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

Date: Thursday 19 March 2026, 6:30pm – 7:30pm

Venue: The Classroom, Golden Lane Community Centre

Attendees:

Greg Wade	CoL Head of Major Works Department
Bunmi Ali	CoL Project Manager (Online)
Dan Bewley	Concilio (Chair)
Salvatore Pagdades	Concilio
Dawn Frampton	Cripplegate Ward Councillor/resident
Ceri Wilkins	Cripplegate Ward Councillor/resident
David Gregory	Cuthbert Harrowing House

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

Apologies:

Nick Condon	Consultant Project Manager
Sue Pearson	GLERA Chair
David Henderson	Basterfield House
Paul Lincoln	Basterfield House
Sajeda Youssouf	Hatfield House

Agenda:

1. Welcome and Housekeeping
2. Actions from the previous meeting
3. Wider Estate programme and project
   a. Cuthbert Harrowing
   b. Wider Estate
4. Community & Children's Services (CCS) Committee update
5. Clarification on formal planning consultations
6. Questions
7. Any Other Business
8. Date of Next Wider Estate RLGs

Executive meeting summary

Cuthbert Harrowing

A design team meeting was held earlier on the day of the RLG. The planning application for Cuthbert Harrowing remains targeted for May 2026, with a provisional public consultation date of 23 April 2026, subject to the completion of trial works at 2 Bayer House. If this cannot be met, the consultation will take place no later than mid-May 2026.

The current design intent is for vacuum glazing to be installed to the windows of all blocks on the estate, although there is an ongoing discussion around the matter of repair versus replacement. In addition to window refurbishment, works to Cuthbert Harrowing will include roof covering replacement, major electrical upgrades, external fabric repairs and communal decorations. There will also be replacement of some flat entrance fire doors (as recommended by the appointed Fire Engineer) and there is a strong likelihood that a mist suppression system will be required within each individual dwelling. This will be detailed further with residents in a pending update letter and as part of the scheduled planning consultation event in late April/early May.

A question was raised about likely costs to leaseholders. It was explained that the Section 20 consultation process specifically governs when cost information can be provided. This usually takes place during the 'Notice of Estimate' stage, once the works have been tendered. The overall programme budget of £105 million is a matter of public record. Several items will not be charged to leaseholders, including decanting costs, soffit insulation, and the majority of fire safety works including flat entrance fire doors.

Wider Estate

The project website is due to be relaunched by the end of March 2026. A WhatsApp broadcast channel is being established to provide updates to residents, and coffee mornings are being arranged as a less formal setting for residents to ask questions about the programme.

CCS Committee Update

Discussion took place regarding a 'repair versus replacement of windows' paper, which was presented to the March CCS Committee for information only. The confirmed position

remains repair and refurbishment across the entire estate, which was explicitly stated at Committee in March 2023, as part of a presented paper. No questions were raised during the Committee meeting, and the paper was not intended to signify a change in either the scope of works or programme direction.

Meeting Notes

1. Welcome and Housekeeping

DB welcomed attendees and introductions were made. DB noted that several members were unable to attend on this occasion and acknowledged the apologies received.

DB noted that a quorum arrangement will be introduced for future meetings. An indication of the minimum number of RSVPs required for a meeting to proceed will be included in future invitations, to ensure meetings take place only where there is sufficient representation.

2. Actions from the Previous Meeting
DB reviewed the outstanding actions from the January 2026 meeting.

Key points included:

- The scope of works for Cuthbert Harrowing House is being prepared in the appropriate format for circulation to RLG members and upload to the project website. This will be completed in the coming weeks.
- The redecoration scope and standards will be addressed through the Cuthbert Harrowing planning consultation.
- The decanting strategy is a working progress. The team is designing it to be robust, realistic and capable of supporting residents appropriately. Any comments or suggestions from residents are welcomed.
- The GLERA technical working group has been established. A meeting with the project team is scheduled for the following Wednesday (25th March 2026), following a tour of 2 Bayer House the previous day (Wednesday 18th March 2026). The project team confirmed that Studio Partington, the M&E engineer, Watkins Payne, and fire engineers, BB7, will attend, along with members of the programme board and Concilio. The confirmed list of GLERA attendees was awaited at the time of the meeting.
- An additional RLG meeting date of 23 July 2026 has been added to the annual schedule.

3. Wider Estate Programme and Project

3a. Cuthbert Harrowing
GW provided an update on Cuthbert Harrowing, noting that a design team meeting had taken place earlier that day, grouping Cuthbert Harrowing and Crescent House together from a design perspective.

Key points included:

- The planning application for Cuthbert Harrowing remains targeted for May 2026. A provisional public consultation date of 23 April 2026 has been identified, subject to the completion of trial works at 2 Bayer House. If necessary, the consultation will take place no later than mid-May 2026.
- The trial works at 2 Bayer House were due to be completed by 23 March 2026 but are likely to take a little longer due to delays in obtaining parts. The technical team has not yet had the opportunity to fully review the completed works.
- The programme for Cuthbert Harrowing and Crescent House is being accelerated, with the aim of running both projects concurrently, allocating a shared compound space for the two contractors and having sufficient resident engagement resources to manage both simultaneously.

Discussion took place regarding a paper on repair versus replacement of windows that had been presented to the Community and Children's Services (CCS) Committee.

Key points included:

- The paper was presented to the CCS Committee as an information item only. It was submitted as a response to an action arising from a previous committee meeting and was not intended to signal a change in programme direction. GW confirmed that the paper did not represent a covert action by the project team; it was simply an oversight that it had not been referenced at the previous RLG meeting.
- The confirmed position for Cuthbert Harrowing remains refurbishment, including timber repairs (resin or splice) and vacuum glazing. Revisiting this for Cuthbert Harrowing at this stage would delay the programme by at least six to nine months, which is not feasible given procurement and programme constraints.
- Vacuum glazing will be installed as part of the refurbishment scope across the entire estate. GW confirmed this will apply to Cuthbert Harrowing regardless of the outcome of any wider discussion about repair versus replacement for other blocks.
    - DF: Raised concern that Cuthbert Harrowing residents are not being treated the same as other blocks and expressed the view that it feels as though Cuthbert Harrowing is being used as a test case.
    - GW clarified that Cuthbert Harrowing is being brought forward first precisely because it is the only block on the estate that is not a high-rise building (HRB), allowing the programme to be accelerated. This was presented as an opportunity rather than a disadvantage.
- In addition to window refurbishment, works to Cuthbert Harrowing will include roof covering replacement, major electrical upgrades, external fabric repairs and communal decorations. There will also be replacement of some flat entrance fire doors (as recommended by the appointed Fire Engineer) and there is a strong likelihood that a mist suppression system will be required within each individual

dwelling. The extensive disruption caused by the window refurbishment work (in combination with the rest of the identified scope) is the basis for an estimation of a 6 week decant period.

Questions at this point were as follows:

- Q (CW): Is that the guillotine window that is being examined?
  - GW: Confirmed that the guillotine window discussion referred to at the previous meeting relates to specific window types at Cuthbert Harrowing.
- Q (DF): Does the discussion about repair versus replacement affect the planning dates?
  - GW: No, if the proposals remain as is.
- Q (DF): Will Cuthbert Harrowing be part of the refurbishment programme no matter what?
  - GW: Yes, that is the position.
- Q (DF): Who is providing the communications on telling people who live in the block this information?
  - GW: The Major Works Team, through Concilio and the RLGs, they will also be informed by the upcoming consultation event.
- Q (DF): Will Cuthbert Harrowing be getting vacuum glazing no matter what, even if it ends up being full window replacement?
  - GW: Yes. Vacuum glazing is part of the scope for the entire estate.
- Q (DF): What is mist suppression?
  - DB: Explained that mist suppression is like a sprinkler system but in a more sensitively designed way.
  - GW: Confirmed that mist suppression has been recommended by the fire engineer as part of the fire strategy for Cuthbert Harrowing and would need to be fitted in every individual property. This will be drawn out through the consultation process.
- Q (DF): When is the public consultation for Cuthbert Harrowing?
  - DB: Provisionally 23 April 2026, but this depends on the trial works at 2 Bayer House, it will take place no later than mid-May 2026.

DF requested that written information, including the scope of works and an indicative timeline, be sent directly to Cuthbert Harrowing residents in advance of the consultation.

GW and DB agreed that a dedicated letter for Cuthbert Harrowing residents will be prepared, setting out the scope of works and an indicative programme timeline. DB confirmed this would be shared with CW and DF before being sent. DB also confirmed that the decanting strategy paper will be included with this communication or shared alongside it.

DG noted that it would be helpful to clarify the decanting process.

- DB: This may be best covered during the consultation process, where it can be covered in detail and project team members will be on hand to answer questions.
- GW confirmed that the plan is to start recruiting resident decant officers within the next few months who will ideally be in place by September/October 2026.

A question was raised by DG about the likely cost to leaseholders, noting that there are rumours of figures of around a quarter of a million pounds.

GW responded as follows:

- The legal advice is that the project team cannot step outside of the Section 20 consultation process. The process involves a notice of intent, followed by a notice of estimate after the project has been market tested through tender.
- The overall programme budget of £105 million for the entire estate is a matter of public record.
- There are several items for which leaseholders will not be expected to pay, including decanting costs, soffit insulation, and the majority of fire safety works including flat entrance fire doors.
- Leaseholders should await the formal Section 20 notice of estimate before drawing conclusions about costs.

3b. Wider Estate

DB provided a brief update on the wider estate programme.

Key points included:

- The project website is due to be relaunched by the end of March 2026.
- A WhatsApp broadcast channel is being established to provide notifications to residents when new information is added to the website. This will not be an open conversation group but will function as a broadcast channel. Letters and other communications sent out by the project team will also be shared via this channel.
- Coffee mornings are being arranged as a less formal setting for residents to ask questions about the Major Works programme. These are particularly aimed at

residents who may not feel confident attending RLG meetings. DB and GW confirmed they would attend.

- RLG membership was noted as thinner than usual at this meeting, with at least five members who would normally attend having sent apologies. DB noted that efforts are being made to increase representation, including door-knocking at Great Arthur House.

4. Community & Children's Services (CCS) Committee update

GW provided an update on the CCS Committee meeting at Agenda item 3a.

5. Clarification on Formal Planning Consultations

GW provided clarification on a query relating to the sharing of leaseholder names and addresses within a Schedule B document submitted as part of a previous planning application.

Key points included:

- The issue arose from a planning officer uploading information that included addresses of interested parties (i.e. leaseholders) as part of the planning application documentation. A complaint was received and has been responded to.
- GW does not believe a GDPR breach occurred, as only addresses, not email addresses or other personal data, were included, and electoral roll information is in the public domain.
- The matter is being investigated. The approach will be reviewed and adjusted for future planning applications, including the Cuthbert Harrowing application.

6. Questions

No further questions were raised under this agenda item.

7. Any Other Business

CW raised a request for a brief written summary to be circulated to residents after each RLG meeting, noting that most residents will not read the full minutes.

DB responded as follows:

- The project team has considered this and intends to produce a short summary paragraph covering the key highlights of the meeting, with signposting to the website and the full minutes for those who want more detail.
- DB committed to circulating this summary as quickly as possible after the meeting, and within one week. CW confirmed that a summary shared within a week would be very helpful.
- It was agreed that the summary will also be shared via the WhatsApp broadcast channel once this is established, making it easy for residents to forward through existing WhatsApp groups.

- Q (DF): Do you know how many people visit the website as you need to know how many people you are reaching?
    - DB: Concilio will provide this information after the meeting.

8. Date of Next Wider Estate RLGs

Future Wider Estate RLG meetings will take place on:

- 21 May 2026
- 23 July 2026 (additional date added)
- 17 September 2026
- 19 November 2026

Additional meetings may be arranged if required.