Wider Estate RLG

Project Dashboard

Thursday 23rd July 2026

Wider Estate – Project Dashboard

Activity	Description
Trial works	• Trial works now completed at 2 Bayer House: overhaul of aluminium windows, installation of vacuum glazing and mist suppression system • Ongoing engagement with Planning Case Officers including site visit in late May
Resident Drop – In	• Drop-in session held at Golden Lane Estate Community Centre on 13 July 2026 for Cuthbert Harrowing House. 17 attendees and 3 Ward Councilors. Positive feedback received
GLERA Technical Workshop	• GLERA Technical Workshop held at Golden Lane Estate Community Estate on 16 July 2026. Last hour of the session was dedicated to a revisit of the proposals for Cuthbert Harrowing House and an overview of the responses provided, following the March Technical Workshop
Major Works Team Personnel Changes	• Kat Azar has now started with the Major Works Team as Senior Principal Project Manager and will take over as client lead for the programme • Bunmi Ali will now transition away from GLE projects as of the end of July • Resident Decant Officer recruitment will be targeted to commence in September
Key Design Issues	**Steps to Close Out**
Repair vs Replacement Windows	• Hybrid option proposed at GLERA Technical Workshop whereby opening casements/fanlights will be renewed but existing frames will be repaired and redecorated – most practical and cost effective • Roof lantern windows will be considered for replacement in aluminium due to their inaccessible location and exposure to the elements. This will be fully costed as an option.
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 in order to gain resident buy-in
Heating and Hot Water provision	• Although there no proposals to replace the domestic heating and hot water systems in any of the Phase 2C and 2D blocks, the M&E consultants are being tasked with carrying out an analysis of the power capacity needed to change all the blocks from gas to electric heating in the future.

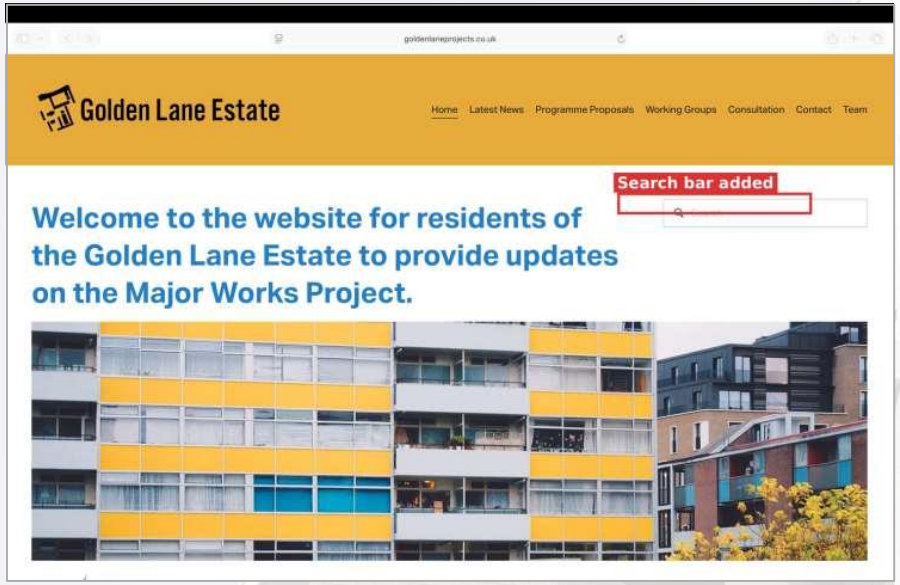
Key Risks	Mitigations
Resident decanting	• Regular ongoing comms via the RLGs, GLE Programme Board and Resident Drop-Ins • Appointment of Resident Decant Officers in Autumn 2026 • Review of Resident Decanting Committee Paper from 2024
Leaseholder concerns regarding major works billing	• Leaseholder drop-in sessions to be scheduled further to written communication which confirms the Corporation's position – target April 2027
Key Activities for next period	**Description**
Trial Works – site visits	• Residents to be invited to view the completed trial works at 2 Bayer House – dates and timeslots to be confirmed
Resident Engagement Event	• GLE Programme Board is currently exploring the possibility of a resident engagement day on the estate in late September, in an effort to reconnect with residents at grass roots level • Kanda will be heavily involved in planning and organization
Ongoing surveys and exploratory works	• Design development ongoing in respect f Cuthbert Harrowing specifically, with the aim of a Planning application to be submitted in January 2027 and a works tender in April/May 2027.
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.

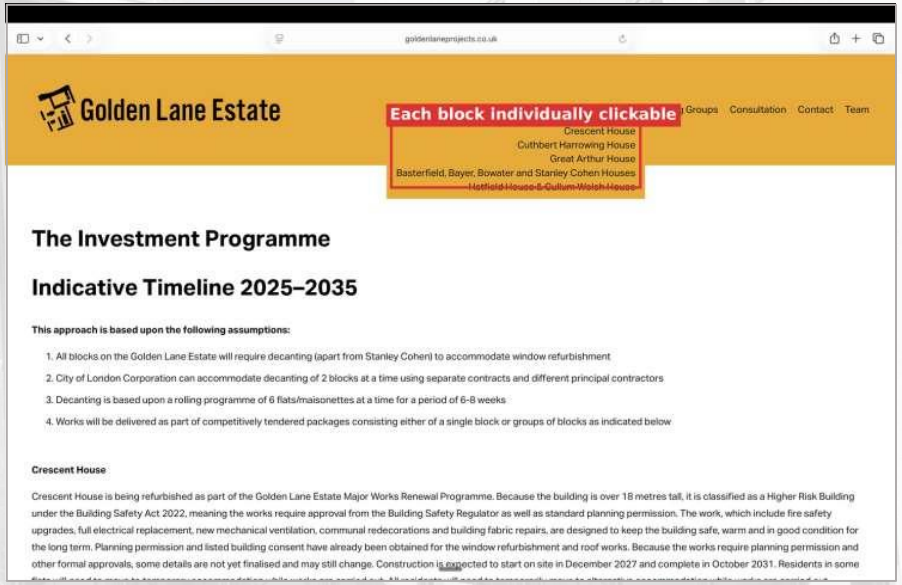
- Phase 2A – Cuthbert Harrowing House
- Phase 2C – Basterfield, Bayer, Bowater and Stanley Cohen Houses
- Phase 2D – Cullum Welch and Hatfield Houses

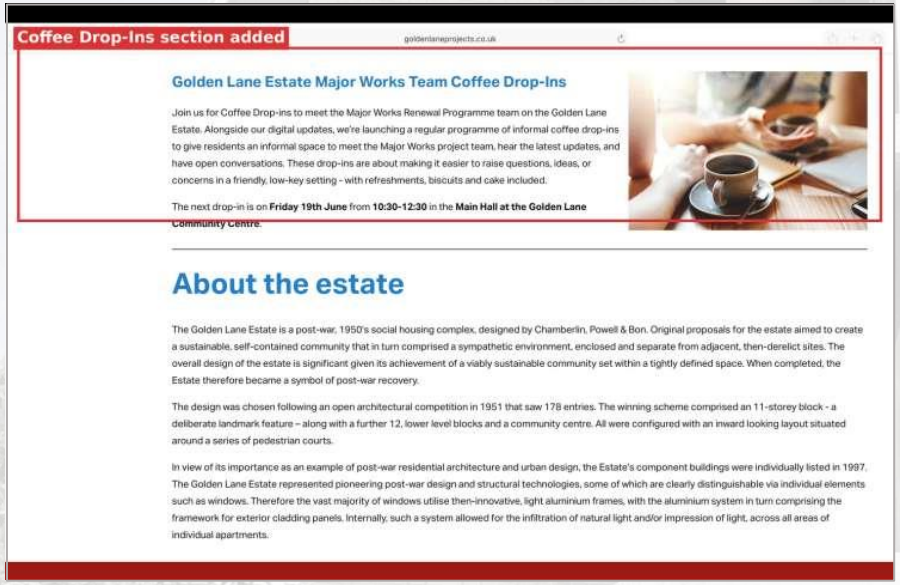
Communication and Engagement Programme

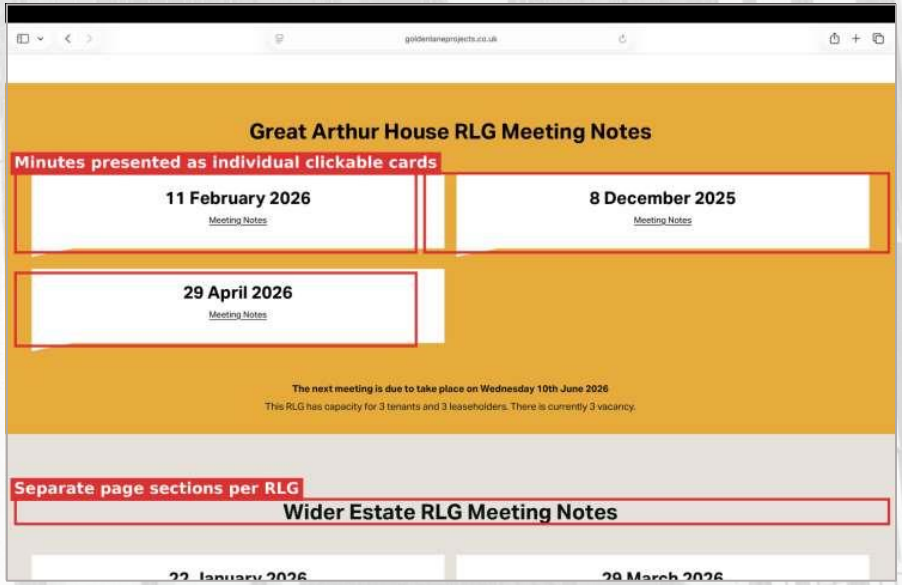
Wider Estate - Communications and Engagement Plan												
Item	Activity	Date	Week Commencing									
			July		August					September		
			20-Jul	27-Jul	3-Aug	10-Aug	17-Aug	24-Aug	31-Aug	7-Sep	14-Sep	21-Sep
1	**Wider Estate RLG Meeting (July)**	23/07/2026										
1.1	*Minutes drafted and circulated to project team*	*27/07/2026*										
1.2	*Minutes issued to RLG attendees*	*30/07/2026*										
1.3	*Minutes published on Golden Lane Estate (GLE) website*	*06/08/2026*										
2	Feedback closes for Cuthbert Harrowing engagement	23/07/2026										
3	Wider Estate RLG Meeting (September)	17/09/2026										

Website Update





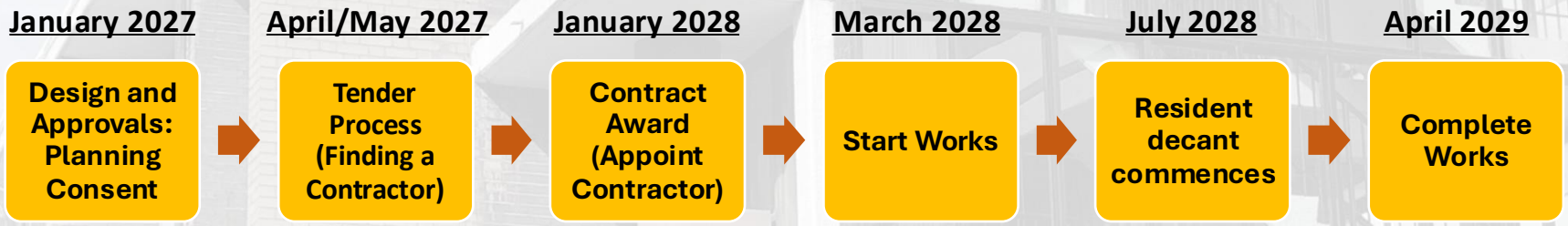




Wider Estate Development programme

- 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 17 September, 18:00-19:30 in the Sir Ralph Perring Centre.