Great Arthur House RLG

Project Dashboard Report

Wednesday June 10th 2026

Great Arthur House – Project Dashboard

Activity	Date / Time Period	Description	Result
Gas Risk Assessment	April '26	• Nick Condon arranged for Existing Gas Installation previously. • Following previous Great Arthur House RLG meeting Kath requested further clarity on matter due to ongoing issues with her properties' boiler system. • Gas Risk Assessment from February concluded that existing gas installation was deemed non-compliant and should be removed.	• Removal of gas now considered for inclusion as part of project. • Noted that removal of gas entirely would simplify the compartmentation works. • Electric heating and hot water system natural consequential option.
Structural Survey	27th April 2026	• Survey of walls completed by Sandberg to investigate existing structural integrity of building. • 1st investigation took place on Feb '26 focusing on structural soffit.	• Ascertained that fire protection to be put on soffit as part of the works. • Option being explored of utilising intumescent paint.
Smoke Ventilation Survey	8th May 2026	• New ductwork to be installed as replacement to existing smoke Query raised on possibility of utilising existing flue for the smoke shaft.	• Survey took place on Friday 8th May 2026. DMP confirmed the minimum requirements and that the flue will have to be
Fire Compartmentation Survey	26th May 2026	• Understood no adequate fire compartmentation exists, hence the requirement to include as part of the works.	• BB7 ascertained the requirement for adequate wayfinding signage for fire emergency. Workshop to be booked.
Fire Protection Survey	26th May 2026	• IDF Fire / Studio Partington / BB7 attended Great Arthur House to physically review areas upon which intumescent paint can be applied to each of the properties.	• Awaiting feedback from IDF Fire for review of survey.
Recruitment (A)	May '26	• As part of restructure of Major Works House team and to adequately resource Great Arthur House, as well as Golden Lane Estate – new Senior Principal Project Manager required to support programme.	• Kat Azar (formerly of Tier-1 Consultancy, Gardiner and Theobald) due to start role on **July 15th 2026**.
Recruitment (B)	September '26	• To support the programme further, and adhering to the sensitivity of resident moves, Resident Decant Officer/s (RDOs) are required to support and supplement the moves.	• Greg Wade currently working on business case paper, ready for committee board approval. • Currently on target for September recruitment.
Consultancy Services	29th April 2026	• Walk around Golden Lane Estate took place with 6no. Consultants for Contract Administration and Quantity Surveying services. • Consultants tendering include Pellings/Bailey Garner/ Potter Raper / Fulkers Bailey Russell / Stace / Airey Miller / Martin Arnold	• Tenders have been returned, and Post Contract Services Interviews scheduled for 15th and 16th June 2026.
Roof	May '26	• Great Arthur House Roof to be refurbished. Initially drafted to be a separate package, the intention now is to have the roof works fall in line as part of the overall package of the programme.	• Meeting took place with Lifschutz Davidson Sandilands (LDS) Architects 19th May 2026 to discuss Planning pre-app submission and their formal appointment. • Pre-app currently underway with view for submittal for BSR (Building Safety Regulator) by August 2026. • Construction due to start in April 2028.
Storage Unit Allocation		• Understood that during the works, storage will potentially be taken away.	• Bunmi Ali working with Housing department investigating which leaseholder / tenant oversees which bin store.

Key Design Issues	Steps to Close Out
Heating Upgrade Consideration	DMP (David Miles Partnership) working design for works to replace existing gas setup to electric. Works to be included on main project.
Wayfinding Signage	Workshop to discuss strategy to be held between City of London, BB7 and Studio Partington. To stay in accordance with Fire Safety Regulations 2022, and Part B Approved Document Guidance notes.
Sprinklers	Following fire surveys, ascertained new system is required. Design work ongoing on which sprinkler system to use for the building.
Fire Escape	BB7 have proposed fire rated doors as replacement for existing hatch. Understood primary means of escape will remain to be the front door.

Key Risks	Mitigations
Planning Delay	Multiple surveys have already taken place to ensure Stage 3 submittal is achieved.
Delay to Roof	The City continues to liaise with LDS with pre-application. On course for August submission.
Resident Decanting for residents will likely cause major disruptions.	Resident decant officers (with relevant experience) being employed by The City. Experience in handling residential decanting will also be primary requirement for tendering Main Contractor.

Key Activities for the next period	Description
Drain Survey	Studio Partington have contacted Drainage Doctor for survey of existing drains to assess condition of existing flue. Scaffolding required by roof area to facilitate survey. Quotations and survey date to be finalised.
Wayfinding Signage Workshop	Workshop to discuss strategy to be held between City of London, BB7 and Studio Partington.
Stage 3 Design Pack	Studio Partington collating all design options to include for Stage 3 submission for August.
Technical Consultation Event	Workshop session between residents of Great Arthur House, and technical consulting team. Date to be confirmed.
Risk Register	Studio Partington to produce register as part of their role of Principal Designer and Construction Design Manager. At this stage they can highlight design risks and mitigation strategies.
Building Regulations Compliance Tracker	Studio Partington, collating elements of project that the Building Safety Regulator (BSR) to make clear design issues are being addressed. Tracker to be included as part of submission.

Top Issue/s in the Period	Next Step/s
Nick Condon has been forced into early retirement due to ongoing health challenges. Greg Wade has sent a notification to all relevant parties.	Project will continue in Nick's departure. New team member Ikenna Nwimo (Project Manager) will continue to pick up ongoing project progress alongside Kat Azar (Senior Principal Project Manager) when she joins the team in July. Greg Wade will continue to oversee the overall programme for the entire estate.

Communication and Engagement Programme

Item	Activity	Date	Week Commencing: April			May				June				July			
			13th - Apr	20th - Apr	27th - Apr	4th - May	11th - May	18th - May	25th - May	1st - June	8th - June	15th - June	22nd - June	29th - June	6th - July	13th July	20th July
1	**Resident Liaison Group (RLG) Meeting (April)**	**29/04/2026**			■												
1.1	• *Minutes drafted and circulated to project team*	**04/05/2026**				■											
1.2	• *Minutes issued to RLG attendees*	**06/05/2026**				■											
1.3	• *Minutes published on Golden Lane Estate (GLE) website*	**13/05/2026**					■										
2	Actions Review and agenda planning for June RLG	**20/05/2026**						■									
3	Coffee Drop-In	**21/05/2026**						■									
4	Review of materials and agenda for June RLG	**27/05/2026**							■								
5	Agenda and materials shared with attendees	**03/06/2026**								■							
6	**Resident Liaison Group Meeting (June)**	**10/06/2026**									■						
6.1	• *Minutes drafted and circulated to project team*	**15/06/2026**										■					
6.2	• *Minutes issued to RLG attendees*	**17/06/2026**										■					
6.3	• *Minutes published on Golden Lane Estate (GLE) website*	**24/06/2026**											■				
7	**Resident Liaison Group Meeting (July)**	**08/07/2026**													■		
8	Introductory Consultation Event	**16/07/2026**														■	

Website Update

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Golden Lane Estate

Home Latest News Programme Proposals Working Groups Consultation Contact Team

Search bar added

Welcome to the website for residents of the Golden Lane Estate to provide updates on the Major Works Project.

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Golden Lane Estate

Each block individually clickable

Working Groups Consultation Contact Team

Crescent House
Cuthbert Harrowing House
Great Arthur House
Basterfield, Bayer, Bowater and Stanley Cohen Houses
Hatfield House & Cullum Welch House

The Investment Programme

Indicative Timeline 2025–2035

This approach is based upon the following assumptions:

1. All blocks on the Golden Lane Estate will require decanting (apart from Stanley Cohen) to accommodate window refurbishment
2. City of London Corporation can accommodate decanting of 2 blocks at a time using separate contracts and different principal contractors
3. Decanting is based upon a rolling programme of 6 flats/maisonettes at a time for a period of 6-8 weeks
4. Works will be delivered as part of competitively tendered packages consisting either of a single block or groups of blocks as indicated below

Crescent House

Crescent House is being refurbished as part of the Golden Lane Estate Major Works Renewal Programme. Because the building is over 18 metres tall, it is classified as a Higher Risk Building under the Building Safety Act 2022, meaning the works require approval from the Building Safety Regulator as well as standard planning permission. The work, which include fire safety upgrades, full electrical replacement, new mechanical ventilation, communal redecorations and building fabric repairs, are designed to keep the building safe, warm and in good condition for the long term. Planning permission and listed building consent have already been obtained for the window refurbishment and roof works. Because the works require planning permission and other formal approvals, some details are not yet finalised and may still change. Construction is expected to start on site in December 2027 and complete in October 2031. Residents in some

Coffee Drop-Ins section added

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Golden Lane Estate Major Works Team Coffee Drop-Ins

Join us for Coffee Drop-ins to meet the Major Works Renewal Programme team on the Golden Lane Estate. Alongside our digital updates, we're launching a regular programme of informal coffee drop-ins to give residents an informal space to meet the Major Works project team, hear the latest updates, and have open conversations. These drop-ins are about making it easier to raise questions, ideas, or concerns in a friendly, low-key setting - with refreshments, biscuits and cake included.

The next drop-in is on **Friday 19th June** from **10:30-12:30** in the **Main Hall at the Golden Lane Community Centre**.

About the estate

The Golden Lane Estate is a post-war, 1950's social housing complex, designed by Chamberlin, Powell & Bon. Original proposals for the estate aimed to create a sustainable, self-contained community that in turn comprised a sympathetic environment, enclosed and separate from adjacent, then-derelict sites. The overall design of the estate is significant given its achievement of a viably sustainable community set within a tightly defined space. When completed, the Estate therefore became a symbol of post-war recovery.

The design was chosen following an open architectural competition in 1951 that saw 178 entries. The winning scheme comprised an 11-storey block - a deliberate landmark feature – along with a further 12, lower level blocks and a community centre. All were configured with an inward looking layout situated around a series of pedestrian courts.

In view of its importance as an example of post-war residential architecture and urban design, the Estate's component buildings were individually listed in 1997. The Golden Lane Estate represented pioneering post-war design and structural technologies, some of which are clearly distinguishable via individual elements such as windows. Therefore the vast majority of windows utilise then-innovative, light aluminium frames, with the aluminium system in turn comprising the framework for exterior cladding panels. Internally, such a system allowed for the infiltration of natural light and/or impression of light, across all areas of individual apartments.

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Great Arthur House RLG Meeting Notes

Minutes presented as individual clickable cards

11 February 2026
Meeting Notes

8 December 2025
Meeting Notes

29 April 2026
Meeting Notes

The next meeting is due to take place on Wednesday 10th June 2026
This RLG has capacity for 3 tenants and 3 leaseholders. There is currently 3 vacancy.

Separate page sections per RLG

Wider Estate RLG Meeting Notes

22 January 2026 29 March 2026

Next RLG

8th July – this is before the planned introductory consultation (scheduled for Thursday 16 July) and will include a preview of materials.