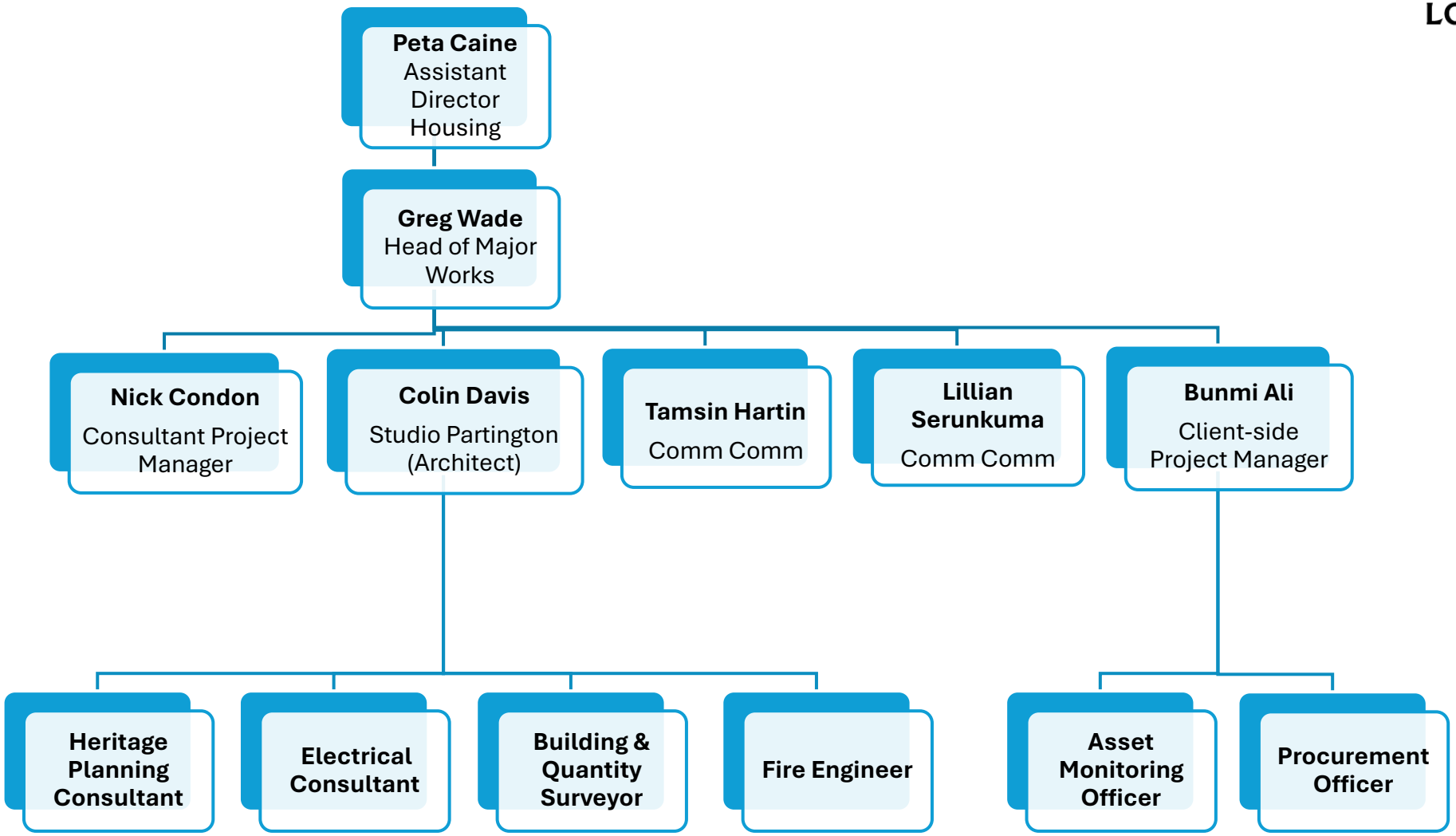
Crescent House Window Refurbishment & Associated Works

8 April 2025

Agenda

- Apologies to residents
- Current Project Team
- Background to the Project
- What is a Higher Risk Building?
- How is the project affected
- Programme and Next Steps
- Q&A - General Questions
- Q&A - Leaseholder Specific Issues

Current Project Team



Background to the Project

- Studio Partington first appointed as lead consultant in 2020
- Original scope was to replace or refurbish windows to all blocks
- Crescent House was identified as one of the worst affected – high priority
- Roof covering replacement was added to the scope in 2022
- Other associated works were also added in over time: ventilation, heating replacement, soffit insulation and some decorations
- Project has now evolved into the **Golden Lane Estate Investment Programme**

What is a Higher Risk Building?

- A Higher Risk Building (HRB) is:
  - 18 metres in height or 7 storeys
  - Must contain at least two residential units
- Crescent House has a shared entrance and exit with Hatfield House & Cullum Welch House
- This is a key point, as confirmed by consultant Turner & Townsend
- Crescent House is now classed as an HRB

How is the project affected?

- Putting extra time to good use
- Additional surveys
  - Fire Safety
  - Electrical Compliance
  - Communal Decorations
  - External Fabric Repairs
- Further design work needed
- Work completed to date is still useful

Programme and Next Steps

Starting Soon

‘Meanwhile’ window and roof repairs

March 2026

Tender planned

January 2028

Expected start of temporary relocation of residents

Scope and design for additional work being progressed

2025-2026

Expected start date

October 2027

Expected completion

July 2031

Q&A

General Questions

Q&A

Leaseholder Specific Issues

Thank You for Listening

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