



Crescent House Residents' Liaison Group (RLG) Meeting 19 January 2023

- Date:** Thursday 19 January 2023 from 6:00 pm – 7:00 pm
- Venue:** Golden Lane Estate Community Centre and Microsoft Teams
- Attendees:**
- | | |
|--------------------|--------------------------------|
| John Muldoon | Your Shout (Chair) |
| Justin Chow | Your Shout |
| Jason Hayes | The City of London Corporation |
| Nick Condon | The City of London Corporation |
| Richard Partington | Studio Partington |
- 3 Residents attended the meeting in-person.
- Apologies:** 3 Residents sent their apologies.

This is the eighth official meeting for the Crescent House Residents' Liaison Group. The meeting's agenda was:

1. Reminder of role of the RLG and its protocols.
2. Update on Pilot Project.
 - a. Update on contractor appointment.
 - b. Update on scaffolding
3. Discussion with Studio Partington representative
4. Update on costs.
5. Feedback on the Winter Measures Campaign take up.
6. Update on the recruitment of new members.
7. Suggestions for items for discussion at future meetings.
8. Confirm the date of the February meeting.

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1. The role of the RLG

- This was restated and the protocols for meetings repeated. Essentially, that everyone treats each other with courtesy and respect, and that matters discussed are regarded as confidential until advised that they are in the public domain. Members were asked what they thought was going well about the group and whether communications could be improved. Members were happy with the functioning of the RLG and suggested no improvements to its operation.

2. Resident Comments

- Residents provided feedback on the City of London Corporation's effort in informing Crescent House residents about the scaffolding.
 - Reports that the letter regarding the scaffold was not received by all residents.
 - Despite the adjacent flats being informed, the flats opposite were not.
- Residents commented that noise will be a particular concern throughout and after the building works.
- Residents commented on the project team's plan to achieve good ventilation in limited space.
 - Residents suggested using small metal ducts.
 - Residents also enquired about how the plans to improve ventilation will impact the leaseholder apportionment as well as whether the improvement will be optional for leaseholders.
 - Residents suggested that the potential loss of space to the bookshelves will be an issue.
 - Residents enquired about how ventilation will be achieved on the first and second floors.
- Residents enquired for updates on the window options.
 - Residents commented on the cost implication of vacuum-glazed window panels.
- Residents commented on how the window has been affecting the values of the flats.
- Residents enquired whether the project will include insulating the first floor and the roof.
- Residents enquired on whether the City of London Corporation's new Chief Executive will agree to the leaseholder apportionments.
- Residents provided further feedback on the winter measures campaign.

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- Residents enquired about whether blinds will be provided in the winter measures campaign.
- Residents enquire for further details on when will the window work commence.
 - What tests will be conducted and when will the report be available?
 - Residents commented on how The City will demonstrate ways to minimise disruption for the replacement option.
- Residents provided feedback on The City's proposal to consult with residents of the rest of the estate.
 - Residents suggested that another residents' meeting/drop-in will be needed.
 - Residents provided feedback on how the Residents' Liaison Group of the other blocks should be organised.
 - Residents suggested that once the pilot project has officially commenced, the Resident's Liaison Group should be held every other month.

3. The City of London Corporation Responses

- The project manager provided the latest update to the Pilot Project.
 - TRC Windows has been appointed as the specialist contractor for the window works.
 - TRC Windows had worked with The City of London Corporation before on a number of projects across The City's housing estates.
 - Representatives from the project team met with representatives from TRC windows to discuss specific details of the Pilot Project.
 - An on-site meeting is being scheduled.
 - Scaffolding has been installed:
 - A photographic survey, as well as a series of tests, must be conducted as part of the planning condition before any work begins.
 - The tests are expected to begin on the first week of February.
 - The original glass panels will be taken out of the windows to make precise measurements for the replacement glass panels.
 - The original glass panels will be safely stored in a secured location.
 - After the measures have been taken, the project team will proceed to order the replacement glass panels and produce window templates.
 - Frames or replacement parts will be produced as the glass arrives.
- The project manager reiterated that the project team intends to work with the local residents throughout the project.

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- The project manager explained that there is a possibility that once the glass panel is taken off the frames, more repairs will be discovered.
- The project manager explained that Abbotts are the main contractor which oversees health and safety as well as other matters of the site.
 - The contact details of the site manager will be shared with the residents shortly.
- The hoarding for the scaffolding will be painted in Navy Blue with logos of the ground floor shops included.
- The project manager clarified that this is more than a simple window replacement/refurbishment project.
 - In order to effectively insulate the flats, the flats need adequate ventilation.
 - The project team is working towards a more holistic approach on how to achieve effective insulation as well as providing adequate ventilation to the flats.
 - The installation of the new system needs to be sympathetic to the homes.
 - The project team is looking at technological solutions to resolve the long standing problems with the windows.
 - The project team are currently exploring options to
 - Install Humidistat fans.
 - Install environment sensors within the flats to provide effective monitoring of the indoor environmental condition.
 - Effectively drawing humidity away from the flats.
- First series of tests will be taken to obtain the baseline figures for the new windows, it will take place between Mid-February to Mid-March.
 - System one will be the trialling of Vacuum Glazed windows on the refurbished window frames, this stage will take around 15 weeks.
 - System two will be the trialling of Double Glazed windows on the refurbished window frames, this stage will take around 19 weeks.
 - System three will be the trialling of Triple Glazed windows with the installation of the replacement frames, this stage will take around 38 weeks.
 - The pilot project will take around 72 weeks, the different stages will overlap.
- The project manager reiterated that Vacuum Glazing is a relatively new technology that cannot be sourced indigenously.
 - The vacuum-glazed panels will be sourced from LandVac, a specialist producer from China.

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- The project team is very interested in the result that they are expected to obtain with the Vacuumed glass.
- Fineo was not chosen due to limitation in their technology.
- The project manager reminded the residents that vacuum glasses have a long leading time (16 weeks) therefore future repair and maintenance will be an issue.
- The project manager reiterated that the ventilation strategy needs to be implemented across the board.
- The project manager reiterated that the project team needs to be mindful of the supply chain when designing each option for the windows.
- The project manager reiterated that compromises to needs to be made to achieve an effective solution.
 - The project manager also reiterated that residents need to expect greater compromises if the refurbishment option is to go forward.
 - The refurbished windows will need constant repair and replacement will be a one-off solution. Residents need to accept the potential risks.
- In response to an enquiry on the design of the ventilation duct, the project manager responded that the ventilation ducts do not have to be round and overbearing, the project team is still coming up with the design.
- The project manager provided an update to the cost calculation.
 - The updated costs are shared with Keegans.
 - Reiterated that the pilot project is essential in better understanding the cost.
 - For the refurbishment option, the cost is highly dependent on the number of repairs being made.
 - The actual cost of the project will be cheaper due to the economies of scale.
- The project manager reported that a thorough survey will be needed to understand how much repair will be needed.
 - An internal survey will be conducted very soon.
- The project manager provided an update on the winter measures campaign.
 - There were 22 households that responded to the improvement works initially.
 - The total responses are now in the range of 40 to 50.
 - The blind option did not go ahead due to issue with the supply chain and cost.
- The project manager consulted residents on how the Residents' Liaison Group should be rolled out to other blocks of the Golden Lane Estate.

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- The project manager suggested introducing a combined Residents' Liaison Group for the rest of the blocks.

4. Update from Studio Partington

- The architect reiterated that it is essential to have adequate ventilation.
 - If adequate ventilation is not achieved, there will be condensation and mould will get worse.
 - The project team is exploring demand control ventilation and the practical integration of acoustic ventilators within the glazing frames.
- The architect has been in touch with Camden and Peabody.
 - The project team has reviewed recent retrofit projects in post war buildings to better understand the interaction between insulation and ventilation .
 - Some form of balance must be achieved to ensure adequate ventilation and minimise heat loss.
 - The project team is looking at the possibility of integrating background ventilators within the bookshelf overhang to minimise the visual impact on the external facade.
 - Despite Crescent House being a listed building and potentially exempt from aspects of the Building Regulations, the project team aims to comply with modern building standards.
- The window design challenges are being considered as part of an holistic approach to the comfort and efficiency of the whole home and ensuring there is adequate controlled ventilation will be an important consideration for the project team .
- The architect suggested a ducted ventilation system to be explored for the windowless flats on the first and second floors.
- In terms of the new technologies being explored to improve the window performance.
 - The architect reiterated that vacuum glazing is a relatively new technology.
 - The thermal performance of the vacuum glazing is expected to be better than conventional double glazing, and this can be verified by testing on the pilot project.

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5. Your Shout Remarks

- Your Shout representative confirm that the website is currently under review and redesign.
 - The updated design will include drop down menus. RLG members will receive a link to it before the site goes live.
- Next round of the GLE newsletter will be delivered in due course.

Meeting Closed at 7:15 PM

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