Golden Lane Estate: Crescent House Residents' Liaison Group (RLG)
August Update

21 August 2025

Background:
In June 2025, as there were no significant updates to share on the project proposals, the Crescent House RLG meeting originally planned for August 2025 was postponed until after the summer holidays. This written update is to update RLG members and other interested residents on the latest progress on any works or surveys and other items currently under discussion with the RLG.

1. Progress Update

1a. Current works and surveys

- **Fire Doors**
  Gerda carried out further front door surveys in July 2025 to review ironmongery and how to replace it with like-for-like to achieve Listed Building approval. Gerda are now in the process of producing design drawings.

- **Electrical compliance**
  Watkins Payne have undertaken a seies of mechanical and electrical surveys in Crescent House and issued a report that identifies the scope of work they will be designing and identifying further areas of work that should be reviewed.

- **Communal Lighting**
  An updated version of the Lighting Design Framework has been issued which includes revisions in response to resident comments and a number of minor refinements.

- **Communal Decorations and external fabric repairs**
  A building condition survey has been completed and issued to Studio Partington by Baily Garner relating to the communal redecoration and external fabric repairs. This is being used to define the scope of works for communal decorations and external fabric repairs and Studio Partington are progressing their designs accordingly.

- **Structural Engineer**
  A report has been issued on the cracks in flats 307 & 321 and remedial work identified. The structural engineer has been reviewing the Arup as-built drawings in light of the Sandberg reports (an independent testing company who have tested the

concrete and reinforcing) to be able to issue further information to BB7 re compartmentation. The engineer is also assessing the movement joints on Crescent House.

- **Fire Strategy**
  Preliminary site visits have been completed by BB7 to clarify the investigated work that needs to be undertaken on Crescent House for the Fire Compartmentation and FRAEW (Fire Risk External Walls) surveys that need to be completed. BB7 are programmed to start their surveys on 27 August 2025.

- **Drain Surveys**
  Quotations have been received to undertake a complete drainage survey of the drains at Crescent House. A PO has been requested and is awaited.

- **Paint Specification Work.**
  Patrick Batty – who is a paint specialist has been researching the different paints coats applied to Crescent House.He takes a flake of paint with a stanley knife,and casts it into resin, he then cuts the block and views the cross section under a microscope – he can then identify each layer of paint. His work will provide Historic England with the assurance that the City are working to replicate the original paint colours.

- **Rubbish Chutes**
  These are due to be replaced and work has been undertaken in terms of the design for new fire-proof chutes.

1b. Programme, including Committee

Although the original programme targeted full design completion by early August, Crescent House design work is currently 11 weeks behind programme, due to previous delays in appointing consultants.

The team are confident that this delay can be recovered during the planning application and tender preparation stages as momentum has now been achieved and the project is progressing well in line with the updated timeline and committee approvals.

The QS has been undertaking further budget estimate work to identify the costs of the additional works following Crescent House being designated as an HRB.

The Gateway Report remains on schedule for Corporate Projects Board in September and DCCS Committee in October 2025.

1c. Procurement update

As detailed fully in the Wider Estate RLG meeting notes (24 July 2025), the project team held a pre-market Contractor briefing meeting in early July, where they shared details of the project and proposed long term programme with interested contractors. Following this, individual meetings and pilot flat visits have been held with some of the contractors.

The team felt this was a positive process, which helped contractors' understanding of what the City's expectations were regarding how the project should be run, and how the tender should be put together.

This process also helped the procurement team understand the complexity of the project and what is required. Furthermore, the Procurement Team have assured the Project Team that they will be as flexible as possible within procurement policy parameters.

The target for the Crescent House tender is April 2026

2. Meanwhile Repairs update

The Property Services Officer for GLE, Nick Jenkins is leading on the repairs and Nick Condon is supporting. 7 flats have already been visited, 2 need emergency repairs and scaffolding (which requires a licence). Quotations have been received for the repairs and scaffolds and PO's have been requested.

The other flats that were assessed and did not need urgent work to be done, and they can be deferred to when the main contract works take place. Any requests for 'meanwhile' works are being assessed on the grounds of Health & Safety..

The 'meanwhile' process was discussed at the Wider Estate RLG meeting and GW pointed out that the initiative has only just been set up and resident patience would be appreciated, as it is not being resourced separately as an activity. Currently if anyone needs emergency repairs they should contact Lillian or Nick Jenkins.

3. HRB factsheet

Following discussions with GLERA and the Wider Estate RLG meeting, an updated HRB fact sheet has been produced (see attached).

4. Winter Measures

An internal approvals report was prepared by Head of Major Works Greg Wade in July, which requested for ring-fenced funding to be allocated for the purpose of winter measures on the Golden Lane Estate from 2025/26 and 2026/27. The report is scheduled for presentation at CCS Committee in September and, subject to approval, will be implemented from October 2025. The full detail of the winter measures proposals will be shared once the Committee report has been approved.

The next Crescent House RLG meeting will take place on **Thursday 25 September 2025.**

ENDS