

Rest of the Golden Lane Estate Residents' Liaison Group (RLG) Meeting 22 February 2024

**Date:** Thursday 22 February 2024 from 6:00 pm – 7:00 pm

**Venue:** Lower Floor, Community Centre, Golden Lane Estate

**Attendees:**

John Muldoon	Your Shout (Chair)
Amaar Lone	Your Shout
Jason Hayes	City of London
Nick Condon	Independent Project Manager
Jacqueline Swanson	CoL/Leaseholder

8 residents were in attendance.

Cllr Dawn Frampton	Elected Member
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This is the fourth official meeting for the Golden Lane Estate Residents' Liaison Group (apart from Crescent House). The meeting's agenda was:

1. Introductions.
2. Crescent House update from Project Manager.
3. Current work on the estate, future plans and timescales. Comments and questions from the group.
4. Suggestions for items for discussion at future meetings.
5. Confirm date of the next meeting (every other month) – **25 April 2024**. If you are unable to attend, please let us know.

## Summary of Points Raised

### Crescent House Update

- a. The Crescent House Pilot Project has been completed in flat 347. We are currently undertaking lived-in testing – data is being collected on the performance of the flat and ventilation system. There are also loggers on the windows to measure humidity and temperature.
- b. Is the Pilot Project data collection to inform design changes or test systems? What if the systems don't perform? – We will review and redo to make sure that everything is performing. Results so far are good.
- c. Is the lived-in condensation testing only in flat 347? There will be no need for further testing if the Pilot Flat 347 performs well under extreme testing conditions.
- d. Project Team also visited Kingswood Estate near Sydenham Hill to see how the proposed ventilation system performs and to obtain feedback from residents which were positive.
- e. Trickle vent allows air to be drawn in as needed through the window. The vent is built into the frame so you can't see it. In the bathroom and kitchen, fans will pull the air through and get rid of damp.
- f. Planning permission has been granted for the rest of Crescent House. The planning conditions require extra design work – primarily for the aluminium windows and louvred windows on the third floor.
- g. How long will it take to complete this additional design work? Approximately 2 months.
- h. After design works the Quantity Surveyor will finalise the anticipated costs. Following this, the works will be put out to tender.
- i. How long does the tender usually take? Usually 3 months.
- j. Do you have an end date for Crescent house? – No.

### Decanting (temporary relocation)

- a. How long will work take and how long will people be decanted for? 3 – 4 weeks for Crescent House.
- b. Will everyone be moved out at once? For Crescent House that is likely to be six households at a time.
- c. Will people be able to move stuff? – When in temporary accommodation, people can take whatever they need to the temporary accommodation, we can help. If people want to store valuable items, we will set up lockable storage.
- d. Will works be from outside or will tradespeople be in-and-out of the flats? – The works will be internal and external, but we don't expect tradespeople to be 'in-and-out'.
- e. Not everyone will want to be decanted – It would be much easier if no decanting is required. More design detail is needed before we can review what will be required for the Rest of the Estate in terms of the need to decant.

## Programme (issued at meeting):

- a. Will there be pilot projects for all blocks? No, however, we are going to refurbish 6 flats across the Rest of the Estate as temporary accommodation for the Crescent House decanting and this will include refurbishing the window frames (returning the single glazing). Doing this work whilst the flats are empty will give the team an opportunity to work out any issues.
- b. Previously stated that works on Rest of the Estate to start end of this year – there have been internal delays with budget administration, as a result there is some slippage (months not years), however we can't start the rest of the works until purchase orders are issued.
- c. The planning and design process is individual for each block but there is some overlap in the sequencing.
- d. Once consultants are in place, we can give more accurate timelines.
- e. When is work likely to start on Stanley Cohen House? Probably 18 months from when orders are placed.

## Design work

- a. Who is approving the design of each block? Historic England, 20<sup>th</sup> Century Society, Planners, and City of London Corporation.
- b. Does the design get shown at RLGs? It will be online. We will also hold stakeholder meetings to consult on the design and get feedback.

## Costs

- a. For Crescent House, have those estimates gone up? Yes, along with inflation there have been significant changes to the scope of works to now include roof and insulation.
- b. Mission creep, the project was originally about windows now seems to be constantly expanding. The scope will vary for each block depending on what work needs to be undertaken. A primary concern for many residents are the roofs.
- c. Costs will vary flat by flat, no blanket cost for all flats. The percentage is set out in lease agreements.
- d. Are the costs of the planning process entirely on the City of London? Some costs such as architects and Quantity Surveyor residents were consulted on. Were residents have been consulted costs will be recovered from leaseholders.
- e. At what point are the costs payable? We will invite home ownership team to come and speak to the RLG – they have already answered these questions to CH residents and answers can be found on the website under Crescent House consultation, Leaseholder Event May 2023. There will be options available to make the costs more manageable.
- f. What costs are rechargeable to residents? Once the Quantity Surveyor on Crescent House has produced budget costs estimates (approx. May) then there will be a basis to start

negotiations on which elements are rechargeable and which qualify as betterment. This info will be useful for leaseholders across the Rest of the Estate.

- g. Blocks have not been looked after so all this is going to cost a lot more – needs to be looked at as part of the recovery package.
- h. Ultimately recharging decisions will be made by City of London Corporation committees made up of elected members.