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

**Date:** Thursday 20 February 2024, 6.30pm - 7.30pm

**Venue:** Sir Ralph Perring Centre

**Attendees:**

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| Greg Wade | CoL Head of Major Works Department |
| Peta Caine | CoL Assistant Director Housing |
| Bunmi Ali | CoL Project Manager |
| Nick Condon | Consultant Project Manager |
| Lillian Serunkuma | CCUK |
| Tamsin Hartin | CCUK |
| Dawn Frampton | Cripplegate Ward Cllr/resident (online) |

GLERA representatives

Resident members from Great Arthur House, Stanley Cohen House, Bowater House, Cullum Welch House.

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

**Agenda:**

Welcome & Introductions

1. Review Terms of reference
2. Wider Estate progress update:
   a) Planning update
   b) Work in Bayer House
   c) HRB status of blocks on the estate
   d) Proposed Fire protection works
   e) Proposed Electrical upgrade works
   f) Proposed Common Parts repairs and redecoration
   g) Window Refurbishment and Decanting
3. High-level Programme proposals
4. Future meetings & events

**Meeting Notes**

**1. Terms of reference for the Wider Estate RLG**

TH explained that we would like to review the terms of reference for the group. These will be shared by email and any suggested updates should be communicated to the team prior to the next meeting where we can review and put into place.

**2. Progress Update:**

**a) & b) Planning update & work in Bayer House**

NC gave an update on the progress of the works on empty flats to establish the scope of works. Window work has been successfully carried out in Stanley Cohen, Hatfield and Cullum Welch, which means that a clear design strategy can now be progressed on how the windows will be refurbished.

As previously discussed, while window work has been completed in 2 Bayer House there are still issues to be resolved with the large guillotine-type door and how to refurbish it. During the work of testing and refurbishing these windows, a series of pre-apps have been held with the planners to discuss the works. During these discussions removing the glass from the guillotine door has been talked through, to be able to understand the best way of refurbishing the doors. When a request was made to remove the glass, the planners stated that to do this Planning Permission and Listed Building consent would need to be applied for. On 14th February a Planning Application was submitted, which included an English Heritage Statement to be able to undertake further work on the guillotine door. This application has an 8-week determination period.

Design work is also progressing on the ventilation system in 2 Bayer the design of which had been undertaken by a company called Aereco, who designed the system in the pilot flat at 347 Crescent House. Work will be continuing on this while the Planning Application is being determined.

**c) Higher Risk Building (HRB) status**

NC explained that the government has brought in new Building Regulations which came into force in April 2023. These require owners to register buildings as HRBs (Higher Risk Buildings) if they are at least 7 storeys or 18metres in height and contain at least 2 residential dwellings. It is the responsibility of the designated 'accountable person' to register the building on behalf of the building owner.

This will mean that there is a different process to go through to obtain building control approval for all of the proposed works. Previously the standard building control approval process would be to submit design information to the local authority for approval, but this will now have to be submitted as a Gateway 2 Application to the Building Safety Regulator, which operates within the Health and Safety Executive (HSE).

Once this has been submitted, there should be a mandatory period of 8 weeks for approval, but at present it's currently taking in excess of 6 months for the HSE to review applications, due to the volume of work being generated on a national scale, coupled with limitations in the HSE's resources.

This affects all buildings on the Golden Lane Estate except for Cuthbert Harrowing. It also includes some buildings on the Estate that are less than 7 storeys because they are connected to buildings which are over that height.

It was asked if this was pointed out by Turner & Townsend when the Fire Risk Assessments were first carried out and NC explained that everyone has been going through a learning process, because the changes are still very new. NC explained that the regulations are still being updated with the last changes which took place in October 2024. T&T have revised their assessment and concluded that these buildings are HRBs; the applications have now been submitted. It may be that some of the applications are rejected by the HSE, but for now work is continuing on the basis that the buildings will be registered as HRBs.

This registration process should take 12 weeks but may be delayed due to the overload of applications being dealt with.

**d) & e) Fire protection works & Electrical upgrade works**

The HRB status has impacted the programme resulting in a delay which has provided an opportunity to consider incorporating some essential planned maintenance and compliance works into the programme for the wider estate.

- Electrical compliance (power supply and distribution plus communal lighting)
- Fire Doors (and potentially other fire safety-related work such as fire-stopping)
- Internal & External communal decorations (which will have to include external fabric repairs to concrete, metal and timber)

These works will be undertaken without any further impact on the programme beyond the delay resulting from the HRB works.

Who's developing works for these?

- Fire doors – GERDA (door manufacturer)

- Electrical compliance – DMP (consultant David Miles and Partners)
- Building Condition surveys for decorations and repairs – Bailey Garner LLP (Building Surveying practice)

All have been engaged/commissioned and are in the process of commencing initial survey work this month.

Q about hard-wired smoke detection works to individual properties. These haven' t been specified yet.

Q - do you have to wait for fire doors? What if you're last on list for windows, long time to wait for compliance/safety. Yes - but see later discussions on programme.

Do leaseholders have to pay for fire doors? No.

**f) Repairs & redecorations**

This was originally part of the scope and was removed and is now back in. We are currently identifying the scope of works for repairs and redecorations.

Roof work is included in the original package of work.

Can they be done sooner - i.e. if leaking? Roof repair work is being undertaken by the repairs team. In theory the roof replacement work to be undertaken in the Major works contract could be brought forward if deemed urgent, but this would first have to be carefully considered in terms of the overall programme.

**g) Window Refurbishment and Decanting**

Nearly all blocks will require phased decants, except possibly Stanley Cohen* and Great Arthur House though these works will be disruptive. *This is because the work can be undertaken room by room and the windows are a bit smaller, plus the flat layouts can accommodate enough working space for the trades people – although this will need to be confirmed during tendering. It will still need very careful management in terms of health and safety.

Part of the exploration works in the maisonettes was to look at how we can minimise impact on residents. There is potential for the top floor maisonettes to not have to decant, but this is by no means confirmed at this stage - this will have to be investigated in more detail. Health and safety concerns will need to be reviewed with the appointed contractor. For now, the assumption will be that they do.

Q: Will windowsills be repaired if damaged during works? Yes.

## 3. High-level Programme Proposals

The project team shared two programmes which showed proposed timelines (*see attached activity timelines*). The team have been working on 2 versions.

**Option 1: Dual package Approach (~20 years)**

This works on the basis of decanting just one block at a time, 6 flats at a time and 4-6 weeks per flat on average.

Crescent House is prioritised due to state of the windows. Decanting one block at a time will mean that window refurbishment work specifically will only commence elsewhere once Crescent House is completed – the programme will then progress block by block.

However, in this 'dual package approach', fire safety, electrical compliance and roof works that do not require decanting can progress elsewhere (known as Package 1). These works could be undertaken while the Crescent House project is ongoing.

Once Crescent House is complete, the same approach as Crescent House will be applied to Hatfield and Cullum Welch (completing all the works in one package, known as Package 3). The non-decant Package 1 works will continue in the other blocks. Once Package 3 is completed in Cullum Welch and Hatfield then the decanting works in the other blocks can be progressed as part of a second workstream (known as package 2). Therefore 5 of the blocks on the estate will need to have 2 separate packages of work delivered (Cuthbert Harrowing, Basterfield, Bayer, Bowater and Stanley Cohen). The remaining 4 blocks will only require 1 package of work delivered (Crescent House, Cullum Welch, Hatfield and Great Arthur House). Overall completion of this programme is estimated as 2042.

Compliance works are the priority.

**Option 2: Accelerated Programme (~10 years)**

GW then explained this programme was based on a 'combined package' approach, based on different criteria. Instead of decanting 6 flats at a time, a total of 12 flats would be decanted at a time, but as part of separate contracts with different main contractors. This would enable all works to be completed at one time in each block without splitting the work into two separate packages for 5 of the blocks, as with the 20-year programme.

Therefore, the idea would be to adopt the same approach as Crescent House for all of the other blocks on the estate and to deliver the works to two blocks at a time, instead of one.

This could take approximately half the time but would be significantly more costly (although some costs would be reduced due to less inflation over the 10-year period, compared to 20).

With this accelerated programme, extra resources and management will need to be looked at, as additional project managers and decant officers would be required. With the increased amount of work being undertaken at any one time, there would need to be more management on site to manage the disruption and potential increase in resident issues.

The RLG members suggested some revisions to the timelines before they are shared more widely to make them more understandable, including a key so that each block is easily identified.

It was noted that the programme is more realistic, given the complexity.

Q. When will decision be made on which option?
A. Will need to be taken to committee, but for the next 6-12 months the work is the same for both options, so not yet. We have to get it all costed first and should have firm costs for Crescent House by August 2025 and for the Wider Estate in around 18 months' time. We will need extra funding, which will be based on best estimates.

**Questions on repairs etc.**

Residents raised queries on what to do about repairs - i.e. rotting wood on back door - can this be replaced before then as it can't wait 8 years. This is a repairs issues, if you have a major problem, repairs will sort that before works are carried out.

Suggestion of putting in place a designated repairs team - as there are works that can't be put on hold. PC explained that Chigwell are not appointed for this type of work, but we need a team - for holding repairs, health & safety works. Our internal team have been waiting for us to share the programme. Once the timeline is confirmed, we can carry out 'meanwhile' works - not total fixes, but to carry out holding repairs for health and safety.

Q - if flat is privately owned (i.e. Leasehold), can we go to CoL for window and external door repairs? Yes

We know that there are people who haven't reported outstanding repairs yet, as were waiting for refurbishment works. We will ask people to report these, and we will also be surveying.

**4. AOB/Other questions**

Q is the issue with flues still a concern? There are issues in Crescent House. Asked if important works could be prioritised, i.e. fire safety, compliance. NC - once we have the programme confirmed we can fine tune it and focus on priorities.

There was a discussion over costs as one resident highlighted their anxiety over how much to save and asked if CoL were able to reveal top-line costs to manage budget planning. GW explained that it was in the public domain that the current cost estimate is approximately £30m for Phases 1 and 2 (Crescent House and the wider estate). Conservative estimates at this stage would suggest that this figure needs to be at least doubled to take into account construction cost inflation since the last budgeting exercise was carried out, the possible expansion in scope, plus estimated decant costs which haven't yet been fully factored in. It will be some months before we have a robust figure because a huge amount of design development work needs to take place first. We are still waiting for legal opinion on whether certain works could be defined as betterment or recoverable repair, we are chasing as a matter of urgency.

It was pointed out that it went to committee that leaseholders could borrow £100k from CoL, that's the only figure that is out there. PC - this figure is not linked. Liam did some research on what other local authorities offered to update our leaseholder offer, so it's based on that, it's not specific to this project.

You've done lots of surveys, can you not tell us what 100% of costs are and we can work it out? Residents need this information. Teams need to work together. PC - we're not there yet, we still need input from home ownership team.

In the FAQs that will be shared after the public meetings make sure that there is a leaseholder section which includes addressing queries on betterment v recoverable.

Q over the mitigation package referred to Peta's letter - what does this consist of? Look at GLERA website - https://glera.co.uk/glera-residents-meeting-feb2025/ which has details of the meeting with Judith Finlay where this was covered.

5. **Future meetings and events**

The next meeting will be in 2 months. We are looking at the formation of a community projects group to include all blocks and tenures, but in the meantime will continue with this group.

We are arranging public meetings with presentations for all residents in March. The group gave suggestions for the format of this event and offered to give their advice on the content of the presentation if the team were able to arrange a preview/trial run.

**ENDS**

**Appendices**

Indicative programmes discussed at the meeting:

Option 1: Dual package Approach (~20 years)

Option 2: Accelerated Programme (~10 years)

## GOLDEN LANE ESTATE INVESTMENT PROGRAMME - TIMELINE 2025-45

**DUAL PACKAGE approach 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 only accommodate decanting of 1 block at a time due to resource limitations and availability of temporary accommodation
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)

**Key:**

**Package 1** - Roof covering replacement, fire safety and electrical works does not require decant

**Package 2** - Window refurbishment, ventilation, communal decorations and external fabric repairs requires decant

**Package 3** - Package 1 and 2 combined requires decant and will take longer as a result

**Package 4** - Fire safety (including sprinklers and compartmentation), window refurbishment, ventilation, electrical works and internal communal decorations potential decant, severe disruption expected as a minimum

| **Crescent House - Package 3: Estimated start on site September 2027, estimated completion July 2031** | |
|---|---|
| **Timeline** | **Key Milestones** |
| Late March 2025 | Electrical condition survey reports for Crescent House to be issued |
| Late July 2025 | Completion of surveys and preliminary design work for Crescent House |
| August 2025 - February 2026 | Planning Approvals and preparation of Tender - Crescent House |
| September 2025 - December 2025 | Committee Approvals - Issue Report for Crescent House/Phase 1 (uplift in budget costs) |
| February 2026 - April 2026 | Crescent House **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| April 2026 - June 2026 | Tender Review and Evaluation - Crescent House |
| June 2026 - September 2026 | Committee Approvals - Crescent House Tender + Section 20 consultation (Stage 2) |
| Early October 2026 | Contract Award - Crescent House |
| October 2026 - June 2027 | Gateway 2 Application to BSR (currently estimated at 8 months including Christmas shutdown) |
| June 2027 - September 2027 | Contractor Mobilisation for Crescent House |
| Early September 2027 | Estimated start on site for Crescent House **Package 3** works, will require decanting |
| Mid-January 2028 | Indicative earliest Crescent House decant |
| Mid-July 2031 | Estimated completion of **Package 3** works to Crescent House (based on current decant model of six households at a time) |
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| **Cuthbert Harrowing House - Package 1: Estimated start on site September 2027, estimated completion September 2028** | |
|---|---|
| **Timeline** | **Key Milestones** |
| Late March 2025 | Electrical condition survey reports for Cuthbert Harrowing House to be issued |
| Early June 2025 | Completion of surveys and preliminary design work for Cuthbert Harrowing House |
| July 2025 - July 2026 | Bespoke Fire Door Testing, Planning Approvals and preparation of Tender - Cuthbert Harrowing House |
| July 2026 - October 2026 | Cuthbert Harrowing House **Package 1** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| October 2026 - December 2026 | Tender Review and Evaluation - Cuthbert Harrowing House |
| January 2027 - March 2027 | Committee Approvals - Cuthbert Harrowing House Tender + Section 20 consultation (Stage 2) |
| Early May 2027 | Contract Award - Cuthbert Harrowing House |
| June 2027 - September 2027 | Contractor Mobilisation for Cuthbert Harrowing House |
| Early September 2027 | Estimated start on site for **Package 1** works to Cuthbert Harrowing House, these do not require decanting: roof replacement, fire safety and electrical compliance work |
| Early September 2028 | Estimated completion of **Package 1** works to Cuthbert Harrowing House |
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| **Great Arthur House - Package 4: Estimated start on site June 2028, estimated completion June 2031** | |
| **Timeline** | **Key Milestones** |
| *October 2026 - January 2028* | ***NOTE:*** *Expected refurbishment of Great Arthur House Roof (being managed by the New Developments and Special Projects Team)* |
| Late April 2026 | Completion of design for Great Arthur House **Package 4** consolidated scope of works, including fire compartmentation, sprinkler system, window refurbishment, electrical compliance and internal communal decorations. |
| May 2026 - November 2026 | Planning Approvals and preparation of Tender - Great Arthur House |
| November 2026 - January 2027 | Great Arthur House **Package 4** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| January 2027 - March 2027 | Tender Review and Evaluation - Great Arthur House |
| March 2027 - June 2027 | Committee Approvals - Great Arthur House Tender + Section 20 consultation (Stage 2) |
| Early September 2027 | Contract Award - Great Arthur House |
| September 2027 - April 2028 | Gateway 2 Application to BSR (currently estimated at 7 months including Christmas shutdown) |
| April 2028 - June 2028 | Contractor Mobilisation for Great Arthur House |
| Mid-June 2028 | Start on site for **Package 4** works at Great Arthur House - should not require decanting, although expected to be very disruptive. |
| End of June 2031 | Estimated completion of **Package 4** works to Great Arthur House. |

| **Basterfield, Bayer, Bowater and Stanley Cohen Houses - Package 1 (all 4 blocks to be delivered together as 1 contract): Estimated start on site November 2028, estimated completion December 2031** | |
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| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| August 2026 - March 2027 | Planning Approvals and preparation of Tender - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| March 2027 - June 2027 | **Package 1** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| June 2027 - September 2027 | Tender Review and Evaluation - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| September 2027 - January 2028 | Committee Approvals - Basterfield, Bayer, Bowater and Stanley Cohen Houses + Section 20 consultation (Stage 2) |
| Early March 2028 | Contract Award - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| March 2028 - September 2028 | Gateway 2 Application to BSR (currently estimated at 6 months) |
| September 2028 - November 2028 | Contractor Mobilisation for Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| Mid-November 2028 | Estimated start on site for **Package 1** works to Basterfield, Bowater, Bayer and Stanley Cohen (all are Higher Risk Buildings), these do not require decanting: roof replacement, fire safety and electrical compliance work |
| Early December 2031 | Estimated completion of **Package 1** works to Basterfield, Bowater, Bayer and Stanley Cohen Houses |

| **Cullum Welch and Hatfield Houses - Package 3 (both blocks to be delivered together as 1 contract): Estimated start on site April 2032, estimated completion September 2035** | |
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| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Cullum Welch and Hatfield Houses |
| September 2029 - May 2030 | Planning Approvals and preparation of Tender - Cullum Welch and Hatfield Houses |
| May 2030 - July 2030 | **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| July 2030 - October 2030 | Tender Review and Evaluation - Cullum Welch and Hatfield Houses |
| October 2030 - February 2031 | Committee Approvals - Cullum Welch and Hatfield Houses + Section 20 consultation (Stage 2) |
| Early April 2031 | Contract Award - Cullum Welch and Hatfield Houses |
| April 2031 - February 2032 | Gateway 2 Application to BSR (currently estimated at 10 months including Christmas shutdown) |
| February 2032 - April 2032 | Contractor Mobilisation for Cullum Welch and Hatfield Houses |
| Late April 2032 | Estimated start on site for **Package 3** works to Hatfield and Cullum Welch Houses, will require decanting |
| Early September 2035 | Estimated completion of **Package 3** works to Hatfield and Cullum Welch |

| **Cuthbert Harrowing House - Package 2: Estimated start on site June 2036, estimated completion December 2037** | |
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| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Cuthbert Harrowing House |
| July 2034 - March 2035 | Planning Approvals and preparation of Tender - Cuthbert Harrowing Houses |
| March 2035 - May 2035 | **Package 2** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| May 2035 - August 2035 | Tender Review and Evaluation - Cuthbert Harrowing House |
| September 2035 - December 2035 | Committee Approvals - Cuthbert Harrowing House + Section 20 consultation (Stage 2) |
| Early March 2036 | Contract Award - Cuthbert Harrowing House |
| April 2036 - June 2036 | Contractor Mobilisation for Cuthbert Harrowing House |
| Early June 2036 | Estimated start of **Package 2** works to Cuthbert Harrowing House, will require decanting |
| Early December 2037 | Estimated completion of **Package 2** works to Cuthbert Harrowing House |
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| **Basterfield, Bayer, Bowater and Stanley Cohen Houses - Package 2 (all 4 blocks to be delivered together as 1 contract): Estimated start on site September 2038, estimated completion September 2042** | |
| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Basterfield, Bowater, Bayer and Stanley Cohen Houses |
| Early October 2036 - December 2036 | **Package 2** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| January 2037 - April 2037 | Tender Review and Evaluation - Basterfield, Bowater, Bayer and Stanley Cohen Houses |
| April 2037 - August 2037 | Committee Approvals - Basterfield, Bowater, Bayer and Stanley Cohen Houses + Section 20 consultation (Stage 2) |
| Early October 2037 | Contract Award - Basterfield, Bowater, Bayer and Stanley Cohen Houses |
| October 2037 - June 2038 | Gateway 2 Application to BSR (currently estimated at 8 months including Christmas shutdown) |
| June 2038 - September 2038 | Contractor Mobilisation for Basterfield, Bowater, Bayer and Stanley Cohen Houses |
| Mid-September 2038 | Estimated start of **Package 2** works to Basterfield, Bayer, Bowater and Stanley Cohen Houses (to be grouped together as one contract) – all are categorised as Higher Risk Buildings and will require decanting (apart from Stanley Cohen). |
| Late September 2042 | Estimated completion of **Package 2** works to Basterfield, Bayer, Bowater and Stanley Cohen Houses. |

| KEY BUDGET DECISIONS | |
|---|---|
| **Master Timeline** | **Key Decisions** |
| Early August 2025 | Completion of design for Crescent House revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Crescent House/Phase 1. Committee Approval needed. |
| Early November 2025 | Completion of design for Cuthbert Harrowing House revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Cuthbert Harrowing House (which forms part of Phase 2). Committee Approval needed. |
| Late April 2026 | Completion of design for Great Arthur House new consolidated scope of works, including fire compartmentation, sprinkler system, window refurbishment, electrical compliance and internal communal decorations. Confirm revised funding requirement for Great Arthur House. Committee Approval needed. |
| Early August 2026 | Completion of design for the remaining 6 GLE blocks revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Wider Estate/Phase 2 (excluding Great Arthur House windows, which will have already been confirmed in a separate earlier report). Committee Approval needed. |

## GOLDEN LANE ESTATE INVESTMENT PROGRAMME - TIMELINE 2025-35

**COMBINED PACKAGE approach 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

**Key:**

**Package 1** - Roof covering replacement, fire safety and electrical works does not require decant

**Package 2** - Window refurbishment, ventilation, communal decorations and external fabric repairs requires decant

**Package 3** - Package 1 and 2 combined requires decant and will take longer as a result

**Package 4** - Fire safety (including sprinklers and compartmentation), window refurbishment, ventilation, electrical works and internal communal decorations potential decant, severe disruption expected as a minimum

| **Crescent House - Package 3: Estimated start on site September 2027, estimated completion July 2031** | |
|---|---|
| **Timeline** | **Key Milestones** |
| Late March 2025 | Electrical condition survey reports for Crescent House to be issued |
| Late July 2025 | Completion of surveys and preliminary design work for Crescent House |
| August 2025 - February 2026 | Planning Approvals and preparation of Tender - Crescent House |
| September - December 2025 | Committee Approvals - Issue Report for Crescent House/Phase 1 (uplift in budget costs) |
| February 2026 - April 2026 | Crescent House **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| April 2026 - June 2026 | Tender Review and Evaluation - Crescent House |
| June 2026 - September 2026 | Committee Approvals - Crescent House Tender + Section 20 consultation (Stage 2) |
| Early October 2026 | Contract Award - Crescent House |
| October 2026 - June 2027 | Gateway 2 Application to BSR (currently estimated at 8 months including Christmas shutdown) |
| June 2027 - September 2027 | Contractor Mobilisation for Crescent House |
| Early September 2027 | Estimated start on site for Crescent House **Package 3** works, will require decanting |
| Mid-January 2028 | Indicative earliest Crescent House decant |
| Mid-July 2031 | Estimated completion of **Package 3** works to Crescent House (based on current decant model of six households at a time) |
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| **Cuthbert Harrowing House - Package 3: Estimated start on site September 2027, estimated completion March 2029** | |
| **Timeline** | **Key Milestones** |
| Late March 2025 | Electrical condition survey reports for Cuthbert Harrowing House to be issued |
| Early June 2025 | Completion of surveys and preliminary design work for Cuthbert Harrowing House |
| July 2025 - July 2026 | Bespoke Fire Door Testing, Planning Approvals and preparation of Tender - Cuthbert Harrowing House |
| July 2026 - October 2026 | Cuthbert Harrowing House **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |

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| October 2026 - December 2026 | Tender Review and Evaluation - Cuthbert Harrowing House |
| January 2027 - March 2027 | Committee Approvals - Cuthbert Harrowing House Tender + Section 20 consultation (Stage 2) |
| Early May 2027 | Contract Award - Cuthbert Harrowing House |
| June 2027 - September 2027 | Contractor Mobilisation for Cuthbert Harrowing House |
| Early September 2027 | Estimated start on site for **Package 3** works to Cuthbert Harrowing House, will require decanting. |
| Mid-January 2028 | Indicative earliest Cuthbert Harrowing House decant |
| Mid-March 2029 | Estimated completion of **Package 3** works to Cuthbert Harowing House (based on current decant model of six households at a time) |
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| **Great Arthur House - Package 4: Estimated start on site June 2028, estimated completion June 2031** | |
| **Timeline** | **Key Milestones** |
| *October 2026 - January 2028* | ***NOTE:*** *Expected refurbishment of Great Arthur House Roof (being managed by the New Developments and Special Projects Team)* |
| Late April 2026 | Completion of design for Great Arthur House **Package 4** consolidated scope of works, including fire compartmentation, sprinkler system, window refurbishment, electrical compliance and internal communal decorations. |
| May 2026 - November 2026 | Planning Approvals and preparation of Tender - Great Arthur House |
| November 2026 - January 2027 | Great Arthur House **Package 4** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| January 2027 - March 2027 | Tender Review and Evaluation - Great Arthur House |
| March 2027 - June 2027 | Committee Approvals - Great Arthur House Tender + Section 20 consultation (Stage 2) |
| Early September 2027 | Contract Award - Great Arthur House |
| September 2027 - April 2028 | Gateway 2 Application to BSR (currently estimated at 7 months including Christmas shutdown) |
| April 2028 - June 2028 | Contractor Mobilisation for Great Arthur House |
| Mid-June 2028 | Start on site for **Package 4** works at Great Arthur House - should not require decanting, although expected to be very disruptive. |
| End of June 2031 | Estimated completion of **Package 4** works to Great Arthur House. |
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| **Basterfield, Bayer, Bowater and Stanley Cohen Houses - Package 3 (all 4 blocks to be delivered together as 1 contract): Estimated start on site November 2030, estimated completion December 2034** | |
| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| March 2028 - December 2028 | Planning Approvals and preparation of Tender - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| March 2029 - May 2029 | **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| May 2029 - July 2029 | Tender Review and Evaluation - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| July 2029 - November 2029 | Committee Approvals - Basterfield, Bayer, Bowater and Stanley Cohen Houses + Section 20 consultation (Stage 2) |

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| Early January 2030 | Contract Award - Basterfield, Bayer, Bowater and Stanley Cohen Houses |
| January 2030 - November 2030 | Gateway 2 Application to BSR (currently estimated at 10 months) |
| Mid-November 2030 | Estimated start on site for **Package 3** works to Basterfield, Bowater, Bayer and Stanley Cohen (all are Higher Risk Buildings), will require decanting |
| Early December 2034 | Estimated completion of **Package 3** works to Basterfield, Bowater, Bayer and Stanley Cohen Houses |
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| **Cullum Welch and Hatfield Houses - Package 3 (both blocks to be delivered together as 1 contract): Estimated start on site April 2032, estimated completion September 2035** | |
| **Timeline** | **Key Milestones** |
| Early August 2026 | Completion of surveys and preliminary design work for Cullum Welch and Hatfield Houses |
| September 2029 - May 2030 | Planning Approvals and preparation of Tender - Cullum Welch and Hatfield Houses |
| May 2030 - July 2030 | **Package 3** Tender for 10 weeks, subject to any reasonable requests for extension from potential tenderers |
| July 2030 - October 2030 | Tender Review and Evaluation - Cullum Welch and Hatfield Houses |
| October 2030 - February 2031 | Committee Approvals - Cullum Welch and Hatfield Houses + Section 20 consultation (Stage 2) |
| Early April 2031 | Contract Award - Cullum Welch and Hatfield Houses |
| April 2031 - February 2032 | Gateway 2 Application to BSR (currently estimated at 10 months including Christmas shutdown) |
| February 2032 - April 2032 | Contractor Mobilisation for Cullum Welch and Hatfield Houses |
| Late April 2032 | Estimated start on site for **Package 3** works to Hatfield and Cullum Welch Houses, will require decanting |
| Early September 2035 | Estimated completion of **Package 3** works to Hatfield and Cullum Welch |

| **KEY BUDGET DECISIONS** | |
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| **Master Timeline** | **Key Decisions** |
| Early August 2025 | Completion of design for Crescent House revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Crescent House/Phase 1. Committee Approval needed. |
| Early November 2025 | Completion of design for Cuthbert Harrowing House revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Cuthbert Harrowing House (which forms part of Phase 2). Committee Approval needed. |
| Late April 2026 | Completion of design for Great Arthur House new consolidated scope of works, including fire compartmentation, sprinkler system, window refurbishment, electrical compliance and internal communal decorations. Confirm revised funding requirement for Great Arthur House. Committee Approval needed. |
| Early August 2026 | Completion of design for the remaining 6 GLE blocks revised scope of works, including fire safety, electrical compliance and communal decorations (encompassing concrete and timber repairs). Confirm revised funding requirement for Wider Estate/Phase 2 (excluding Great Arthur House windows, which will have already been confirmed in a separate earlier report). Committee Approval needed. |