Crescent House RLG

Project Dashboard Report
Thursday 24th September 2026

Crescent House – Project Dashboard

Activity	Description
Resident Decant Officers Appointment	• In recognition of the sensitivity around temporary resident relocations, Resident Decant Officer/s (RDOs) are required to provide an enhanced resident engagement service. • Offers have been sent and new team members are expected to join DCCS Major Works team in October 2026 as originally planned.
Post Contract Consultancy Services	• Stage 2 Section 20 notices have been issued to all Leaseholders across the Golden Lane estate (Notice of Proposal). • Consultant contract award expected in mid-October. • Announcement to be made following official appointment.
Trial Combi-Boiler Feasibility	• Trial installation for heating solutions are being progressed, including the development of proposals for Luthmore electric boiler system. • The intention is to install the boilers in occupied flats to trial the equipment under real-life, lived-in conditions and assess energy usage, performance and billing requirements. • A volunteer has been identified at Crescent House to support the trial installation.
Principal Contractor Tenders	• Site visits have been undertaken with the contractors involved in the tender process. • Visits were arranged to provide contractors with first-hand contact with the estate and help identify potential locations for site welfare and project setup, should they be successful. • Contractors have raised queries regarding the project, which have been reviewed and responded to accordingly.
Trial Ceiling Installations	• Development of tender documentation for associated ceiling installation works. • Information sent out to Contractors for tendering. • Currently awaiting responses. • Target for trial works to be carried out: November 2026

Key Design Issues	Steps to Close Out
Trial Ceiling Installations	• Development of ceiling replacement details to accommodate services installation and future maintenance requirements. • 3 options were proposed within the Scope of Works, to be developed further as part of the trial woks.
Substation capacity	• Further electrical load calculations to confirm the required capacity across the estate. • Engagement with UKPN to confirm substation requirements, capacity and potential locations.
Fire door design and testing	• Finalisation of the fire door design and review/sign-off. • Manufacture and testing of the doors following design approval, with testing requirements and programme to be confirmed.

Resident focused risks	Mitigations
Design Coordination & Electrical Demand	• Maintain regular design coordination and use the boiler trial to validate installation and energy requirements. • Progress load assessments and UKPN engagement to confirm substation demand and capacity.
Resident Decanting for residents will likely cause major disruptions	• Resident decant officers (with relevant experience) are being employed by The City. Experience in handling residential decanting was one of the main requirements for tendering Main Contractor.
Cost Uncertainty	• Tenders may come with inflated prices. Appropriate QS support pre-contract will scrutinise the value of work. • Continue to develop and refine project costs as the design, scope and contractor inputs progress. • Review the cost implications of design development, trial works and potential wider rollout to maintain a clear overall project cost position.

Key Activities for next period	Description
Summer Reset Event Golden Lane Harvest Fun Day	• City of London hosting Harvest Fun Day for Golden Lane residents on **Saturday 26th September 2026**. • Flyers designed and drafted. • Marketing plan agreed with Kanda. • FAQ sheets for Leaseholder billing and Decanting specifically are currently being drafted.
Technical Meeting to be scheduled	• Following feedback of previous meeting, prior to start discharging design related planning conditions to Crescent House (ceiling mock-up), subsequent technical meeting with GLERA is to be scheduled.
Ongoing Surveys	• Visual and more intrusive surveys will take place in the next few months to inform the stage 2/3 designs for all phases. • Residents will be notified when the surveys will take place and what type of disruption is expected, if any.
Trial Ceiling Installations	• A Contractor will be appointed to install the 3 options for the suspended ceiling sample mock-ups for review.

Top Issue in the Period	Next Step
Planning Conditions	• Trials and mock-ups for proposed electrical design on Crescent House will be undertaken with further resident consultation, to prepare for Cuthbert Harrowing Planning application in early 2027.

Communication and Engagement Programme

Activity	Date	Week Commencing		
		September		
		21th - Sep	28th - Sep	5th - Oct
Crescent House RLG Meeting (September)	**24/09/2026**			
Minutes drafted and circulated to project team	28/09/2026			
Minutes issued to RLG attendees	01/10/2026			
Minutes published on Golden Lane Estate (GLE) website	08/10/2026			
Golden Lane Harvest Fun Day	**26/09/2026**			

Crescent House Development Programme

July 2026

Design and approvals: planning and listed building consent.

March 2027

Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs).

January 2027 to June 2028

Design and approvals: Building Regulations sign-off (Gateway 2).

Includes the preparation and approval of required documentation.

January 2028

Contractor prepares to start on site.

April 2028

Construction works on site.

August 2028

Residents begin moving to temporary accommodation.

Next RLG

- The next meeting of the Crescent House RLG will be held in the Sir Ralph Perring Room on Thursday 26 November 2026, 18:00-19:30.