

Committee(s)	Dated:
Community and Children Services	08/06/2018
Subject: Response to Wardmote Resolution	Public
Report of: Paul Murtagh, Assistant Director of Fabric and Property Services	For Information
Report author: Andrew Carter, Director of Community & Children Services	

Summary

- **At its meeting on 21 March 2018 Members of the Ward of Cripplegate, Within & Without passed the following resolution:**

“This Wardmote deplores the shameful condition of the windows and other fabric of the Grade II Listed Golden Lane Estate and calls upon the City of London Corporation to undertake urgent action to remedy clear and obvious wants of repair, which have been evident since at least 2008. In particular the window replacement programme should be brought forward to commence in 6 months and to complete to a high standard within a further 18 months and not by 2021.”

The City of London Corporation’s response is as follows:

1. “The City of London Corporation (the Corporation) recognises that the condition of the Grade II Listed Golden Lane Estate has deteriorated to an extent that requires significant and urgent investment to restore it to a condition that the Corporation and residents can be proud of. It is for this reason that the Corporation is investing nearly £25million over the next 3 to 4 years in a Major Works Programme that will transform the Golden Lane Estate. Around £5million of this investment is specifically earmarked for Crescent House and will provide for the maintenance of, and significant improvements to, the structure and fabric of the building as well as, the quality of the accommodation for residents living there. These improvements include:
 - Refurbishment/replacement of external curtain walling (including windows) and associated structural works;
 - Upgrade/renewal of central heating system;
 - Lift refurbishment;
 - Concrete repairs;
 - Replacement of roof coverings;
 - Replacement of kitchens and bathrooms to tenanted properties;
 - Upgrading electrical installations.

2. Work has already started on a number of the improvement projects listed above and, in addition, an extensive programme of external and internal redecorations is due to commence in the Spring this year. We have consulted widely with residents and other key stakeholders on our proposals for the improvement of the Golden Lane Estate and we believe that we are not only addressing the needs of the estate, but also going some considerable way to preserving and enhancing its listed status. This consultation has included discussions with Historic England, who we understand are very supportive of our proposals and plans for the Estate and, specifically, for Crescent House.
3. With specific regard to the window replacement programme, this is undoubtedly the most complex and challenging of all the major works projects listed above. This is particularly true of Crescent House where, the scope and complexity of the works goes way beyond the description of a window replacement programme. The works at Crescent House are much more accurately classified as the replacement of curtain walling and related structural improvements.
4. Whilst we recognise the frustration expressed by the Wardmote Members, its request that the window replacement programme on the Golden Lane Estate be brought forward to commence in 6 months is simply unrealistic.
5. The Corporation believes that it is important that we plan our works effectively, committing and working to timescales which, we believe are reasonably achievable and ensure that we can fulfil our plans and commitments to residents. In developing the programme for the curtain walling and structural works at Crescent House and the window replacement across the remainder of the Golden Lane Estate, we have taken into consideration the many factors that will affect the successful delivery of the project including:
 - statutory consultation with leaseholders (Section 20 process), which will be required for both the design stage and the installation process;
 - consultation with residents in general;
 - planning requirements;
 - listed building consent;
 - procurement of the works – the scope and size of the contract for these works are such that an OJEU compliant procurement process must be undertaken;
 - communications;
 - lessons learned from the curtain walling works at Great Arthur House;
 - the Corporation's own internal financial, contractual and procurement processes (including the Gateway and Committee processes).

6. The current programme comprises the following milestones:

Task	Completion date
Specification for consultancy work (Design Team)	May 2018
Pre-tender Section 20 (consultancy)	May 2018
Completion of tender process (consultancy work)	July 2018
Post-tender Section 20 (consultancy)	September 2018
Detailed options appraisal	November 2018
Gateway 4 (Options)	January 2019
Detailed design and planning application	July 2019
Pre-tender Section 20 (works)	September 2019
Tender for the works	November 2019
Post-tender Section 20 (works)	January 2020
Gateway 5 (Award of Contract)	February 2020
Start of works	Spring 2020

7. We believe that the above programme for the curtain walling and structural works at Crescent House and the window replacement across the remainder of the Golden Lane Estate is sensible and realistic.

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