



Crescent House Residents' Liaison Group (RLG) 28 September 2023 Meeting Summary

Date:	Thursday 28 September 2023 from 6:00 pm – 7:00 pm	
Venue:	Golden Lane Estate Community Centre and Microsoft Teams	
Attendees	John Muldoon Amaar Lone Jason Hayes Nick Condon Cllr Dawn Frampton Gaby Robertson Jaqueline Swanson Ognjen Ristic Pavels Smacko	Your Shout (Chair) Your Shout City of London Corporation City of London Corporation Elected Member Leaseholder Leaseholder Leaseholder Tenant
Apologies	Cllr Ceri Wilkins	2 Residents sent their apologies Elected Member
In attendance (via Teams)	Cllr Ruby Sayed	Elected Member

This was the thirteenth official meeting of the Residents' Liaison Group. The meeting's agenda was:

1. Update on the Pilot Project.
2. Discussion with Project Manager.
3. Future Works.
4. Suggestions for items for discussion at future meetings.

Matters Discussed:

1. **Update on Pilot Project**
 - a. All the glazing sourced from Landvac has been installed.
 - b. All the windows have been installed.
 - c. The trickle vent has been fixed.
 - d. The flat is currently being gutted to be used as temporary accommodation while resident flats are being renovated.
 - e. The bathroom and the kitchen have been gutted (to be fitted next week).
 - f. Flooring to be installed next week.
 - g. Flat to be furnished two weeks from now.
 - h. Pilot flat ready for viewing on the 23rd of October 2023.

- i. Waiting for Landvac survey results to analyse the impact of vacuum glazing on thermal, acoustics, etc.
- j. Meeting with planners and consultation bodies (I.e. Historic England) on the 2nd of November 2023.
- k. Aim to get the application into committee for December 2023.

2. Discussion With Project Manager

- a. GLERA and Barbican Association to be added on to the consultation list.
- b. RLG and residents to get priority viewings at pilot flat.
- c. 8 – 10 people per viewing at a time.
- d. Application cannot go to committee until pilot flat has been surveyed by all the relevant parties.
- e. Following the presentation of the planning application to the committee, open viewings to third parties such as estate agents.
- f. City of London Corporation to carry out a test scheme – moving a volunteer into the flat for a month to get accurate costs for services such as heating and monitor any problems.
- g. List of assurances for the residents.
- h. City of London Corporation and Golden Lane Estate residents to meet more frequently outside of the RLG.
- i. Residents need certainty on costs.
- j. 60 properties to be affected by the gas boiler change – a different meeting to be set up for those who require a boiler change.
 - i. If leaseholders – who is covering the costs?
 - ii. How long will the replacement project take?
- k. Huge concern regarding decanting and people's stuff – Nick happy to have a meeting with anyone who has concerns.

3. Future Works

- a. Need an accurate fact sheet with detailed costs and a timeline for residents.
- b. What will the maintenance schedule be? How long till works need to be done again? How much will the service charge increase? Will the City of London Corporation take care of people's investments?
- c. All new installations will come with warranties (glazing and repairs).
- d. Will specialised contractors continue being used for works on Crescent House? - Because only 3 flats will be refurbished at a time, the highest quality contractors will be used to ensure that residents have a smooth experience.
- e. Fineo glass has arrived but has issues.
 - i. Fineo has never made toughened glass before.
 - ii. Fineo cannot make a large, curved pane of glass – additional works will be required on the window frame to use Fineo's glass.
- f. Concerns about delivery
 - i. Landvac significantly quicker than Fineo (7 weeks)
 - ii. Some residents have concerns about the environmental impact and dealing with China.
- g. Tender planned for January following the Planning Committee meeting in December (Need planning permission prior to tendering).
- h. 2 stage open tender.
 - i. Stage 1: filter out bad bids and narrow down potential suppliers.



- ii. Stage 2: receive cost estimates and decide on supplier.
- i. Potential for residents in decanting process.
- j. City of London Corporation to check who can be on the evaluation board.

The group was advised that Darnley was no longer able to be a member and acknowledged his contribution to its work.

The meeting closed at 7:00 pm

September 2023
Your Shout