

Golden Lane Estate Projects

Update July 2021

Major Projects Update

With current events unfolding and restrictions being placed around our everyday lives, ultimately changes have to be made. This is no different with our projects. We deliver our projects for people by using people. We need to protect those who are living on our estates and those who are working on them. We have been reviewing our projects on a daily basis taking into account the new developments and decisions being made.

We are aiming to keep as many projects as we can going, by using new innovative ideas and technology and making sensible choices. We are still working hard and completing as many background tasks as possible although it is inevitable that project delivery will be affected by the on-going events around Covid-19. Please be assured that we are working every day to keep all our projects moving in the right direction. We will continue to update you in our regular newsletters and also via the [Golden Lane Major works webpage](#).

Great Arthur House – Curtain Wall

A solution to the issue with balcony door handles is still being pursued with Engie and John Robertson Architects but finding suitable replacements is proving to be a challenge. We will keep residents updated on the progress made.

Regarding the remaining defects, Engie have been in contact with specific residents and are continuing to address the issues that have been raised.

Windows Replacement Programme (Including Wider Redecorations)

The first live consultation event for Crescent House was held on 28 June 2021, with the aim of addressing the concerns expressed by planners and stakeholders regarding the level of public consultation undertaken. The complexities wrought by recent restrictions have hampered the usual way in which consultation would have been conducted, and we recognised that residents wanted an opportunity to have a meaningful interaction with the project team.

This consultation focused on explaining the advantages and disadvantages of each of the options previously mentioned to residents, namely: refurbishment, secondary glazing, replacement with double-glazing or replacement with triple-glazing.





The consultation also allowed for an opportunity for the project team to explain to residents:

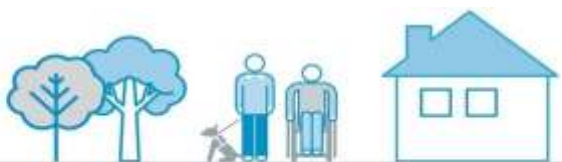
- The team's understanding and appreciation of Crescent House's historic significance.
- The challenges presented by the building in its current state, to the comfort and health of residents.
- The wider context in which any proposals need to be assessed, particularly in view of the country's move towards a low carbon future.
- How the pros and cons of the approaches first suggested in the public consultation event last March, namely: refurbishment, secondary glazing, and replacement, were considered by the team.
- How the assessments indicate that replacement is the solution that best balances the demands of improving comfort, respecting heritage, and ensuring ease of maintenance and use in the future.

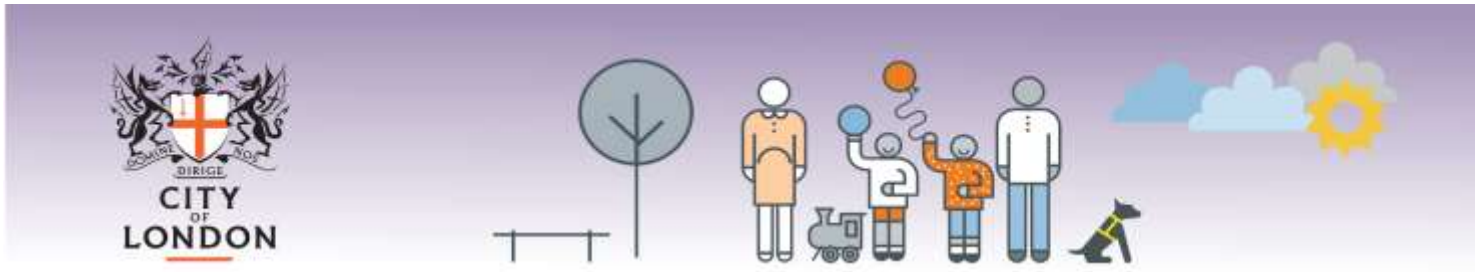
Following the consultation event, we hand delivered a follow up letter to residents at Crescent House on 7 July 2021 thanking them for their time and for allowing us to take on board their comments. The letter also confirmed that copies of the presentation slides and a summary of the observations and responses were available on request.

- Paper copies have been delivered to the Estate Office and these are available by contacting the Estate Team.
- Electronic copies can be sent via email by contacting the project team at DCCS-MajorWorksTeam@cityoflondon.gov.uk

A further estate wide consultation event was planned for July 2021. However, following the recent appointment of the communications consultant and quantity surveyor it was felt that it would be more beneficial to defer the consultation for the time being in order to allow the new consultants time to familiarise themselves with the complexities of the project; this would also allow an ideal opportunity for us to introduce the new members of the project team as part of the next estate wide consultation.

An initial meeting between City of London Officers, the design team led by Studio Partington Architects, the communications consultant (Thorncliffe) and the quantity surveyors (Keegans) has now taken place. Thorncliffe and Keegans are familiarising themselves with the project, and we are now looking to arrange the estate wide consultation for the latter part of August 2021. We will notify residents confirming the





dates and times for the next consultation once the dates have been agreed.

The next consultation event dedicated exclusively to Crescent House, is planned for early September 2021, by which time it should be possible to present residents with outline costs for the set of proposals, prior to the submission of any planning applications. Again, once a date and time has been agreed we will notify residents of the next Crescent House consultation.

In the coming months, further work will be undertaken to flesh out the assessments presented for Crescent House, supplemented by information on costs. Once proposals are fully developed, we will be consulting with residents, to allow for any feedback to be taken into consideration, prior to a planning submission.

The project team will be taking a similar approach on all of the other blocks across the Estate.

Great Arthur House – Fire Door and Compartmentation

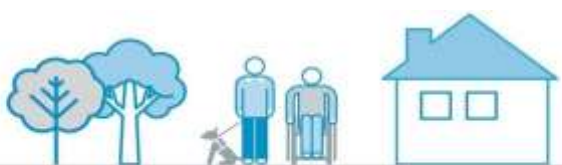
Our work on the compartmentation project recognises that the sprinkler installation is fundamental to all the compartmentation upgrades and without the installation of the sprinklers any compartmentation work would be significantly less successful.

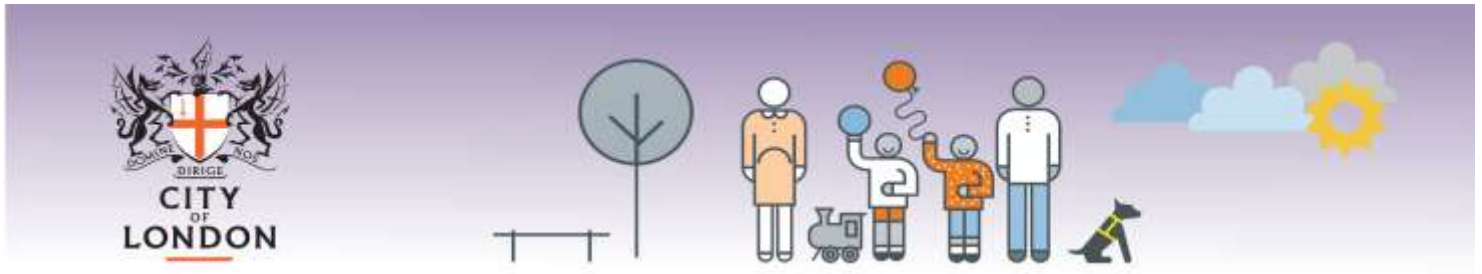
We met with the sprinkler project team in early July 2021, to discuss the scope and the overall programme so that we can align the work being undertaken on the fire compartmentation project. We understand that residents have now been written to, informing them of the Listed Building Application for the Great Arthur House Sprinkler System and that the planning consultation is now underway.

The intention is to follow up again with the sprinkler project team once the planning consultation has been completed. At this point we will assess the outcome of the planning consultation and with this in mind the detailed design of the compartmentation will resume once there is a final, and approved design for the sprinkler installation.

We have now appointed a communications consultant (Thorncliffe) on the windows project. Their brief also includes a requirement to undertake detailed consultations with residents at Great Arthur House for the fire compartmentation project.

We will be arranging further consultations with the Great Arthur House residents and we will contact you to confirm dates and times once these have been agreed and the outcome of the planning application for the sprinkler project is known.





Heating - Crescent House & Cullum Welch House

As mentioned previously, the site and property inspections have now been completed and we are reviewing the range of options submitted by the consultants. We will now be engaging more closely with City Corporation Planning team in refining the scope of works. We have also recently met with City Corporation Energy Team and are in discussion with them on how the project aligns with carbon reduction strategies as well as the work being undertaken on the Windows project.

Considerations of the heating system will be dependant to a large extent on the scope of the works being undertaken on the windows project.

As we progress with the planning and detailed design work on the windows project this will enable us to determine the scope of the works required on this project, and we will be aligning both projects to comply, as far as is practicable with City Corporation's Climate Change Strategy.

As the windows project progresses into the next stages, we will continue to keep you updated on the heating project, so please keep an eye on the notice boards, Golden Lane Estate website and the monthly newsletters.

Great Arthur House Sprinkler Installation

City Corporation has made a commitment to install retrofitted water suppression sprinklers inside all of our resident's properties, located in our tower blocks. These works are an essential part of our commitment to upgrading the fire safety systems installed in our residential tower blocks. The sprinklers will be installed in the habitable rooms inside residents' flats including the kitchen, living room, bedroom/s, bathroom and externally on the balcony. They are a sophisticated and modern approach to fire safety, being designed to not activate accidentally and also only above the source of the fire. The residential tower blocks include Great Arthur House.

This project has now been given final approval by City Corporation Committee. The tender will now be awarded, and we will be finalising the delivery programme with the contractors. Our ambition is to start the works on Great Arthur House in January 2022, but we will keep residents updated as the situation develops based on government guidance.

You can view a copy of the 'Great Arthur House Sprinkler Project' booklet on the City Corporation's website, <https://www.cityoflondon.gov.uk/services/housing/golden-lane-major-works-programme>.





Fire Safety

The action plan for Fire Risk Assessments (FRAs) was presented to Committee in early May 2018. Further details will be available on the [Housing Fire Safety webpage](#), FAQ's for Golden Lane Estate.

All residents of Great Arthur House will have received a letter with the latest updates on the fire safety works. In line with this, officers have also produced a leaflet on the [fire alarm \(112KB\)](#)

A functional fire alarm has been installed and set as a phase evacuation; where the fire alarm activates from two floors above and one below, will evacuate the building, and the remaining floors will receive an intermittent beep to standby.

Should any resident have questions about the alarm system, including the evacuation process, please contact the Estate Office.

All residents Leaseholder Payment Options

The City Corporation recognises that it can be difficult for some leaseholders to pay for the cost of major works to their property in one go. We therefore have several ways to support you with this. To view the latest guide to the payment options for leaseholders, visit the City Corporation website, [Leaseholder Payments \(455KB\)pdf](#)

Proposed flats at base of Great Arthur House

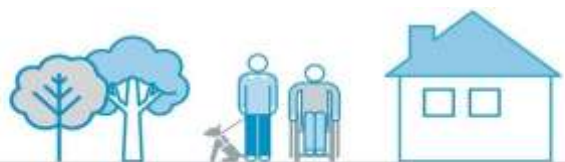
The works to convert the ground floor of Great Arthur House to two new flats and a refurbished estate office are continuing and we are expecting to finish the project in September 2021. There will be some noisy works during the prescribed hours this will be closely monitored and will reduce as the works progress. The estate office is now functioning from the respite room on the lower ground floor.

Estate Lighting, Signage and Accessible Routes

Surveys of the existing external lighting provision are complete. An Options Report is being prepared for Members to approve the funding and continuation of the project.

Beech Street – Zero Emission

The City Corporation Transportation team are hoping to implement a scheme on Beech Street which will have an impact on some Barbican residents and their driving routes. Please see the web page for details on the [Beech Street Emissions](#) scheme.





COLPAI

ISG are currently on-site undertaking construction works to deliver 66 new social homes and a new primary school. As a local authority, we are committed to smart, safe and motivated working. During these difficult times, we must ensure that we operate 'Business Continuity.' This means having a robust plan in place in order to keep moving forward, contribute to the economy, keep our workforce mobilised and ensure we are in the best possible position to deliver for the local community.

We would like to assure you that the team on-site is working tirelessly to ensure the site operations go above and beyond the Government guidelines. All our contractors are aware of the standards they must uphold, and we revisit these daily at on-site briefings.

On Site progress

The residential building concrete frame continues to progress, including the roof parapet and Steel Framing Systems (SFS). We expect this to be completed in the next couple of weeks.

The fit-out of the educational buildings is also progressing well and are on-track for completion in the coming weeks. The City of London Primary Academy Islington moved its resources from Copenhagen Primary School to the permanent school site on Saturday 17 - Sunday 18 July 2021, ready to open fully at the start of September 2021. You can find more information about landscaping and CCTV at the school by visiting our website colpai-project.co.uk

Online Public Webinar

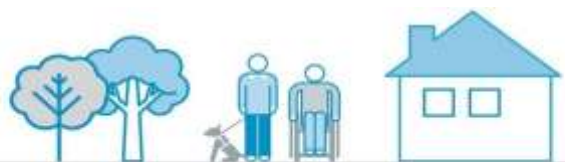
Thank you to those who attended our online public webinar on Thursday 15 July 2021. Copies of all of the materials, including a recording of the webinar, the presentation and notes are available on our project website www.colpai-project.co.uk/ in the 'downloads' section.

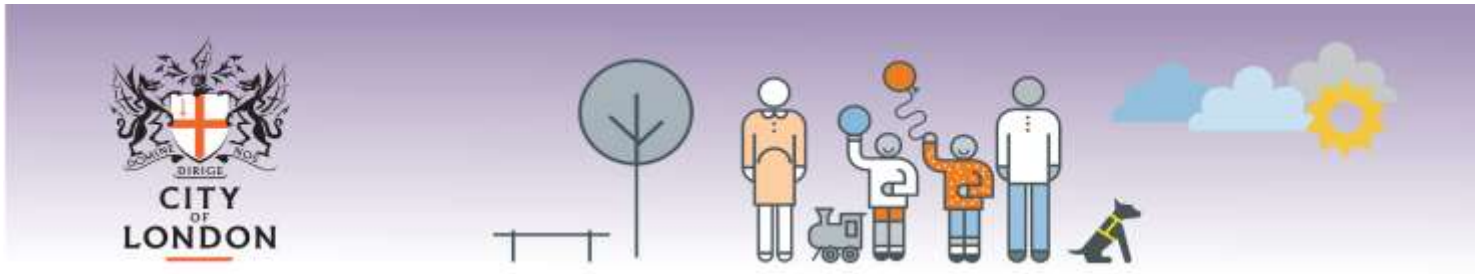
Our next online public webinar is scheduled for **Mid-September 2021**. Date confirmation and an invitation will be sent out to those who are signed up for updates. Please contact us for further details if you would prefer to dial in or have any accessibility requests. Please visit the COLPAI project website to register for the webinar.

Working Hours

The consented working hours are:

- Monday to Friday – 8am to 6pm
- Saturday – 9am to 2pm





The consented reduced impact hours are:

- Monday to Friday 10am to 12pm and 2pm to 4pm

Temporary Variations to the Working Hours

- Monday to Friday – There will be a variation to working hours on-site within the educational buildings from 6pm to 8pm.
- Saturday – There will be a variation to working hours on-site within the educational buildings from 2pm to 4pm on Saturday to facilitate testing and commissioning.

On-Site Security

ISG now have a security guard on site full time from 7am to 6.30pm. CCTV security cameras are now monitoring the site 24 hours a day, seven days a week. City Corporation also has CCTV monitoring of the site in place.

KEY CONTACTS For site emergencies, please contact:

Steven McCarthy, ISG T: 07825 719 496

For general enquiries, please contact the project team:

E: info@colpai-project.co.uk T: 0800 772 0475

Please visit our project website to view monthly [monitoring data](#) results. The monitoring data is also available on the site noticeboard.

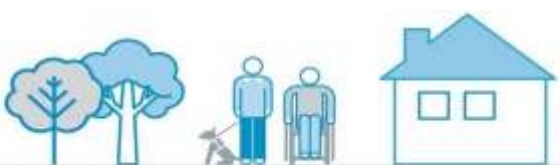
We would encourage everyone to opt in to the digital newsletter by visiting our [project website](#) or emailing the [COLPAI Project team](#) to ensure we are able to stay in touch should physical distributions become unsustainable.

HELP WITH FOOD AND MONEY

The new national lockdown means that we must stay at home with few legal exemptions.

If you need to shop for essential items for yourself or someone you care for you can but, if you require assistance please contact us:

- Call **020 7606 3030**
- Email col-covid-19@cityoflondon.gov.uk
- Fill in the form on our COVID-19 Latest Advice web page:





www.cityoflondon.gov.uk/covid19informationsupport

- Or visit our COVID-19 Help with Food and Money web Page: <https://www.cityoflondon.gov.uk/services/housing/covid-19-financial-support>.

If you need help with money, debt or other issues, call City Advice, 10am to 5pm, Monday to Friday on **020 7392 2919** or email them at city.advice@toynbeehall.org.uk.

City Advice can help you with:

- Welfare benefits
- Debt
- Housing and legal issues
- Relationships and health and wellbeing

For a full list of what you can and cannot do, web search "Government COVID-19 National Lockdown".

Scam warning

There have been some reports of scams surrounding COVID-19 vaccines.

The COVID-19 Vaccination Programme is covered by the NHS and is therefore free of charge. You will never be asked for your bank details for the vaccine.

These scams are preying on the elderly, those most vulnerable to the scams who are ready/may be ready for the vaccine, to acquire their bank details.

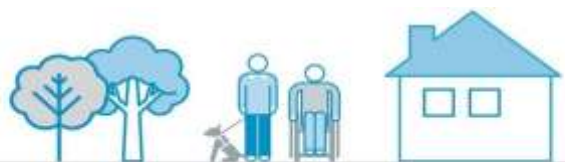
Please tell your friends, family and those you care for who may be vulnerable to this form of fraud to be aware. If you need support through this situation contact Victim Support for free on **0808 1689 111** or visit Victim Support's website.

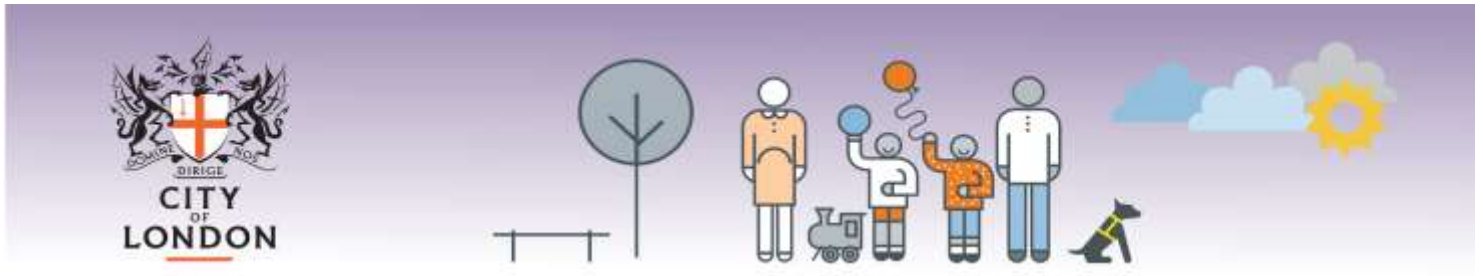
How to check if the message is genuine:

- Check GOV.UK in the first instance to ensure its genuine.
- The message is fake if you are asked to part with money, personal information, bank details or passwords.
- Always stop to think before sending money or information.

You can always:

- Not respond until you have verified the message
- Report the scam to Action Fraud or





- Forward a text message to 7726 ('SPAM' on a keypad)

For more information visit **ACTION FRAUD**'s website.

