Golden Lane Estate Wider Estate Residents' Liaison Group (RLG) Meeting

Date: Thursday 23 October 2025, 6.30pm - 8pm

Venue: Online via Teams

Attendees:	Greg Wade	CoL Head of Major Works Department
	Kindy Bansal-Shah	CoL Golden Lane Estate Co-ordinator
	Bunmi Ali	CoL Project Manager
	Nick Condon	Consultant Project Manager
	Tamsin Hartin	Comm Comm UK Ltd
	Hannah Grogan	Comm Comm UK Ltd
	Luke Tatton	Concilio Communications Limited
	Dawn Frampton	Cripplegate Councillor/Cuthbert Harrowing
	Ceri Wilkins	Cripplegate Councillor/Bayer House
	Sue Pearson	GLERA Chair/Hatfield House
	Graham Harris	Stanley Cohen House
	Emma Matthews	Bowater House

Apologies: Residents from other blocks

This is the eleventh official meeting of the GLE Wider Estate Residents' Liaison Group.

Agenda

1. Welcome & housekeeping
2. Terms of Reference
3. Wider Estate progress update:
   a. Current work & surveys
   b. Programme, including Committee & Procurement updates
4. 'Meanwhile' repairs and Winter measures update
5. AOB, including Comms consultant handover, next meeting

Meeting Notes

1. Welcome & introductions

Apologies as listed above. CC apologised for the late change to the meeting venue and the necessary changing to an online meeting due to the unavailability of the community centre.

Luke Tatton of Concilio was introduced to the group – Concilio Communications Limited will be taking over from Comm Comm UK Ltd as the Communications Consultant supporting the Major Works team on the Golden Lane Investment Programme from mid-November 2025.

2. Terms of Reference

At the last meeting an updated Terms of Reference for the Wider Estate RLG was shared. RLG members were asked to share any comments on these. GLERA have sent comments, which CCUK will share with Concilio to incorporate into the formalised version. Any members who have further comments should share by email.

One of the suggested updates from GLERA was regarding names of the resident members on the meeting notes. Previously these had been anonymised, but as RLG members are representing their neighbours, it was suggested that names and block details should be shared. Those in attendance confirmed they were happy for their names to be shared.

New RLG for Great Arthur House: update
One action from last meeting was to set up a new RLG specifically for Great Arthur House, which would include roof works. Flyers have been sent to all residents and several expressions of interest registered. The intention is to hold the first meeting in late November/early December.

There was a discussion on how to increase the membership and engagement/attendance at future meetings. There needs to be more recruitment and to keep people engaged.
Action: CC/Concilio to advise, once agreement on next meetings is established (see AOB)

3. Progress Update

3a. Current work and surveys: Cuthbert Harrowing

- BB7 (Fire engineers) have carried out detailed surveys including the FRAEWs (Fire Risk Assessment of External walls) and have also looked at retrospective Fire Risk Assessments (FRAs). They will be carrying out compartmentation surveys to show that each flat has the right fire rating. They are also carrying out design reviews.

- Watkins Payne (Mechanical & Electrical consultants) are looking at the electrical side of Cuthbert Harrowing. They have looked at the ventilation which will be very important as is an integral part of the refurbishment works. They have looked at the substation on the ground floor and have reviewed the wiring in the building and concluded that the whole block does need to be re-wired. They need to make sure that the distribution boards comply with current regulations. This would include re-wiring TV/Wi-Fi/Access controls and a complete upgrade of the fire alarm system. So electrically there is a substantial amount of work that needs to be done in the building. Watkins Payne have looked into the detail of the surveys and are now getting into the detailed design.

  NB: one of the issues across the whole estate is the substations. The substation at Crescent House has already been reviewed with UKPN and is in a poor state of repair, and a review with UKPN of the Cuthbert Harrowing substation is being arranged. An assessment of all blocks will be done by Watkins Payne as part of a separate commission which looks at capacity across the entire estate.

- Baily Garner have completed and issued the condition survey of the external fabric and communal areas of Cuthbert Harrowing. This is being reviewed and will then be issued to the architects.

- Drainage Surveys – a large number of blockages in the drains and rainwater pipes were found at Crescent House. A quotation has been received from Drainage Doctors who will then revisit to carry out the identified repairs of all drains. Repairs and Maintenance will be actioning this follow-up work and have been provided with all the drain survey information.

- GERDA (Fire doors) – have discovered some issues with the ironmongery, for example they need to either source replacement post boxes (or manufacture a bespoke one) because the existing ones are obsolete.

- An external coloured panel on the façade of Cuthbert Harrowing House was removed and surveyed on 20/10/25 – the appointed fire engineer looked at what was behind and an appropriate expert checked the paint composition – it was noted that it was different from others on the estate – i.e. clear glass that has been painted and with painted plasterboard fixed behind.

- Q: Does Cuthbert Harrowing have Asbestos? An asbestos survey will need to be undertaken which will investigate and identify the location of any materials – this would be carried out in one dwelling and the results would be used as the basis for making reasonable assumptions throughout the remainder of the block.
  Action (NC): Arrange to survey DF's flat

To reiterate, Cuthbert Harrowing is the first maisonette block that is being progressed as a priority because it is the only non-HRB on the estate and the works will not require a Gateway 2 application to the Building Safety Regulator. A lot of research is being carried out which will be useful for the other maisonette blocks and where possible, the design work can be replicated.

3b. Current work and surveys: Great Arthur House

A series of site inspections and surveys have started, utilising the 4 void flats.

- There are a lot of redundant services – Guardian are carrying out a 'tag and trace' exercise to identify any redundant services, so that these can be removed from the ducts and free up space for new services.
- BB7 are looking into Compartmentation within the block, including the level of fire separation between the flats and the hallway. The wall should provide 1 hour fire protection, but it is currently just plasterboard and plywood. Design work is required to understand how to introduce 1 hour fire resistance to the wall, which may result in it being completely removed and reconstructed. BB7 are also assessing the possible requirement for sprinklers within the dwellings and communal areas, plus considering the extent of smoke ventilation required in the lobbies and staircase.
- There is Asbestos in the building which will need to be removed, so assessment and survey work is required to ensure all materials that contain asbestos are identified.
- There are communal heating pipes from the old communal heating system which travel vertically up a duct between the living room and bedroom and go from floor to floor vertically. A decision has to be made about whether they are removed or whether the pipes should be kept and appropriately fire stopped.

- As with Cuthbert Harrowing, it will be necessary to replace the existing electrical installation and rewire the entire building.
- Other fire safety measures that need to be looked at are checking that the concrete slab can provide 2-hour fire protection and reviewing the fire hatches in the 4 flats at the end of each communal corridor, which aren't considered acceptable in terms of current legislation.
- The whole process of surveys and design development has started for Great Arthur House, with a series of workshops and design team meetings taking place.
- The roof refurbishment project will need to be finished before this Fire Safety and Investment works package can start. SP: When are these planned for? GW: This project is being led by the New Developments and Special Projects Team, whose appointed consultant is in the process of preparing planning application drawings. The Major Works Team is waiting for a further update, but we are generally working to expected delivery in 2027. The Fire Safety and Investment works are expected to take place from 2028-2031.

- SP: Middlesex Street Estate residents could opt out of sprinklers – will GLE residents also be offered this? NC/GW: We're not at the stage yet of being to determine exactly what the scope will include. GW pointed out that Petticoat Tower and Great Arthur House are very different buildings and have different issues in relation to fire compartmentation, for example, in terms of their configuration and how they're constructed. So, although there has been a policy decision made in respect of Middlesex Street, which the fire engineers are aware of, it might not necessarily be the case that the Corporation can apply the same principle in terms of Great Arthur House. The project team is still at a very early stage of the design process for Great Arthur House.
  SP: You will need to have a really good pragmatic solution to this as some residents won't let you in which adds to costs and delays. GW: We are aware of the challenges.

3c. Other current work and surveys:

- Trial works are ongoing in 2 Bayer House to look at the weight of the windows and how to get them to slide easily once the vacuum glazing is in. This also involves looking at the chains of the guillotine windows. This will help to make sure that the sliding system doesn't stick and is easy to use.

  EM: The current upstairs windows in Bowater House are very hard to open. NC – we have found that this if often relating to the felt which has compacted over the years, and the windows move more easily when new felt is put in.

- Q (SP): You'd previously mentioned that Historic England would be coming to take a look at the windows – could residents also be invited to come and have a look? NC: We would be able to show everyone, once we're in the position to be able to do so.

4. Programme

Cuthbert Harrowing is on track for a Planning application in April/May 2026, then tendering July – September 2026. Following the successful appointment of a contractor and then mobilisation, in theory the project could move straight into the construction phase. The start on site would be around Autunm 2027, at roughly the same time as Crescent House.

Phase 2C (Basterfield, Bayer, Bowater and Stanley Cohen Houses) & 2D (Hatfield House & Cullum Welch House) – design development programme is to be in a position to submit a planning application by this time next year.

Q (GH): Are the works you are carrying out now having an impact on the baseline programme that you presented at the community meetings earlier this year?
GW: We have now fully assembled the design teams for the remainder of the estate. We will be working to the same programme, which aims for the Corporation to be at the planning application stage for the rest of the estate by November 2026. By that stage Crescent House should hopefully be on the verge of formal contract award, to be followed by Cuthbert Harrowing by April/May 2027.

Some of the works are unforeseen, but fortunately we are at the stage where we can incorporate these into the design development process. So, for example by looking at the electrical capacity for the whole estate now, that information will feed into development of the later tender packages.

To note, the 5 tender packages are as follows:

- Phase 1: Crescent House
- Phase 2A: Cuthbert Harrowing House
- Phase 2B: Great Arthur House
- Phase 2C: Basterfield, Bayer, Bowater and Stanley Cohen Houses
- Phase 2D: Cullum Welch and Hatfield Houses

SP: I understand you already have planning drawings for the roofs – could these be delivered as a stand-alone project if required?

NC: It could be possible to pull out as a separate tender package – we are doing research to see if could self-certify if doesn't need to go to building control (would obviously still need planning and listed building consent).
SP thinks it should be debated whether the works could take place now (i.e. Hatfield House can't wait 8 years even if interim works are undertaken).
NC: We need to be careful with that approach, because if we're going to renew the roof separately, we need to have a robust design. We also have to pay close attention to the fact that the replacement of the glass and refurbishment of the lantern light frames (which form part of the roof) could present an issue if it's not done at the same time as the roofing works. There's an obvious implication in terms of warranties for example.

GW: Also, from a programming point of view it's very complicated when talking about Golden Lane estate. I'm sure I've impressed upon everybody, that if we were to consider a stand-alone roof replacement programme across the estate, whilst also concurrently trying to progress Crescent House and Cuthbert Harrowing as complete packages, we could have a real problem in terms of management of contractors and various other issues. It has to be subject to long term planning. We've also got the Great Arthur House roof refurbishment in the pipeline as well. So, the programme which has been developed by the project team has attempted to take all of these factors into account.

Although I appreciate it might seem like a very long time, the wheels have already been put in motion to deliver the entire scope of works over this next 10 years. I think it's quite important to make the point, that in an effort to accelerate something you could quite inadvertently create a clash with something else- and we're not just talking about roofs or windows now. We are also talking about electrical upgrades, fire safety, and communal decorations to all the blocks across the estate. It's a huge volume of work.

5a. Meanwhile Repairs update

NC and Nick Jenkins have been visiting various properties. The brief was to identify windows that need urgent health and safety repairs. They are finding other problems i.e. damp, mould, condensation, roof leaks. All works are being logged, and the team are working their way through the most urgent first.

Residents have been asked to report any issues via info@goldenlaneprojects.co.uk and a letter has been drafted that will be delivered to all residents. This will explain the scope of meanwhile works and what falls outside of this and should go through usual channels. All residents will be given the opportunity to report issues with their windows of a health and safety nature.

EM pointed out that there may be other hidden issues and explained about rotten wooden joists under windows in Bowater House.

It was noted that for these works there are limitations in resource. Ideally all windows across all blocks would be surveyed for potential issues, but there isn't the resource for that, so residents are being canvassed to provide an opportunity for inspections.

5b. Winter measures update

KBS explained that CoL would be offering draught excluders/heavy curtains/blankets and are starting to look at how to get these to residents. As mentioned in the Crescent House RLG meeting, Karcher Vacs are a possibility, but this would not be for all – this could be assessed and provided by the contractors who visit.

Payments: The mechanism for the payments is currently being finalised as this needs to have no tax or universal credit implication.

The letter (mentioned above) that is going out next week relating to the meanwhile works will include details of the winter measures.

6. AOB

Question about communal lighting around the estate, including reports of some issues.
BA: the lighting designer will go around the estate and prioritise any works that need to be done urgently. Some works will start in November.

Next meeting

Members discussed whether the next meeting should still be for 'Wider Estate' or just Maisonettes as Great Arthur House would be separate, and the only other current survey work progressing is Cuthbert Harrowing, plus the Bayer House trial works.

It was suggested that a 'Maisonettes' RLG could be set up, with the next meeting in January 2026. SP pointed out that GLERA has now established a technical group which has people from different blocks who would be good RLG members.
Action (CC/Concilio): Agree next meeting, confirm membership.

Start time: it was agreed that this should be 6pm, not 6.30pm.

ENDS