

Jason Crawford
Department of Community & Children's Services
Property Services
3 Lauderdale Place
Barbican
London EC2Y 8EN

August 4th 2017

Dear Jason Crawford,

RE : NOTES FROM MEETING AT CRESCENT HOUSE

Thanks to yourself and your colleagues for the visit my flat and subsequent walk-around on the top floor of Crescent House early today.

This was in response to my letter dated 23rd July 2017 regarding observations on the Section 20 notification for redecorations to the above block.

Current Redecoration Proposals - Responsibility

It was acknowledged that historically the repainting cycle had been severely delayed across the estate and that some parts may not have been repainted since as early as 2001.

It was agreed that substantial damage to the fabric had occurred (in particular to timber items) as a result of the lack of repainting.

It was acknowledged that the current tender returns for the redecoration of Crescent House did not include appropriate costs for the level of repairs that would be required in order for that redecoration to take place.

The group understood the principle that leaseholders are trying to establish which is as follows: Leaseholders should not be liable for additional repair costs that have come about as a result of the previous lack of redecorations and maintenance.

Jason and his colleagues explained they were not able to commit to the above principle today, but understood the fairness of this approach and would seek to establish whether a formal agreement of this nature could be reached.

This is likely to require input from other specialists including a quantity surveyor and legal advice.

Current Redecoration Proposals – Next Steps

The City will now organise a survey of the repairs to Crescent House that are needed prior to redecorations taking place.

Although there had been a desire to delay the redecorations until other works (e.g. concrete repairs) have been completed, it was understood that these are relatively minor on Crescent House and that redecorations should progress as soon as possible to prevent any further deterioration of the fabric.

External Windows

Separate from the issues above we discussed the outward facing windows which are excluded from the current redecorations tender. The intention here was to wait until the major works (i.e. window replacement or refurbishment) have taken place before redecorating.

As described in detail in my previous letter I described why the outward facing windows on Crescent House are irreplaceable and that a refurbishment-based strategy is the only viable option.

I outlined the ongoing damage being caused by the long period without redecorations and showed the group part of my own flat where timber had rotted due to water ingress below flaking paint as an example of problems that are likely to be widespread across the block. (see photo below).

Jason explained that the current timeline for the windows project was 3 years. The group acknowledged that it was possible this could extend to 5 or 6 years given the complexity of the project and the series of consultations and approvals required.

This raised the prospect that the external frames may go close to 20 years without decorations, a possibility that all agreed was completely unacceptable on any building of this type and particularly considering the Grade II* listed status.

As a result, the City will now consider a programme of preventative maintenance on the external windows to avoid further deterioration taking place before the full refurbishment programme can get underway.

The potential risk of this not taking place is the continued deterioration of the external frames to a point where refurbishment is no longer a viable option and wholesale replacement is required.

The complexity and variation in the façade, and the hardwood timber used mean that a wholesale replacement with the consent of Historic England would be considerably more complex, time consuming and costly than the (already very challenging) recent repairs to Great Arthur House.

Communications

The best way to share this information with other interested residents is via the goldenlaneestate.org website, and I would like to publish this letter there on Thursday 10th August. Please let me know before then if you disagree with the accuracy of any of the notes above.

I would also be keen to publish your own response to the meeting when available in due course, and with your permission.

Regards,

Steve Smith
stesmif@gmail.com
07910 504 984

Meeting Attendees:

Steve Smith – Leaseholder

Jason Crawford – Asset Programme Manager

Steve Murray - Surveyor

Mike Saunders – Head of Asset Management and Reactive Repairs



From: Crawford, Jason Jason.Crawford@cityoflondon.gov.uk 

Subject: FW: Notice of Proposals - Redecorations

Date: 9 August 2017 at 17:35

To: Steve Smith stesmif@gmail.com

Cc: Saunders, Mike Mike.Saunders@cityoflondon.gov.uk, Murray, Steven Steven.Murray@cityoflondon.gov.uk

JC

Good afternoon Mr Smith,

Thanks for your notes; having read over them I agree this is a fair and accurate representation of what was discussed and I have no objection to publication on the website.

I've attached a copy of the Pellings report as requested at the meeting 4th August 2017. I've redacted the report, removing specific reference to individual addresses. If you do notice any omissions I'd be grateful if you could let me know. If you're intending to publish that on the website please let me know as I'd like to ask the report author's permission beforehand.

In very brief summary of our discussion:

Redecorations

I've met again today with my colleagues and we'll be undertaking a survey to quantify /cost the additional repairs (considered as over and above the minor repairs within the redecorations) required prior to redecoration works commencing. Preparations are already underway for the survey to be undertaken.

Windows Programme

We'll also be undertaking a repairs survey to the timber windows on the external façades of Crescent House to ascertain and quantify a schedule of interim repairs/preventative maintenance with the aim of halting further degradation in the lead up to the windows & redecoration programme. Again, arrangements for the survey are already underway.

In both instances Leaseholders will be notified of the potential charges. In light of the timescales between redecorations cycles, we'll be reviewing what additional costs may have arisen as a result (i.e. anything over and above what would normally have been incurred as part of a cyclical programme), with a view to seeking clarification and final agreement on how these additional charges are to be covered.

Please let me know if you have any further queries,

Regards,

Jason Crawford

Asset Programme Manager

Property Services

Department of Community & Children's Services | (020 7332 3010) |

jason.crawford@cityoflondon.gov.uk | www.cityoflondon.gov.uk

