

## GOLDEN LANE WINDOWS PROJECT AUTUMN 2022 NEWSLETTER

The City of London Corporation is consulting on options for windows on Golden Lane Estate, and this is the second of regular newsletters updating you on progress.



### Pilot Project

Consent for the Pilot Project was granted by the City of London Corporation Planning and Transportation Committee on 19 July 2022. The planning notice was issued by the City's planning department in September. The project team are now completing the necessary steps to discharge the planning conditions and move the pilot project on.

The project team has engaged with specialist refurbishment and installation contractors as well as a main contractor who will oversee the execution of the pilot project. A specialist window contractor will be tasked with refurbishing the existing frames and installing a vacuum glazing system. The existing frames will then be removed and a triple glazed system installed into new frames. Lead paint and asbestos sampling for the front and rear windows has been undertaken. The project team have also started to design the scaffolding for the project and those affected will be consulted.

Two suppliers for the vacuum glazing have been identified and detailed quotations for the window glazing will be provided once the scaffolding is up, and measurements can be taken on the external parts of the windows.

The project team have been working closely with the City's Building Control department in making sure that the window glazing will comply with the necessary building regulations.

As well as progress on the windows, the project team have begun assessing the feasibility of alternative sources of heating such as electrical heating. The electrical system is currently being tested and a "data logger" has been installed to assess the current consumption of electricity from the Crescent House electrical supply.

The vacuum glazing option is part of the proposed Pilot Scheme. The Quantity Surveyor, who has been advising the City on cost of the windows has included it in his costings. Once the figures have been seen by the City, they will be shared with residents. The pilot project will help provide a more accurate estimate of each element of the project such as the different window options, building materials and other necessary costs.

We are continuing our effort to engage with residents of the Golden Lane Estate, regular updates will be posted on our dedicated project website.

## Crescent House Residents' Liaison Group

Since April 2022, we have been working closely with members of the Crescent House Residents' Liaison Group. This was established following engagement activities last year. Monthly meetings are held between members of the Residents' Liaison Group and representatives of the City of London Corporation project team. Members include leaseholders and tenants. The group provides an effective platform for communication between the City and the residents. Residents receive and discuss updates on the project's progress as well as offering feedback, including frank comments on the communication methods. At its September meeting, the group reviewed the repair history over the decades of the Crescent House windows, and early drafts of the cost documents. Those attending visited the pilot project flat at the end of the meeting.

Meeting notes of the Crescent House Residents' Liaison Group will be uploaded monthly onto the latest news section of the project website.



## Next steps for Crescent House

A programme for the Crescent House pilot project will be circulated to residents in due course. The project programme will provide detail on the various stages and timescales for each part of the pilot project. The residents' liaison group members will be consulted at each stage of the pilot project.

As work progresses, the project team will explore the possibility to host small, organised site visits to the pilot flat. As you would expect, participants will need to comply with the health and safety measures in place on what will be a building site. In the meantime, we welcome residents to provide feedback on our dedicated project website.

The project team will continue to learn from the available records to develop plans that will improve the performance of the windows and prepare the wider Golden Lane Estate for the future. A detailed design for improved heating and ventilation is currently being developed and will be evaluated once the building works on the pilot project have commenced.



## Elsewhere on the Golden Lane Estate

Turning to the wider estate, the project team have been working on an accelerated programme. Specialists have been engaged for the windows on the other blocks and work has started on the planning process. The project team will continue to work closely with residents in making sure the project is delivered successfully.

## Getting in touch

Latest updates will be posted on our dedicated project website at [GoldenLaneWindows.site](http://GoldenLaneWindows.site).

Alternatively, you may get in touch by email, phone and Freepost:

- Call us on 0800 955 1042
- Email us at [GoldenLaneWindows@Yourshout.org](mailto:GoldenLaneWindows@Yourshout.org)
- Freepost RTXU-JGSR-KHLE (Golden Lane), Your Shout, 28 China Works, SE1 7SJ