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Pre- Market Contractor Engagement Information

Experience:

The City of London are looking to undertake a major refurbishment programme across the Golden Lane Estate.

All the buildings on the estate are Grade II Listed and Crescent House, the first block to be refurbished is Grade II* Listed.

All the buildings on the Estate are classified as Higher Risk Buildings apart from Cuthbert Harrowing.

Golden Lane Estate consists of :-

<u>Block Name No.</u>	<u>Tenanted Properties No.</u>	<u>Leasehold Properties</u>	<u>Total No. Properties</u>
Basterfield House	22	32	54
Bayer House	14	16	30
Bowater House	14	16	30
Crescent House	85	68	153
Cullum Welch House	37	35	72
Cuthbert Harrowing House	11	7	18
Great Arthur House*	74	48	122
Hatfield House	22	34	56
Stanley Cohen House	16	16	32

The project involves managing the relocation of residents to temporary accommodation provided by the City of London on the Estate and moving them back into their homes.

The contractor will be required to have had similar experience of sensitively relocating residents.

The contractor will be required to have experience of undertaking similar refurbishment works on similar scale projects involving Listed Buildings.

The contractor will be required to assist in Gateway 2 Applications for all but one of the projects.

Programme – Procurement and Delivery Options

Having undertaken an extensive review of the proposed works, the geographical layout of the estate and an expected timeline of activity, the Corporation has been reviewing two potential options: either a 'dual package' (20-year programme) or 'combined package' (10-year programme) approach to the wider estate, based upon the following:

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- Package 1 - Roof replacement, fire safety and electrical works (these do not require decant): Basterfield, Bayer, Bowater, Cuthbert Harrowing, Stanley Cohen Houses
- Package 2 - Window refurbishment, ventilation, communal decorations and external fabric repairs (these are expected to require decant): Basterfield, Bayer, Bowater, Cuthbert Harrowing, Stanley Cohen House.
- Package 3 - Package 1 and 2 combined (these are expected to require decant): Crescent, Cullum Welch, Hatfield Houses
- Package 4 - Fire safety (including sprinklers and compartmentation), window refurbishment, ventilation, electrical works and internal communal decorations (these may potentially require decant, but severe resident disruption is to be expected as a minimum): Great Arthur House

Two high-level indicative programmes with timelines and site layout plans have been drafted, to illustrate how the individual packages and blocks will be progressed concurrently, in order to minimise unnecessary delay. See [Programme — Golden Lane Estate](#) for further information.

It is expected that the ‘combined package’ (10-year programme) will be formally endorsed in the coming months, meaning that concurrent decanting of blocks will take place over a number of years.

Procurement Strategy and CDM Considerations

For reasons of practicality, site logistics and effective works management, the 10-year programme will mean the procurement of five individually tendered lots or phases of work, staggered to accommodate multiple rolling decant programmes. The phases will be as follows:

- Crescent House (Phase 1): construction phase 2027-31
- Cuthbert Harrowing House (Phase 2a): construction phase 2027-29
- Great Arthur House (Phase 2b): construction phase 2028-31 Basterfield, Bayer, Bowater & Stanley Cohen Houses (Phase 2c): construction phase 2030-34
- Cullum Welch and Hatfield Houses (Phase 2d): construction phase 2032-36

This will inevitably result in shared site accommodation spaces, welfare facilities and temporary storage for principal contractors. The Corporation’s appointed Principal Designer (CDM) for the entire programme will undertake appropriate due diligence in respect of all related work activity within the entire estate boundary.

Scope of Works:

Generally

- Repair and refurbishment of the existing window frames (hardwood, softwood, aluminium).
- Replacement of the existing single glazing with new vacuum glazing.

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- Removal of existing roof covering and insulation to main roofs replacing with new insulated roof covering.
- Addition of new rendered insulation to the soffits at ground floor level.
- Replacement of soffit lighting.
- Repair and cleaning of all existing mosaic tile areas including ground floor columns.
- Installation of new mechanical ventilation to all flats.
- Removal of gas boilers and installation of new electric heating / hot water systems as required.
- Fire Safety works as identified by the commissioned Fire Strategies.
- Electrical Compliance Works - significant electrical upgrade work will be required to Crescent House.
- Communal Redecoration and External Fabric Repairs.

The City of London Corporation is seeking early market engagement with suitably experienced contractors ahead of a major refurbishment programme across the Golden Lane Estate.

Contractors are invited to an in-person Project Introduction Session to learn more about the scope, programme, and procurement strategy.

As part of this preliminary market engagement, interested main contractors are invited to attend an in-person Project Introduction Session. This session will:

- Provide a detailed overview of the Golden Lane Estate Investment Programme
- Present the proposed delivery and procurement options, including phased decant strategy
- Offer contractors an opportunity to provide feedback
- Include a live Q&A session with the project team

The session will be held at: Golden Lane Estate Community Centre, Golden Lane Estate, London Ec1Y 0Sa

Date: 2nd July 2025

Time: 10am-1pm

Following this session, contractors who remain interested will be invited to engage in one-to-one discussions to explore the programme and procurement strategy in greater depth.

To confirm attendance, please contact:

Georgia Lawrence, Commercial Lead

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*Please note you are not required to submit any information via the portal, the attachment area is all that is being used within this PQQ to share project information.