

Department of Community and Children's Services

Judith Finlay

Executive Director, Community and Children's Services



Email: Peta.caine@cityoflondon.gov.uk

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Dear Leaseholder

Golden Lane Estate: Positive Update for Leaseholders – Future Billing and Major Works

I am writing to provide you with the latest update on the Golden Lane Investment Programme and to offer further clarity on our current position regarding future billing and major works.

Progress and Funding for the Works

We are making steady progress towards securing funding for the Golden Lane Estate projects. While we are not yet able to share specific, market-tested cost details for the upcoming major works, please rest assured that as soon as tenders are received—beginning with Crescent House and Cuthbert Harrowing House next year—we will provide full information to the residents of those blocks.

We understand that the cost of planned works is an important topic for leaseholders, and we appreciate your engagement through meetings with GLERA and the Resident Liaison Group. The entire major works programme is currently subject to funding approval, which we are optimistic about receiving by the end of this calendar year.

Leaseholder Recharge Position

As previously communicated, the City will not be recharging leaseholders for the installation of communal and flat entrance fire doorsets. This position remains unchanged. We are still reviewing whether any other fire-safety related work within communal areas will be rechargeable and will keep you updated.

Additionally, the following proposed works will not be subject to recharge:

- Insulation of soffits
- Heating upgrades from gas to electric (due to boiler flues)
- Decanting and all associated internal staffing costs

Golden Lane Estate Abatement

We are also exploring the possibility of an abatement (discount) for all Golden Lane Estate leaseholders regarding the cost of major repairs, in line with the terms of your leases. We will share more details as soon as they are available.

Winter Measures and Interim Window Repairs

We are pleased to let you know that a winter measures package has been approved to support residents during the colder months. You will receive a separate letter soon with full details.

Meanwhile Works

We are actively seeking funding to carry out some meanwhile works on the estate, identified during recent walkabouts with members and senior staff. These works are intended to enhance the estate while we prepare for the larger projects ahead. You will note that work has commenced on these works, with the main area of focus being health and safety work.

Section 20 Process for Leaseholders

We appreciate your patience regarding detailed financial information. The City is required by law to formally consult with leaseholders under section 20 of the Landlord and Tenant Act 1985. Once tenders have been received, you will receive a Notice of Proposal with estimated costs, and you will have the opportunity to provide feedback. We remain committed to ongoing engagement through GLERA, the Resident Liaison Group, direct letters, and meetings as more information becomes available.

Review of Leaseholder Repayment Options

We are continuing to review repayment options for service charges, working closely with finance colleagues and other local authorities. Once more details are available, we will write to you with clear guidance. These options will form part of the funding package to be approved by Committee.

Consultation on Professional Services Agreement

As part of our preparations, we plan to consult with leaseholders before entering into a Post-contract Professional Services agreement for contract administration, quantity surveying, and clerk of works services. Although works are approximately two years away, starting this process now ensures we are ready when contracts are awarded. You will receive a formal consultation notice ("Notice of Intention") about this soon.

Ongoing Consultation and Monitoring

We are committed to open communication and building trust with all leaseholders. Further meetings and consultation events will be held, giving you the chance to speak directly with the team.

A Major Works Renewal Programme Board has been established to ensure strong links with the Housing Management and Almshouses Sub Committee and the Children's and Community Safety Grand Committee. This group, which includes Members and GLERA representatives and is chaired independently, will monitor progress and provide valuable feedback.

I will also continue to hold fortnightly Estate surgeries, where you are welcome to discuss any aspect of the works or your concerns with me and the team.

If you have any questions or would like further information, please do not hesitate to contact the project team at info@goldenlaneprojects.co.uk or call 0800 772 0475.

Thank you for your continued engagement and support as we work together to enhance the Golden Lane Estate.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peta Caine'.

Peta Caine
Director of Housing