Wider Estate RLG

Project Dashboard

Thursday 17th September 2026

Wider Estate – Project Dashboard

Activity	Description
2 Bayer House Viewings	• Visits to 2 Bayer House planned for 22-Sept (Tuesday), 30-Sept (Wednesday), 06-Oct (Tuesday), 14-Oct (Wednesday)
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.
Post Contract Consultancy Services Appointment	• Stage 2 of Section 20 notices have been issued across Golden Lane estate (Notice of Estimates). • Consultant contract award in September / October. • Announcement to be made following official appointment.
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.

Key Design Issues	Steps to Close Out
Heating and Hot Water provision	• M&E consultants are currently undertaking an assessment of the power capacity required to facilitate a future transition of all blocks from gas to electric heating. An initial draft of this assessment has been produced and is currently under review. • The current plan is that, with the exception of CH and GAH, gas will not be removed from the other blocks at this stage.
Mist suppression system	• As per specific Fire Engineer recommendation, this is considered integral to the fire strategy, given the open staircase within the maisonette blocks. • The design of the installation must be sympathetic to internal finishes and decoration. • Initial trial installation done at 2 Bayer House.
Insufficient Space to run Services along blocks	• Studio Partington surveying existing risers to ascertain existing condition and fully understand space constraints once redundant access are removed.

Key Risks	Mitigations
Resident decanting	• Regular ongoing comms via the RLGs, GLE Programme Board and Resident Drop-Ins • Appointment of Resident Decant Officers in Autumn 2026 • Review of Resident Decanting Committee Paper from 2024
Leaseholder concerns regarding major works billing	• Leaseholder drop-in sessions to be scheduled further to written communication which confirms the Corporation's position – target April 2027 • In the meantime Senior Officers are engaging with the GLERA Leaseholders Working Party

Key Activities for next period	Description
Summer Reset Event GLE 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.
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.
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.

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.

- Phase 2A – Cuthbert Harrowing House
- Phase 2C – Basterfield, Bayer, Bowater and Stanley Cohen Houses
- Phase 2D – Cullum Welch and Hatfield Houses

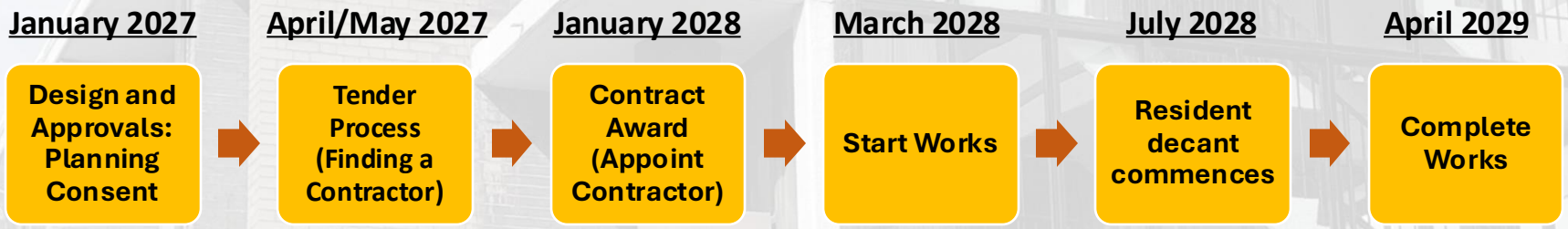
Communication and Engagement Programme

Wider Estate - Communications and Engagement Plan												
Item	Activity	Date	Week Commencing									
			September			October				November		
			14-Sep	21-Sep	28-Sep	5-Oct	12-Oct	19-Oct	26-Oct	2-Nov	9-Nov	16-Nov
1	**Wider Estate RLG Meeting (September)**	17/09/2026										
1.1	*Minutes drafted and circulated to project team*	*21/09/2026*										
1.2	*Minutes issued to RLG attendees*	*24/09/2026*										
1.3	*Minutes published on Golden Lane Estate (GLE) website*	*01/10/2026*										
2	Harvest Fun Day	26/09/2026										
3	Wider Estate RLG Meeting (November)	19/11/2026										

Wider Estate Development programme

- The Wider Estate will be formally split into the following tender packages as of October/November 2026:
    - Phase 2A – Cuthbert Harrowing House
    - Phase 2C – Basterfield, Bayer, Bowater and Stanley Cohen Houses
    - Phase 2D – Cullum Welch and Hatfield Houses
    - *Note. Phase 1 is Crescent House and phase 2B is Great Arthur House which are stand-alone projects.*

- Cuthbert Harrowing House will be the first block to be progressed from the Wider Estate, with an indicative timeline as follows:



Next RLG

- The next Wider Estate RLG meeting will take place on Thursday 19th November, 18:00-19:30 in the Sir Ralph Perring Centre.