

Rest of the Golden Lane Estate Residents' Liaison Group (RLG) Meeting 26 October 2023

Date: Thursday 26 October 2023 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 Consultant

6 residents were in attendance.

Cllr Dawn Frampton	Elected Member
Cllr Ruby Sayed	Elected Member
Cllr Helen Fentimen	Elected Member

This is the third official meeting for the Golden Lane Estate Residents' Liaison Group (apart from Crescent House). The meeting's agenda was:

1. Terms of reference and protocols.
2. Introductions.
3. Discussion with Project Manager.
4. Current work on the estate, future plans and timescales. Comments and questions from the group.
5. Suggestions for items for discussion at future meetings.
6. Confirm date of the next meeting (every other month) – **December meeting to be cancelled, new date to be confirmed for February.**

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Summary of points raised

- The Crescent House Pilot Project has been completed, with viewings arranged for Crescent House residents. Invitations will be extended to the Rest of the Estate RLG.
- What works are required for the rest of the blocks? – Works for the rest of the estate include window repairs, ventilation, and roof repairs.
- The project team has a manufacturer currently looking at the vacant flat in Cullum Welch House to examine possible options for the aluminium window refurbishment.
- Windows in the rest of the estate survived much better than those in Crescent House, hence require a less complicated refurbishment process.
- Will there be opportunities to test performance of the glazing and windows in the Crescent House pilot flat? – Prior to the start of works, tests were done on acoustics, heat, etc in the Crescent House pilot flat as a baseline, we are now waiting on new test reports following completion to compare the before and after test results.
- Can City of London show how the works will impact EPC ratings? Especially given the incoming 2028 EPC regulations.
- Will the project meet the decent homes standard? – All the works will meet the decent homes standard.
- Apart from installing glazing in the Crescent House pilot flat, what else did you have to do to ensure airtightness? – We had to really repair the windows due to damage, particularly the window frames which were in bad condition.
- Will the project team template every window on the estate? – No, we only had to template Crescent House windows due to their curved nature.
- The letter for Crescent House residents will be circulated to the rest of the estate.
- We are currently working on the legality of moving someone into the Crescent House pilot flat for a fixed period of time to conduct accurate tests on costs and benefits of the refurbishment.
- Will the other blocks also have pilot projects? – Pilot projects will depend on each individual block, however, ideally we would use the Crescent House pilot project information to refurbish the rest of the estate as there is no need to unnecessarily extend the process.

- What needs to be done next? – Structural surveys, generate cost information, and design specification.
- How will the decanting process work? What happens to everyone’s stuff? What about people with disabilities? – The decant flats will be highly furnished and accessible, with the aim of housing all residents locally. The decanting process should take 5 to 6 weeks. Residents will be able to access their properties during the decanting process (subject to conditions). The City of London will ensure all residents can move their possessions to the decant flats in a suitable manner.
- What is a ballpark figure on when the works will start? – The timeline of works depends on the planning and consultation process (subject to approval but aiming for Summer/Spring)
- When you work on the roofs, will the insulation be increased? Yes, all blocks will get new, better insulated roofs.
- Lots of lessons were learnt from the Crescent House process, can each block have a skeleton document which provides a rough timeline of the process? (an evolving document)
- Is there any mechanism for residents to give feedback? Having information online is not enough. – We have various ways to ask questions or share feedback, via our FREEPHONE, FREEPOST, or dedicated email address. The details for these are:
 - FREEPHONE: 0800 955 1042
 - FREEPOST: Freepost RTXU-JGSR-KHLE, Your Shout, 28 China Works, SE1 7SJ
 - EMAIL: GoldenLaneWindows@yourshout.org
- As we have more information to share with the RLG and GLE residents, we will have more events.