Great Arthur House RLG

Project Dashboard Report

Wednesday September 9th 2026

Contents

- Dashboard Update
- Engagement event feedback
- Communication and Engagement Programme
- Great Arthur Development Programme

Great Arthur House – Project Dashboard

Activity	Description
Planning	Grade Planning have provided guidance on what specific documentation is required for planning application. **Consolidated planning application combining both Great Arthur House main building and Roof to be submitted in April 2027**.
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 Appointment	• Stage 2 of Section 20 notices have been issued across Golden Lane estate (Notice of Estimates). • Consultant contract award expected September / October. • Announcement to be made following official appointment.
Technical Meeting 16th July 2026	• Meeting took place between GLERA members, and project team discussing technical design intent surrounding fire safety. • Minutes drafted and circulated. • Subsequent meeting currently being scheduled.
Consultation Evening Drop-In 20th July 2026	• Great Arthur House drop-in took place on Monday 20th July. • 43 people attended. • Key themes of queries have been recorded regarding, Scope of Work, Importance of Fire Safety and what the investment programme means for estate as well as the building. • Common challenges raised on leaseholder billing and building fabric maintenance / repairs, and storage.
Trial Combi-Boiler Feasibility	• Electric combi-boiler model suggested by Studio Partington have been identified for a trial. Suggested by Studio Partington. • Intention is to install boiler in resident home to calculate energy usage, billing and provide lived-in data. • Currently liaising with incumbent mechanical team for quotation and installation dates. • Tenants identified for both Great Arthur House and Crescent House.
Roof	• Major Works project team primarily involved with Great Arthur House are now engaged for the roof refurbishment work. • Grade Planning and C20 – Twentieth Century England have made visits to roof. • Intention of combining roof refurbishment with main fire safety work to building well underway. • Project kick-off meeting took place on Tuesday 1st September. Lifschutz Davidson Sandilands (LDS) are lead architect for this element and are to work closely with Studio Partington as their role of Principal Designer. • Further coordination taking place between Historic Information, Studio Partington and LDS to prepare for Pre-App meeting. • How roof will be utilised will be strongly dictated by what is delineated on fire strategy document. • Further direction expected following further pre-app consultation.

Key Design Issues	Steps to Close Out
Sprinkler Design being refined to ensure it is not overdesigned.	• Studio Partington and rest of project team exploring areas where sprinkler heads can be omitted from places where it is not required. • Specialists to visit Great Arthur House to further understand fabric of building. Being organised with Studio Partington.
Substation Location required to facilitate electrical power requirement.	• Project team currently undergoing feasibility of location and potential impact.

Key Risks	Mitigations
Electric installation (replacing gas) may not prove to be more efficient	• Installation of trial electric boilers will provide further feedback and technical guidance on how new system can work. • If not, alternative electric systems can be explored and investigated.
Integrating Roof with Main Works may delay programme.	• Meetings with Grade Planning, Heritage Information and Twentieth Century England have already taken place with full understanding of City's intention of combining both Roof and main building. • Further surveys to be carried out by rest of project team to accumulate as much knowledge of roof as possible.

Key Activities for the next period	Description
Pre-App Meeting	• Pre-application meeting to take place between LDS, Grade Planning, Historic England, Heritage Information and City of London.
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.
Great Arthur House Consultation Event to be scheduled.	• Subsequent resident afternoon / evening drop-in session to be scheduled, updating residents on design progress as well as answering queries raised during summer. • New boards and slides focusing on the roof to be included with LDS in attendance.
Technical Meeting to be scheduled	• Following feedback of previous meeting, prior to Planning and Listed Building Consent application, subsequent technical meeting with GLERA is to be scheduled. • Detail of Great Arthur House roof refurbishment will be included and LDS will be invited to present.
Front Entrance Doors Survey	• Studio Partington to visit and review existing design and condition of front entrance doors as part of new Fire Doors.

Great Arthur House – Engagement event feedback

Drop-in consultation, Monday 20 July 2026 — 43 attendees — 28 questions logged

Theme Raised	Our Response
Fire doors at the end of the corridor	Will be included in the scope of works.
Sprinklers – Where are they necessary?	Subject to Fire Engineer recommendation.
Electrical riser boxing in poor condition	Will be included in the scope.
Full gas removal (replacement of ovens)	Induction hobs will be supplied to replace gas cooking.
Heat pumps	Outside the Major Works scope due to the building's Listed status; being explored separately by the City's energy team.
Asbestos	Management survey process confirmed; validation survey to be organised ahead of construction.
Front Entrance Screens and Storage	Screen lining proposed to rear; however, concerns raised over loss of storage. To be investigated further.

Next steps

- Design work is progressing, with updates shared at RLG meetings.
- We will be responding to residents' questions and providing a finalised look at the plans at the next consultation event.
- This is currently planned for January/February 2027 (pre-planning).

Communication and Engagement Programme

Activity	Date	Week Commencing		
		September		
		7th - Sep	14th - Sep	21st - Sep
Great Arthur House RLG Meeting (September)	**09/09/2026**			
Minutes drafted and circulated to project team	14/09/2026			
Minutes issued to RLG attendees	16/09/2026			
Minutes published on Golden Lane Estate (GLE) website	23/09/2026			
Golden Lane Harvest Fun Day	**26/09/2026**			

Great Arthur House Development Programme

2026

Surveys Investigation and Design Work

Oct 2026 – April 2027

Design and Approvals: Planning and Listed Building Consent **(Gateway 1)**

May 2027 – Dec 2027

Tender Process (Finding a Contractor) / Statutory Consultation Period

Dec 2027 – Dec 2028

Building Safety Regulator (BSR) Approval (Gateway 2)

Jan 2029 – April 2029

Contractor prepares to start on site

May 2029 – May 2032

Construction works on site

May 2032

Construction works complete

Originally set out as two separate applications (Roof and internal works).

Approval is *critical* for construction can commence.

Next RLG

Wednesday 11th November, 18:00-19:30, Sir Ralph Perring Centre