Crescent House RLG

Project Dashboard
Thursday 2nd July 2026

Crescent House – Project Dashboard

Activity	Description
Planning Permission	• Planning Permission required to commence works to building. • Permission granted via Planning Committee. There will be numerous conditions that will need to be addressed over the coming months – particularly around the electrical design.
Works Tender	• Tender being prepared for issue on 6th July with a return date of 15th September. This is for the main works contract.
Section 20	• Stage 1 Notices issued. Consultation period ended 26th June 2026.
Coffee Morning Drop – In	• Drop-in session held at Golden Lane Estate Community Centre. Approximately 10 attendees from various blocks visited.
Senior Principal Project Manager	• As part of the restructure of the Major Works team – and to adequately resource Major Works Renewal Programme to Golden Lane Estate – new Senior Principal Project Manager (SPPM) required to support programme. • Katiana Azar due to start role on **July 15th 2026**.
Resident Decant Officers	• To support the programme further, and in recognition of the sensitivity around temporary resident relocations, Resident Decant Officer/s (RDOs) are required to provide an enhanced resident engagement service. • Committee paper seeking approval for their recruitment has already been signed-off at CCS Committee and is scheduled for presentation at Corporate Services Committee on 1 July. • Currently on target for September recruitment.
Consultancy Services	• Walk around Golden Lane Estate took place with 7no. tendering consultants for Contract Administration, Quantity Surveying and Clerk of Works services. • Tendering bids returned and interviews took place on 15th and 16th June. • Scoring Moderation with Procurement has also taken place. • Stage 2 Section notices to be issued, to be followed by consultant contract award in September/October.

Key Design Issues	Steps to Close Out
Electrical Design	• Electrical design being scrutinised, reviewed and further developed via series of technical workshops.
Paint Colour Choices	• Ongoing discussion around choice of colour finishes.
Provision of Domestic Heating and Hot Water	• 3no. Options will be listed in the tender: - Storage Heaters with Hot Water Cylinder - Panel heaters with Hot Water Cylinder - Electric boiler • Fourth option currently being explored involving electric boiler with rechargeable battery (new technology).

Key Risks	Mitigations
Tenders may come with inflated prices	• Appropriate QS support pre-contract will scrutinise the value of work.
Potential lack of market appetite	• Pre-market engagement exercise took place in July 2025 to test and gauge interest of varying contractors. Length of programme will unlikely deter tendering parties.
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 next period	Description
Responding to Tendering Queries	• Queries surrounding Crescent House will be responded to from The City. Answers to queries will then be sent to all parties for clarification.
Contractor Site Visits	• Visits to Crescent House to be scheduled for tendering contractors so that they can view pilot property and get a better understanding of expected workmanship standards, site logistics and challenges of resident decanting.
Onboarding new consultant for Post-Contract Services	• Further to the post-contract professional services tender, the successful consultant will be onboarded with GLE Major Works project team.
Appointment and Recruitment of new Internal staff.	• SPPM to be onboarded and new RDO posts to be advertised in July.
Technical Consultation Event	• Workshop session between GLERA Technical Team and consultant design team for Great Arthur House and Cuthbert Harrowing House confirmed for 16 July.
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 in the Period	Next Step
Nick Condon Retirement	• Nick Condon has been taken early retirement due to ongoing health challenges. Greg Wade has sent a notification to all relevant parties. • New team member Ikenna Nwimo (Project Manager – Great Arthur House) is embedding in the team, to be joined by Kat Azar (Senior Principal Project Manager – GLE) in July. Project Manager Bunmi Ali (who has been providing interim support for the programme) will hand over all duties by mid-August, once Kat has settled into her role. Greg Wade will continue to have oversight as senior client lead and will continue to interface with the GLE Major Works Renewal Programme Board.

Communication and Engagement Programme

Crescent House - Communications and Engagement Plan															
Item	Activity	Date	Week Commencing												
			July					August					September		
			29th - Jun	6th - Jul	13th - Jul	20th - Jul	27th - Jul	3rd - Aug	10th - Aug	17th - Aug	24th - Aug	31st - Aug	7th - Sep	14th - Sep	21st - Sep
1	**Crescent House RLG Meeting (July)**	**02/07/2026**													
1.1	*Minutes drafted and circulated to project team*	06/07/2026													
1.2	*Minutes issued to RLG attendees*	09/07/2026													
1.3	*Minutes published on Golden Lane Estate (GLE) website*	16/07/2026													
2	**Technical Group Meeting**	**16/07/2026**													
3	**Coffee Drop-In (sessions restart, evening session 18:00-20:00)**	**TBC**													
4	**Crescent House RLG Meeting (September)**	**24/09/2026**													

Crescent House Development Programme

Time Period	Activity
Feb 2025 – Jul 2026	Design and approvals: planning and listed building consent.
Jul 2026 – Jan 2027	Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs).
Jan 2027 – Dec 2027	Design and approvals: Building Regulations sign-off (Gateway 2).
Jan 2028 – Mar 2028	Contractor prepares to start on site.
Apr 2028 – Oct 2031	Construction works on site.
Jul 2028	Residents begin moving to temporary accommodation.

Next RLG