

Department of Community and Children's Services

Clare Chamberlain

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Resident
Crescent House
Golden Lane Estate
London EC1

Email: Jason.hayes@cityoflondon.gov.uk

Date: 31/03/23

Dear Resident

Crescent House – Windows, Roof, and Common Parts Redecoration Project

You will have received a letter from Paul Murtagh, Assistant Director, Housing and Barbican, informing you that at its meeting on 13 March 2023, the City of London Corporation's (the Corporation) Community and Children's Services (C&CS) Committee approved a £29 million expedited Major Works Refurbishment Programme for the whole of the Golden Lane Estate (GLE).

This expedited Major Works Refurbishment Programme includes an agreed expanded option for the repair/refurbishment of existing window frames and the installation of new vacuum glazing. It also provides for associated roofing and ventilation works to all the blocks on the GLE.

As a result of the decisions taken by the C&CS Committee, the Crescent House project will now additionally, include work to the ventilation systems and heating. There are some properties in Crescent House that will no longer be able to remain on gas heating due to the statutory Gas Safety regulations that stipulate that the flues of gas boilers can no longer be installed within 300mm of an openable window. We have identified the properties impacted by the regulations and will be writing to those residents affected separately.

Pilot Project

The pilot project in Flat 347 will continue, so that we are able to share the process of repair and refurbishment with residents and allow them to visit and observe the window repairs in progress.

The pilot project is not only useful for assessing the methodology of the works and the impact on residents but also, helps us to estimate and assess the cost of the works more accurately. In December 2022, we ran a competitive tender exercise for the

appointment of a specialist window contractor to undertake the works in the pilot project to Flat 347. The costs were:

- Window repairs - £44,890.72
- Replacement frame sections and vacuum glazing - £18,403.76.

Obviously, the work to the pilot project is a one-off repair and replacement and, does not reflect the benefits of the economies of scale that the wider and larger project is expected to achieve. In addition, Flat 347 is one of the largest dual-aspect properties in Crescent House.

Project Costs

We have commissioned a Quantity Surveyor to carry out soft market testing for the repairs/refurbishment option for the windows. Using the information supplied, the current **estimated** budget costs for the refurbishment of Crescent House is approximately £11,000,000, broken down as below:

- Heating and Ventilation: £1,000,000
- Roofing: £900,000
- Window repairs/refurbishments/
re-decoration of common parts £9,000,000

Next Steps

The Corporation will need to apply for Listed Building Consent for the works to Crescent House and complete a further condition survey to ascertain the current condition of the windows. We anticipate that an application for Listed Building Consent will be made in April 2023 and, the condition survey will be carried out in May 2023.

The condition survey will require access to the internal spaces of the flats in Crescent House and where we cannot gain access to the flats, we will abseil and survey the windows externally. Whilst the condition survey will provide us with a good amount of information, we will only be able to ascertain the full extent of the condition of the window frames when the glazing is removed. The condition of the window frames will also give us a very good understanding of the disruption we and residents can expect when the works are carried out.

Further Communications

A website has been set up to provide residents with access to the various surveys, reports, most recent news, frequently asked questions, and other relevant information. If you do not have access to the internet or emails, please call 0800 955 1042 or write to Freepost RTXU-JGSR-KHLE, Your Shout, 28 China Works, SE1 7SJ to ask any questions that you may have or, request any information you wish to see.

The Project Team has been meeting with the Resident Liaison Group (RLG) that was set up specifically for this project for the last 12 months and, will continue to do so for the duration of the project. The latest meeting of the RLG took place on 30 March 2023 and, all notes taken from the RLG meetings will continue to be posted on the website.

There is now a full updated report on the Crescent House project prepared by our Design Team and this is also posted on our website. The website details are:

<https://www.goldenlanewindows.site>

In order that residents of Crescent House can find out more about the refurbishment works to their homes, we have arranged for a 'Drop-In/Open' Meeting to be held in the Golden Lane Community Centre on Thursday 27 April. More details of this meeting will be sent out a little nearer the time.

Clearly, as would be expected for a project of this size and scope, there will be further regular communications and meetings with residents as the project progresses including, specific discussions with leaseholders on the costs and implications the project will have for them.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Jason Hayes', with a long horizontal stroke extending to the right.

Jason Hayes
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