



Crescent House Residents' Liaison Group (RLG) 25 August 2022 Meeting Summary

Date: Thursday 25 August 2022 - 5:50pm – 6:50pm

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

4 Residents attended the meeting in person or via Microsoft Teams

Apologies: 2 Resident sent their apology

This was the fourth 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. Appointment of a project manager for the Pilot Project.
 - b. Update on the condition of the windows assessed to date.
 - c. Discussion on the heritage values of the current windows.
 - d. Discussion on the case for retaining the current window frames (some of which are not original).
3. Feedback on the acoustic survey report.
 - a. Simplified acoustic report.
4. Update on costs.
 - a. The simplified cost document has been circulated, and is also attached.
5. Consultation strategy.
 - a. Feedback on the engagement strategy, including RLG. What works well, what could be better?
6. Suggestions for items for discussion at future meetings.
7. Date of next meeting – Thursday 22 September.

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1. Residents' Comments:

- The residents wanted the City of London Corporation to give more context and information on how the supply chain will affect the progress of the project.
 - They wanted to know the timeline for installing all the window options.
- They wanted to know more about the Pilot Project programme and a timeline in installing all the window options.
 - They suggested that the project team should provide a preliminary project report.
- The residents wanted to know the likelihood that all window options are tested and compared.
- They raised two issues on the Pilot Project - testing the glazing and fitting the glass in the window frames.
- They wanted more information on the project so that they could start canvassing other residents in Crescent House.
- The residents insisted that ripping off the façade and replacing all the window frame is the redline.
 - They are in favour of retaining, refurbishing and improving the existing window frames on the basis of:
 - Heritage preservation.
 - Environmental protection – re-using existing building materials as much as possible.
 - Minimising disruptions – ripping out the external walls and having to temporarily vacate the flat can cause serious distress and logistical problem especially for elderly or vulnerable residents.
- The residents suggested that the project team should explore the feasibility in doing a Pilot Project for flats located in the internal corridors.
 - They commented that the ventilation situation for the internal flats is very different to the pilot flat.
- They wanted to make sure that the City has the resources to move forward with the Pilot Project.
- The residents commented that the current windows have serious problems with condensation.
- In relation to the replacement, triple glazing option, the residents are particularly concerned on the added weight of the triple glaze windows will affect the structural integrity of the building.
 - They also questioned why the City insists on using hardwood frames; suggesting that there are lot of alternatives materials that will not affect the building aesthetics.

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- In addition to the weight, residents also raised a concern as to the bottom slab and how the triple glazing option might affect the appearance and structure of the bottom slab.
- In response to the project manager showing the residents the repair records and how the Crescent House windows have changed over the years, the residents commented:
 - The refurbishments made in the 1980s are far from satisfactory and the material quality at the time was not up to standard.
 - They commented that the window beading made in the 1980s does not fulfil its purpose in repelling rainwater.
 - They asked for the rationale for the blanket solution for the window repairs.
- The residents commented that they ultimately want warm, dry homes and except for a few die-hards that insist on the total preservation of the existing windows, most understand the need to balance the aesthetics and efficiency.
- They also asked for a more recent version of the cost summary.
- They then suggested that future meetings for the Residents' Liaison Group should be longer and suggested that future meetings could take place in one of the Crescent House flats.

2. The City of London Corporation responses:

- The project manager informed the group that a dedicated interim project manager has joined the team to oversee the execution of the Pilot Project.
- The project manager informed the group that contractor engagement is currently underway.
 - Some prospective contractors have shown no interest in the Pilot Project (refurbishing a single flat).
 - The main contractor will be appointed to oversee the health and safety and other elements of the project.
 - The main contractor does not need to be a specialist in listed buildings.
 - Specialist contractors with experiences in refurbishing listed buildings will be appointed for the window and window frames.
- They informed the group that the project team has engaged vacuum glazing manufacturers.
 - There are two better known manufactures at the moment – Fineo (Belgium) and LandVac (China).
 - There are concerns about the supply chain:
 - Fineo has a 16-week lead time.
 - LandVac has a lead time of over 22 weeks.
 - Due to the extended lead time and logistical difficulties, it might cause significant delays to the Pilot Project.

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- The project manager explained that vacuum glazing is not a new technology, and that vacuum glazing is getting more popular across the UK.
- In response to residents asking about the cost of getting two sets of glass, the project manager responded that the project team needs to be cautious about the cost.
- They noted that vacuum glazing will be done as part of the Pilot Project.
- The project manager noted that windows from the other options (double and triple glazing) can be sourced within the UK.
- The project manager suggested that ultimately, the Pilot Project is essential in teaching the project team about advancing the main part of the project in the near future.
- They stated that Fineo (one of the vacuum glazing providers) does not produce safety glass. However, after consulting the building safety department, the lack of safety glass could be overcome by reinforcing the windows using safety lamination.
- The project manager confirmed that the project team are putting together a project timetable.
 - The project team is still waiting for the letter of authorisation to be issued from the City's planning department.
- The project manager asked the committee members for their reasons for wanting to retain the original windows.
 - The project manager noted their concerns on heritage protection, environment and building disruptions.
- In response to the suggestion to conduct a separate Pilot Project on an internal flat:
 - The project manager suggested that the current Pilot Project will already explore options to improve ventilation.
 - They emphasised that windows are the starting point in tackling issues such as ventilation, heat retention and future-proofing Crescent House.
- In response to the concerns about added building weight for the triple glaze option:
 - The project manager noted the concern and confirmed that an independent expert will be commissioned to assess the potential impact on the building structure.
- In response to concerns about the building slabs:
 - The project manager responded that there will be a window mock-up to provide a side-by-side comparison of the different window options.
- In response to the suggestion of a preliminary report:
 - The project manager stated that at each stage of the Pilot Project, there will be a consultation period.
- The project manager confirmed that parts of the windows will be replaced in the refurbishment option.

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- The project manager presented the group with historical plans and drawings on the windows of Crescent House, highlighting parts where the windows have been repaired in the 1980s and more recent repairs.
 - They suggested that learning from history is key.
 - The project manager asked the group whether the group preferred restoring the windows to the original state in the 1960s, or to the modified state of the windows in the 1980s.
 - They also noted the comments from the residents about the 1980s repair works, as well as the insistence on using hardwood frames.
- The project manager noted the current conditions of the window frames and panels.
- They wanted to know what the residents wanted to achieve from the window project.
- The project manager confirmed that an embodied carbon report will be done by an independent consultant.
- They also noted the suggestion to hold the Residents' Liaison Group meeting in one of the Crescent House flats, and to extend the meeting time.

3. Your Shout response

- Your Shout reminded the members that the Residents' Liaison Group is not an executive committee, no decision will be made in this group.
 - Members can share views, but the decisions are ultimately made by the elected members from the City of London Corporation.
- No minutes will be taken by the group, only unofficial notes and summaries will be provided.
- Your Shout noted the suggestion to hold the Residents' Liaison Group meeting in one of the Crescent House flats, as well as extending the meeting time.

4. Final Remarks

- The next RLG meeting will be held on 22 September.

The meeting closed at 6:50 pm

Your Shout
30 August 2022