

# Project Summary

Project Name Golden Lane Estate Investment Programme Reporting Date & Number 29/04/2025 Project Number 29100102/73/74 PM NICK CONDON/BUNMI ALI



Status			
Budget	Programme	Risks	Quality
RED	RED	AMBER	GREEN

### Summary

Phase 1 - Proposed works to Grade II\* Listed Crescent House include windows repairs and refurbishment; installation of new vacuum glazing; new roof covering and insulation; soffit insulation; mechanical ventilation system; some heating systems changed from gas to electric; tile repairs to columns. Planning permission obtained late 2023. Following recent new legislation, Crescent House (and its adjoining blocks - Hatfield House and Cullum Welch) have had to be registered as High Risk Buildings (HRB) under the Building Safety Act. Further to a review of the scope, there is now active consideration of additional works, including fire safety, electrical compliance, communal decorations and external fabric repairs. Subject to detailed surveys and design development, an updated cost plan should be available by early August 2025. Estimated project cost is £13m: decant costs have not been factored into this figure and the expansion of the scope is expected to result in an Issues Report, which will request approval for additional funding. Legal advice on leaseholder recovery has been sought. This information is critical for the Stage 2 S20 consultation. A full update report has been submitted for the 30 April DCCS Committee meeting, in addition to a separate Issue Report relating to additional professional fees for further design development.

Phase 2 - Of the remaining blocks on the estate, Bowater, Bayer, Stanley Cohen and Basterfield are all similarly affected in terms of HRB status and have been registered with the Building Safety Regulator (BSR). A new master programme has been drafted. Whilst design work has progressed towards submitting a Planning Application and Listed Building Consent for the refurbishment work, this submittal will now be delayed taking into account the process that needs to be followed with regard to the HRB status of the buildings. Delay to the programme has enabled additional works to be added to the scope of work without further affecting the programme. These additional works will include electrical compliance work, further fire safety works, communal decorations and external fabric repairs. A Planning and Listed Building Application has been made to undertake further investigative work on 2 Bayer House and this is due to be determined shortly. Estimated cost of phase 2 is £17m but this will need to be reviewed in due course. Again, a full update report has been submitted for the 30 April DCCS Committee meeting, in addition to 2 separate Issues Reports relating to additional professional fees for further design development (Great Arthur House and also for the wider estate).

Financial Summary	Approved Budget TD	Commitment	Spend TD	Projected Outturn Costs
Staff Costs	£194,371	£0	£144,729	TBC
Fees	£1,517,623	£319,092	£1,114,029	TBC
Works	£1,216,867	£208,917	£341,339	£30,000,000
<b>SUB TOTAL</b>	<b>£2,928,861</b>	<b>£528,009</b>	<b>£1,600,097</b>	<b>£30,000,000</b>
Risk Register	£0	£0	£0	£0
<b>GRAND TOTAL</b>	<b>£2,928,861</b>	<b>£528,009</b>	<b>£1,600,097</b>	<b>£30,000,000</b>

GW Prog Tracker	Date	Approved Budget	CRP
Gateway 4	13/03/23	£473,118	£0
Issues Report	10/04/24	£2,928,861	£0
Gateway 5			£0
Gateway 6			£0

Risks and Issues	
Section 20 Challenges.	Leaseholder(s) may challenge the S20 recovery on grounds of the works being improvements or due to disrepair. Advice from legal sought but overdue
Resourcing	A fully resourced Major works team needs to be in place to effectively manage the works.
Increase in pricing during works.	A clear contract and robust contract management will be carried out throughout the project to keep a focus on cost and delivery to budget.
Electrical Supply	The electrical supply into Crescent House may not have sufficient capacity for all flats to be converted to electric heating. Tests underway
Procurement failure	Unsuitable contractors tendering for project. Robust evaluations procedures in place
Contractor Financial Viability.	Procurement colleagues undertake financial viability assessments as part of the tender process.
Works more extensive than planned for.	It's possible that the full extent of works may not become apparent until opening up works have been undertaken.
Residents refuse access or to decant.	Should residents refuse temporary relocation in order to complete works, it would cause cost and time delays to the project.

Key Milestones	Planned Start	Actual Start	Completion	Status
Court Approval			07/12/17	Complete
Gateway 4c			13/03/23	Complete
Planning Permission - Phase 1	TBC			Complete
Procurement - Phase 1	01/03/26			Ongoing
Gateway 5 - Phase 1	01/07/26			Pending
Building works - Phase 1	01/10/27			Pending
Planning Permission - Phase 2	TBC			Pending
Procurement - Phase 2	01/09/26			Pending
Gateway 5 - Phase 2	01/03/27			Pending
Building works - Phase 2	01/10/27			Pending

HEALTH & SAFETY
Accidents: 0
Near Misses: 0
Issues: 0

Change Request	Raised	Appr	Outstanding
	0	0	0
Cost ( £ )	0	0	0