



Golden Lane Estate Projects

Update November 2021

Major Projects Update

With new Government guidelines in place, it is anticipated that projects will continue across our estates, with staff continuing to work in line with Government Guidelines. This will be subject to review, to ensure the safety of our residents, staff and contractors.

With our new website launched for the Windows Project, we hope to keep you more informed as our project progresses to allow residents the opportunity to keep in touch with the team (this includes the consultants supporting the City of London Corporation). The website can be found using this link: <http://www.goldenlanewindows.site/>.

You will also be aware that there is a new [Golden Lane Major works webpage](#) which will now provide you with updates for Major Works Team Projects on the estate. If you or a fellow resident has trouble accessing the webpage, please get in touch with the estate team.

Great Arthur House – Curtain Wall

The issues remain with the certain defective brush seals at some properties, and we are still seeking to resolve the balcony door handles issue with the contractor, Engie. There are issues in trying to source suitable replacement components for both items, but every effort is being made by the City Corporation to bring these matters to a satisfactory conclusion.

Windows Replacement Programme (Including Wider Redecorations)

Working with our Communication Consultant Thorncliffe, we have recently carried out door to door canvassing of Crescent House, discussing the window proposals and aiming to ensure all residents are aware of the project and have access to details as the project progresses.

The project team also hand delivered letters to all residents of Crescent House regarding an online event. The event was held on Wednesday 24 November 2021 and is aimed at those residents of Crescent House who were unable to attend the public consultation event held on Tuesday 27 September 2021.





Visit our new project specific website <https://www.goldenlanewindows.site/> to view a recording of the event. You can also explore the plans; view documents relating to the project and share your views on the dedicated <https://www.goldenlanewindows.site/>

Architect's presentation boards from the previous consultation event are now on display at the Golden Lane Community Centre.

Once the next stage of the consultation for Crescent House has been completed the project team will then be taking a similar approach on all of the other blocks across the Estate.

If you have any further queries or comments these can be directed through the Communications Consultant [Thornccliffe 'Your Shout\(external link\)'](#):

- Call us on 0800 955 1042
- Visit [Golden Lane Windows. Site \(external link\)](#)
- Email us at [Golden Lane Your Shout](#)
- Freepost RTXU-JGSR-KHLE (Golden Lane), Your Shout, 28 China Works, SE1 7SJ

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.

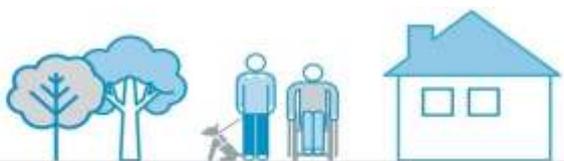
The intention is to follow up again with the sprinkler project team once the planning consultation has been completed. We will then assess the outcome of the planning consultation and with this in mind the detailed design of the compartmentation will resume once there is a final, and approved design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

We have now appointed a communications consultant (Thornccliffe) 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.

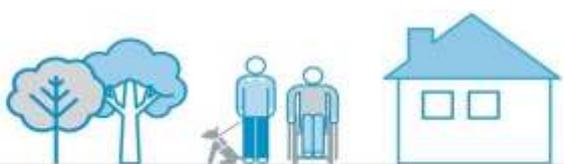
As the windows project progresses into the next stages, we will continue to keep you updated on the heating project, so please keep an eye on the notice boards, Golden Lane Estate website and the monthly newsletters.

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.

The installation of the sprinklers will now commence in Great Arthur House in May 2022 and be finished by November 2022. Due to the challenges in delivering the project in the other blocks at Avondale Estate and Middlesex Street's Petticoat Tower, the programme has been pushed back slightly.

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](#)

Estate Lighting, Signage and Accessible Routes

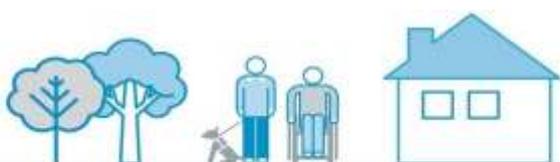
Surveys of the existing external lighting provision are complete. An Options Report is being prepared for Members to approve the funding and continuation of the project.

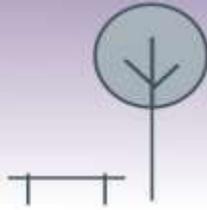
Proposed flats at base of Great Arthur House

The works to convert the ground floor of Great Arthur House to two new flats and a refurbished estate office are now completed. There are no further works required.



Golden Lane refurbished Estate Office Reception





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.



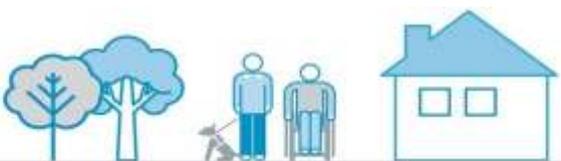
Kitchen from one of the new flats in Great Arthur

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.

Construction Activities

Construction activities taking place on the residential building throughout the week include:

- Drywall installation
- Screeding
- Metal frame to the external walls
- Brickwork on the external walls of the balconies
- Metal work to balconies
- Mechanical, electrical, and plumbing (MEP) installation on all levels
- Scaffolding adaptations.





Major Deliveries

Major deliveries taking place throughout the week include:

- Plasterboard
- Sand
- Cement
- Mortar.

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 Saturday 2pm to 4pm

During reduced impact hours, works will still take place on-site. However, works will not involve percussive machinery or other similar construction involving heavy machinery.

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:

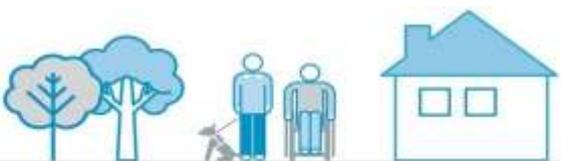
John Macleod, T: 07816 337 792

For general enquiries, please contact the project team:

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

COLPAI Project Webinar

On **Wednesday 15 December 2021 at 7pm**, our next online public webinar is being held to provide an update of the works on-site and provide the local community with an opportunity to ask the project team questions. Please visit the project website <https://www.colpai-project.co.uk/> to register for the webinar.





You can also join the webinar by telephone if it better suits your needs by calling **0203 901 7895**. The webinar ID is **824 8261 6800**.

Please visit our project website www.colpai-project.co.uk/monitoring-data to view monthly monitoring data results. The monitoring data is also available on the site noticeboard.

To view progress images from site, please visit <https://www.colpai-project.co.uk/progress-on-site>.

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.

