



Golden Lane Estate Action Day

**Sunday 29 March
2026**

Report

**GOLDEN LANE ESTATE
RESIDENTS' ASSOCIATION**



On Sunday 29 March 2026, residents of Golden Lane Estate met to audit shared spaces on the estate. This was a repeat of an event that took place exactly one year ago.

Residents photographed areas in need of improvement and places in a state of disrepair. Items are categorised as follows.

Improvements during 2025/26

Areas in need of improvement

1. Broken windows
2. Light fittings
3. Paving
4. Paintwork
5. Walls and ceilings
6. Places that could be greener
7. Infrastructure failure
8. Concrete failure
9. Doors

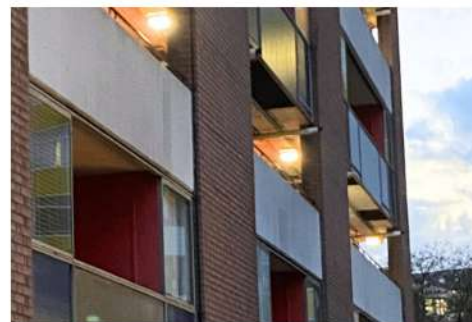
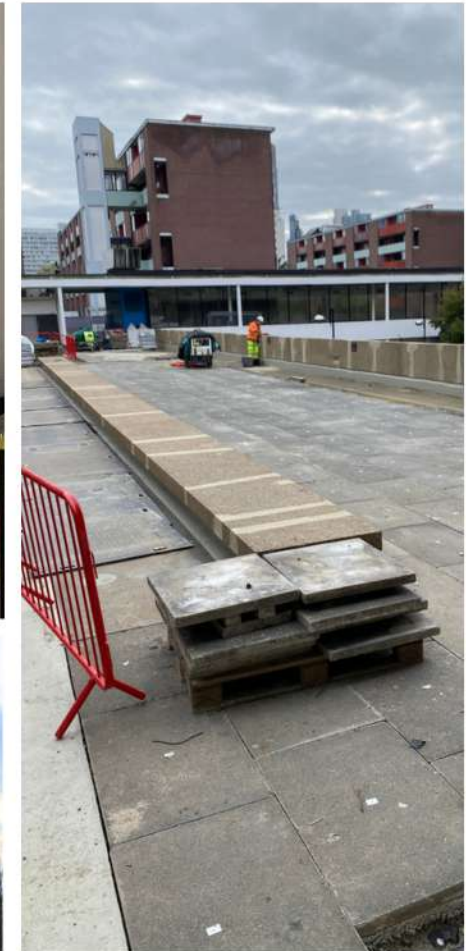
Note

This exercise took place a month after a report was published by the Government's Regulator for Social Housing. The judgement stated: *'Our judgement is that there are serious failings in the landlord delivering the outcomes of the consumer standards and significant improvement is needed.'*

City of London Corporation (00AA) - Regulatory Judgement: 25 February 2026

This report on the Golden Lane Action Day focuses only on repairs required in communal areas. It does not attempt to address the serious issues of fire safety and the failure to meet the requirements of the Decent Homes Standard which have been uncovered by the Regulator for Social Housing.

Improvements 2026



Over the past year, a number of improvements have taken place or are now in progress. New lighting has been installed in Crescent House and Bowater House. All of the sign and map systems designed by Chamberlin, Bon and Powell have been restored and reinstated. Major works are currently taking place to improve waterproofing above the Golden Lane Leisure Centre.

1. Broken windows 2025



1. Broken windows and rotting frames 2026

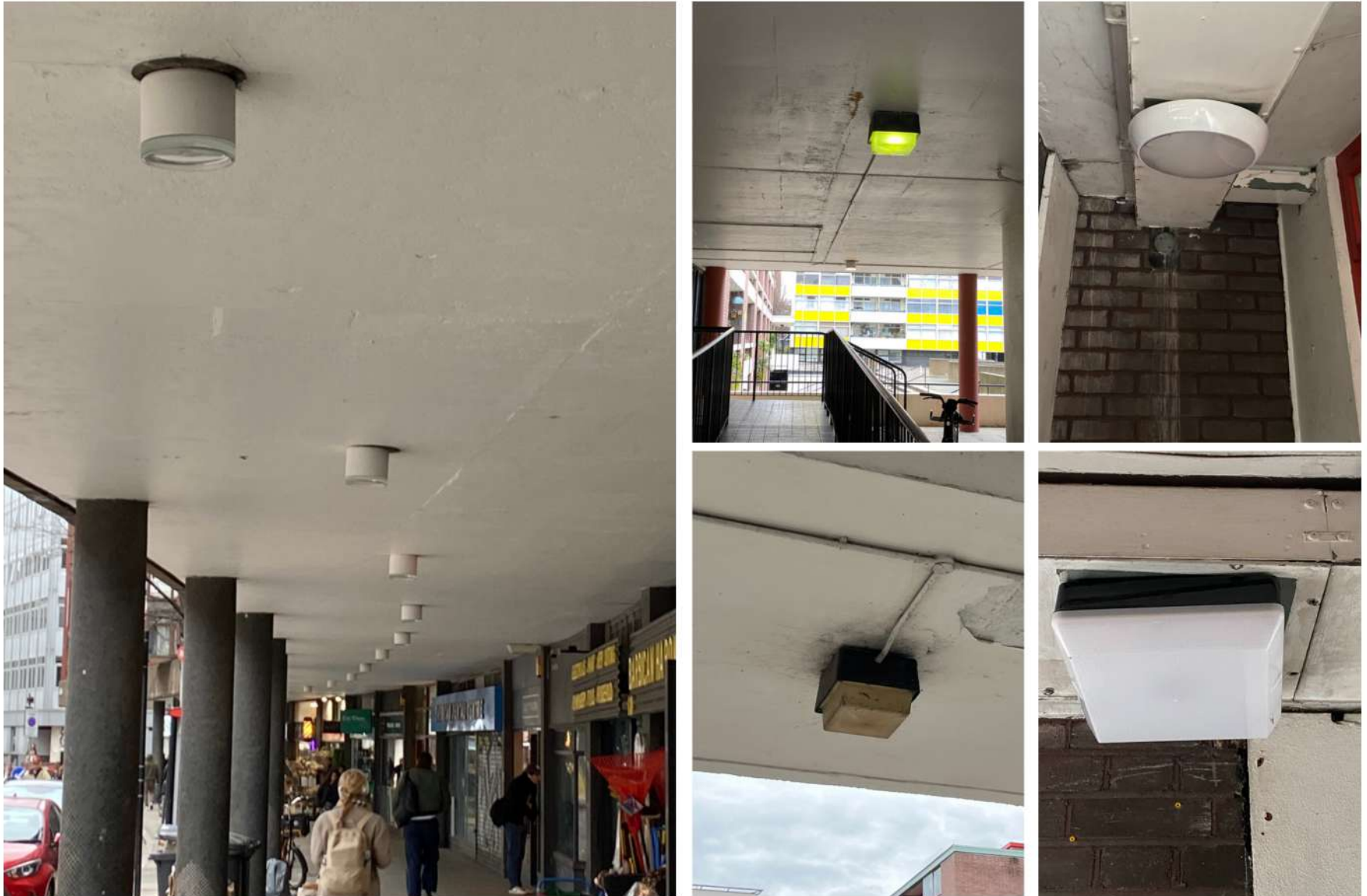


Many of the estate's windows have been broken and some repaired. There is damage to the side entrance of Great Arthur House and to one of the yellow wall panels. Many of the wooden windows on Stanley Cohen House are clearly rotting.

2. Light fittings 2025



2. Light fittings 2026

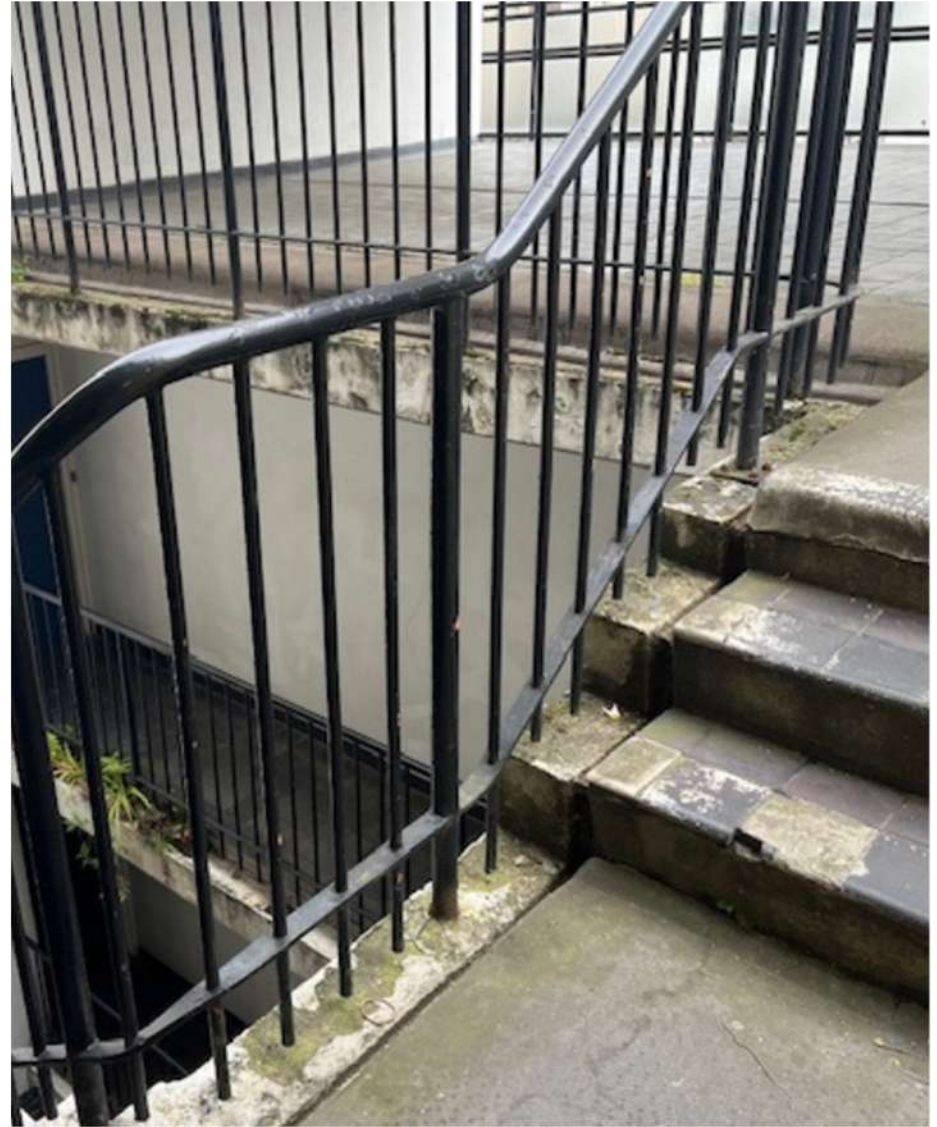


New lighting has been installed in Crescent House and Bowater House. This is incomplete as the damage following installation has yet to be made good. Other lighting remains energy inefficient and inconsistent across the estate.

3. Paving 2025

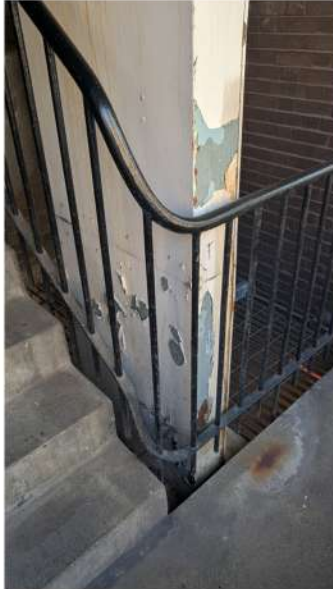


3. Paving 2026



Many floor tiles are loose or have come away completely, creating a trip hazard. There are also huge problems with paving especially at the boundary of the estate along Golden Lane. The cracks follow both the boundary between the estate and those managed by City of London Highways department and the border with the London Borough of Islington.

4. Paintwork 2025



4. Paintwork 2026

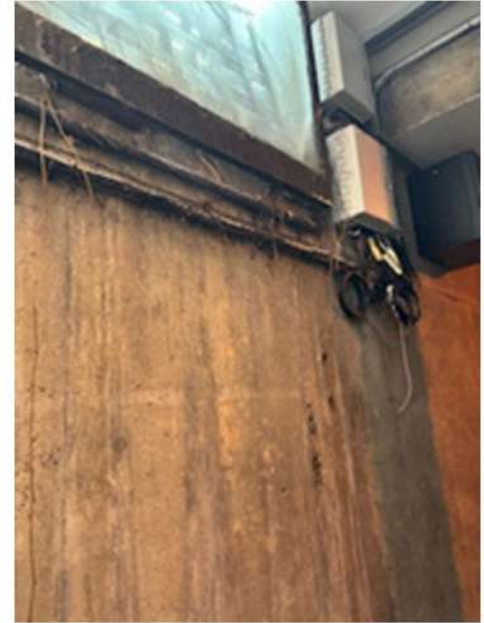


Paint on balconies is coming away from the concrete and is also falling away from ducting, ceilings, communal doors, pillars and staircases. There has been no redecoration work in the past year and surfaces continue to decay.

5. Walls and ceilings 2025



5. Walls and ceilings 2026



There is considerable damage to paintwork on ceilings, parapets and walls. Parts of the soffit under Stanley Cohen House are about to collapse and many tiles are missing.

6. Places that could be greener 2025



6. Places that could be greener 2026



Manage the Bastion properly to create a biodiverse environment.



Remove wooden fencing from tennis courts, create a green wall and replace the alleyway.



The space above the Leisure Centre could be planted with a biodiverse wildflower meadow.



In the car park by the community centre, improve the plinth and restore or add planters .



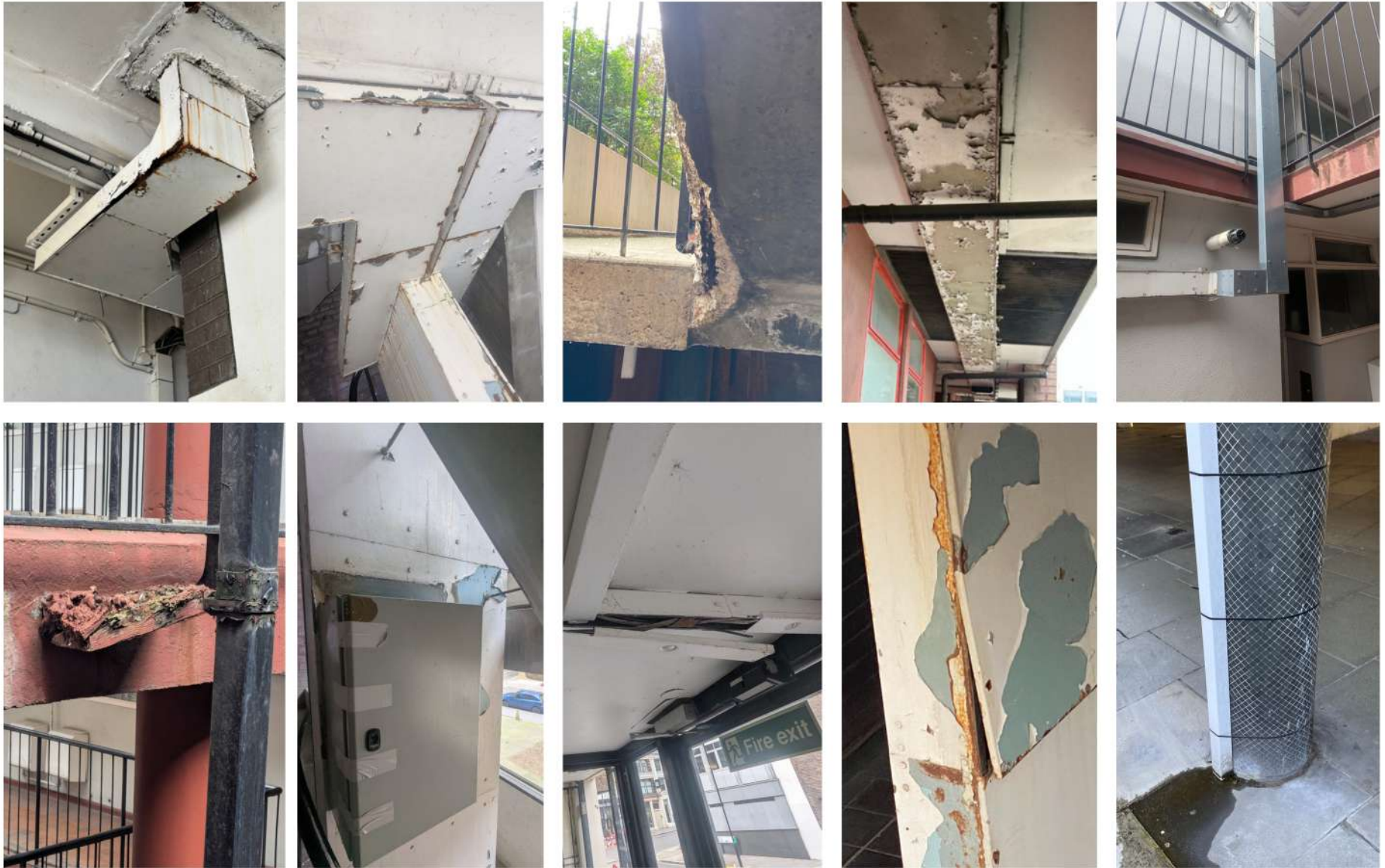
Revive the pond and increase its biodiversity and introduce wildflower planting.



Restore the original rose planting.

Other suggestions included new planting under the Crescent House podium where it runs alongside the tennis courts. Create a new green area in the sunken space by Cuthbert Harrowing House and install allotments for this block. Collect water from downpipes and green the wall behind the pond. Consider adding green roofs as part of the estate improvement scheme.

7. Infrastructure failure 2026



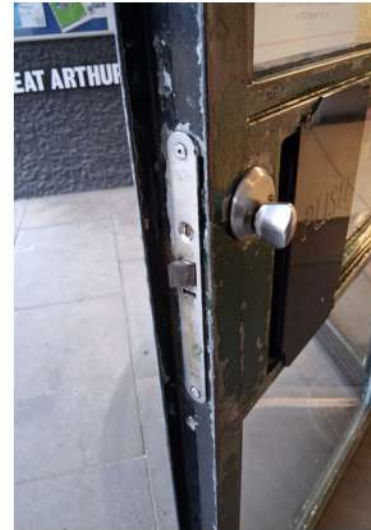
A number of electrical items including trunking are in a serious state of disrepair. Equipment boxes have been damaged and not repaired and there has been a leak under Crescent House for at least two years. This has not been fixed but has been temporarily diverted by the fitting of a plastic gutter.

8. Concrete failure 2026



A number of concrete repairs have been made over the past ten years but the quality of the work has been poor and the repairs have decayed. There is danger of injury from falling concrete in a number of places.

9. Doors and decaying glass panels 2026



Many of the communal entrance doors no longer close or if they do close, fail to lock, creating security concerns. A number of the back painted panels under maisonette windows are decaying as the paint discolours and peels away.

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