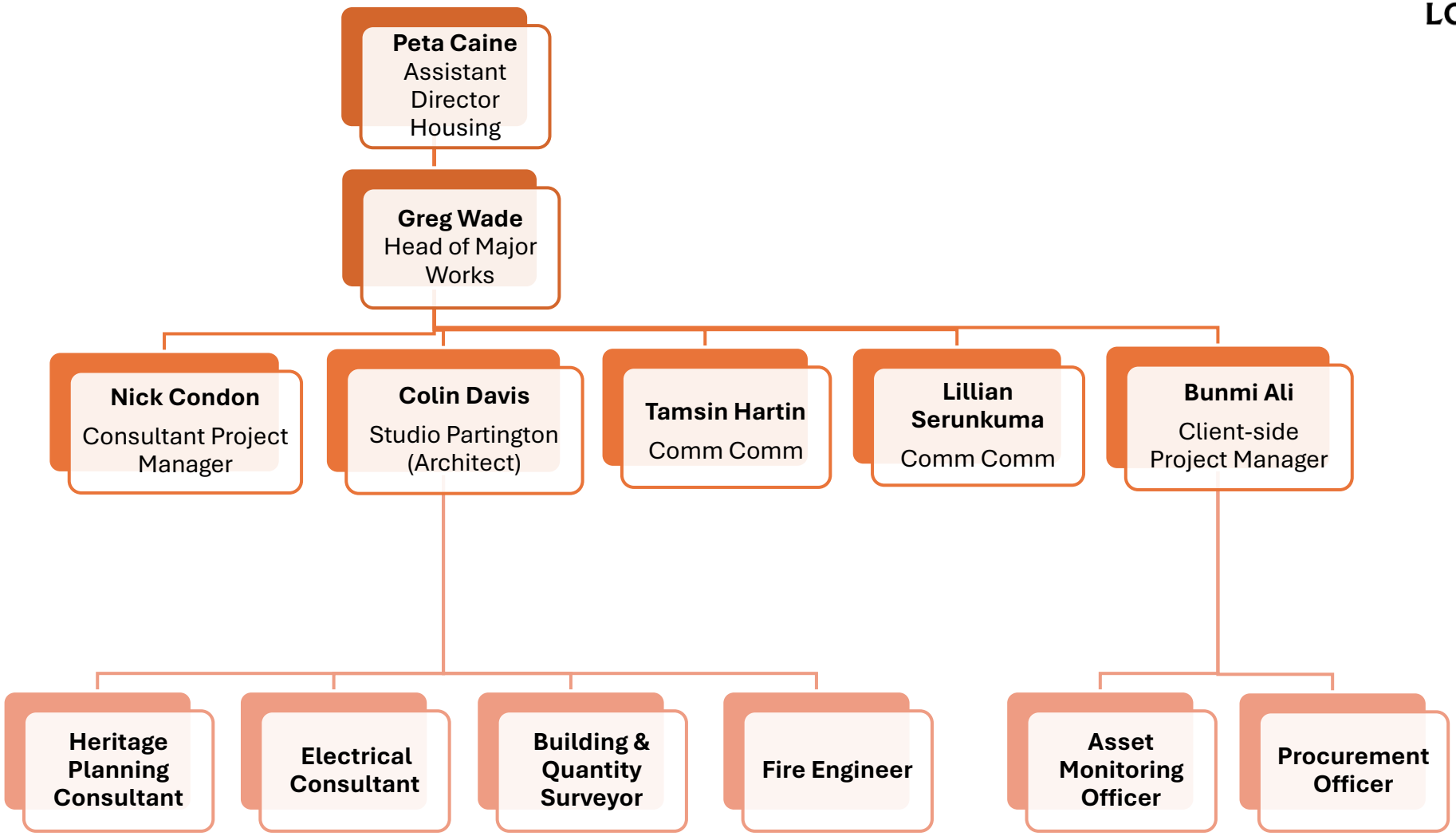
Golden Lane Estate Window Refurbishment & Associated Works

1 May 2025

Agenda

- Apologies to residents
- Current Project Team
- Background to the Project
- What is a Higher Risk Building?
- How is the project affected
- Window works and Temporary Relocation
- Delivery Programme (4 slides)
- 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
- 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**
- Crescent House is known as Phase 1 and the Wider Estate as Phase 2

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
- 8 of the 9 blocks are now classed as HRBs, including Crescent House and Stanley Cohen
- Confirmed by consultant Turner & Townsend

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

Window works and Temporary Relocation

- Challenges of working in occupied homes
- Temporary relocation of residents for 6+ weeks
- This will be done in phases with plenty of notice
- Carefully managed with full resident consultation
- Dedicated support from City of London Corporation
- Respect for people's homes
- Costs of temporary relocation will not be recharged to Leaseholders

Delivery Programme

Initial Approach:

First draft programme based on the following:

- Window refurbishment to one block at a time (due to limited availability of void properties and allocation of internal resources)
- Temporary relocation of residents for 6-8 weeks at a time
- Works carried out to 6 flats at a time
- Works split into 2 packages for 5 of the blocks on the estate
- First draft programme proved to be excessively long – nearly 20 years in total

Delivery Programme

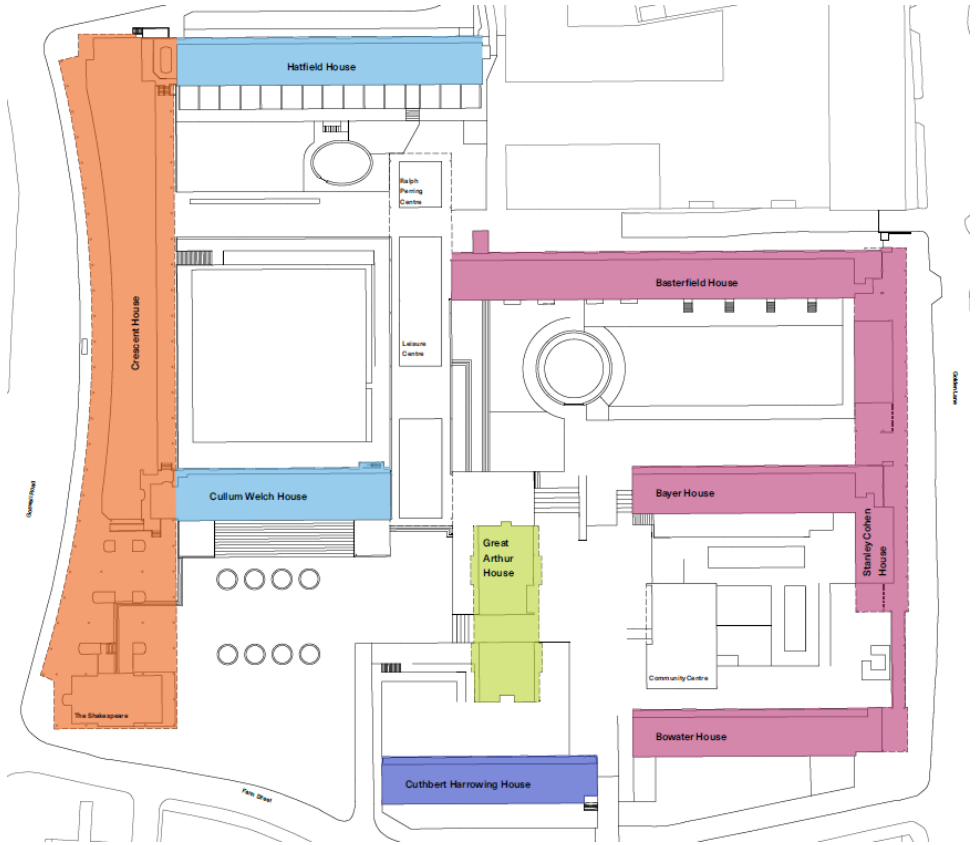
Revised Approach

Second draft programme based on the following:

- Window refurbishment to two blocks at a time (increased number of void properties and extra internal resources)
- Temporary relocation of residents for 6-8 weeks at a time
- Works carried out to 12 flats at a time
- The revised programme has an estimated duration of 10 years, but there are risks which must be considered: extra resources and management needed, plus more intense disruption on the estate
- This is expected to be the option preferred by Members
- Works will be completed to a high standard for all blocks on the estate

Delivery Programme: 10 Year Timeline

Block Name	Tender Package
Crescent House	All works carried out in 1 contract
Cullum Welch and Hatfield Houses	All works carried out to both blocks in 1 contract
Great Arthur House	All works carried out in 1 contract
Cuthbert Harrowing	All works carried out in 1 contract
Basterfield, Bayer, Bowater, Stanley Cohen Houses	All works carried out to all 4 blocks in 1 contract



Blocks have been colour-coded to reflect how they will be tendered over 10-years

Delivery Programme
10 Year Timeline

Starting Summer 2025	• ‘Meanwhile’ window and roof repairs for the whole estate
2027 - 2029	• Cuthbert Harrowing – all works
2027 - 2031	• Crescent House – all works
2028 - 2031	• Great Arthur House – all works
2030 - 2034	• Basterfield, Bayer, Bowater & Stanley Cohen – all works
2032 - 2036	• Cullum Welch & Hatfield – all works

Next Steps

- Continue with design development for all blocks
- Prepare Committee Reports for **decision** in Autumn 2025
- If the bid for extra funding is unsuccessful, we will return to the original scope, agreed at Committee in March 2023: windows, roofs, ventilation, heating, soffit insulation
- Fire Safety works will be included; funding already agreed for fire doors (at no cost to leaseholders); electrical works will have to be included
- Communal decorations and external fabric repairs will be omitted from all tender packages
- However, overall delivery programme will still be 10 years

Q&A

General Questions

Q&A

Leaseholder Specific Issues

Thank You for Listening

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